

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	0	- 100.0%	45	29	- 35.6%
Closed Sales	11	6	- 45.5%	43	36	- 16.3%
Median Sales Price*	\$1,130,000	<b>\$863,000</b>	- 23.6%	\$860,000	<b>\$924,500</b>	+ 7.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	24	29	+ 20.8%
Percent of Original List Price Received*	106.7%	<b>102.9%</b>	- 3.6%	106.4%	<b>103.0%</b>	- 3.2%
New Listings	6	5	- 16.7%	56	40	- 28.6%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

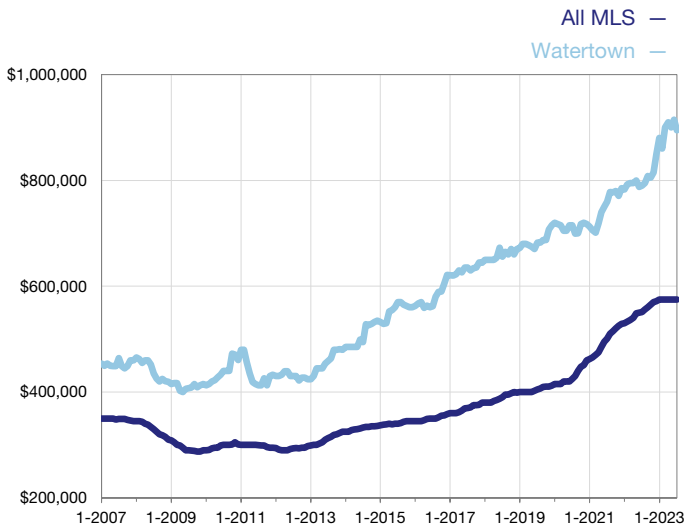
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	15	- 34.8%	141	117	- 17.0%
Closed Sales	18	13	- 27.8%	141	102	- 27.7%
Median Sales Price*	\$804,500	<b>\$875,000</b>	+ 8.8%	\$729,000	<b>\$728,000</b>	- 0.1%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 16.7%	30	35	+ 16.7%
Percent of Original List Price Received*	104.9%	<b>100.5%</b>	- 4.2%	103.5%	<b>101.1%</b>	- 2.3%
New Listings	20	19	- 5.0%	169	133	- 21.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

