

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	47	35	- 25.5%
Closed Sales	5	0	- 100.0%	48	36	- 25.0%
Median Sales Price*	\$1,300,000	\$0	- 100.0%	\$860,000	\$924,500	+ 7.5%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	24	29	+ 20.8%
Percent of Original List Price Received*	104.5%	0.0%	- 100.0%	106.2%	103.0%	- 3.0%
New Listings	5	5	0.0%	61	45	- 26.2%

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

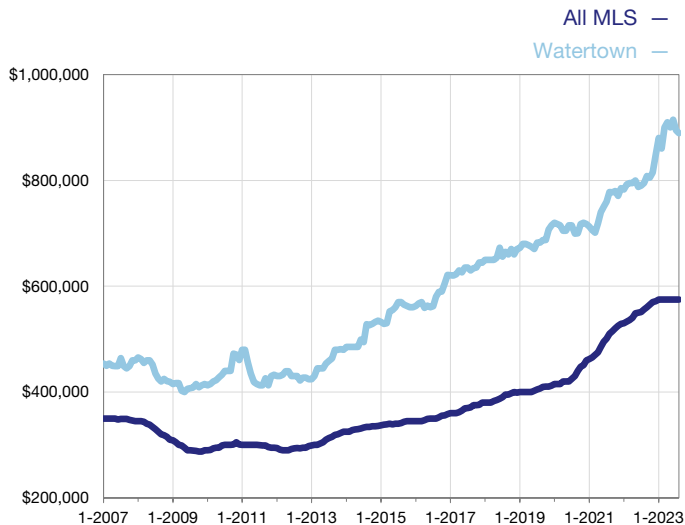
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	24	+ 166.7%	150	139	- 7.3%
Closed Sales	21	15	- 28.6%	162	117	- 27.8%
Median Sales Price*	\$621,000	\$650,000	+ 4.7%	\$678,500	\$709,000	+ 4.5%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	31	22	- 29.0%	30	33	+ 10.0%
Percent of Original List Price Received*	101.4%	102.4%	+ 1.0%	103.3%	101.2%	- 2.0%
New Listings	15	15	0.0%	184	148	- 19.6%

\* 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

