

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	54	43	- 20.4%
Closed Sales	7	6	- 14.3%	55	42	- 23.6%
Median Sales Price*	\$850,000	<b>\$949,000</b>	+ 11.6%	\$860,000	<b>\$924,500</b>	+ 7.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	25	28	+ 12.0%
Percent of Original List Price Received*	97.7%	<b>102.2%</b>	+ 4.6%	105.1%	<b>102.9%</b>	- 2.1%
New Listings	11	14	+ 27.3%	72	59	- 18.1%

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

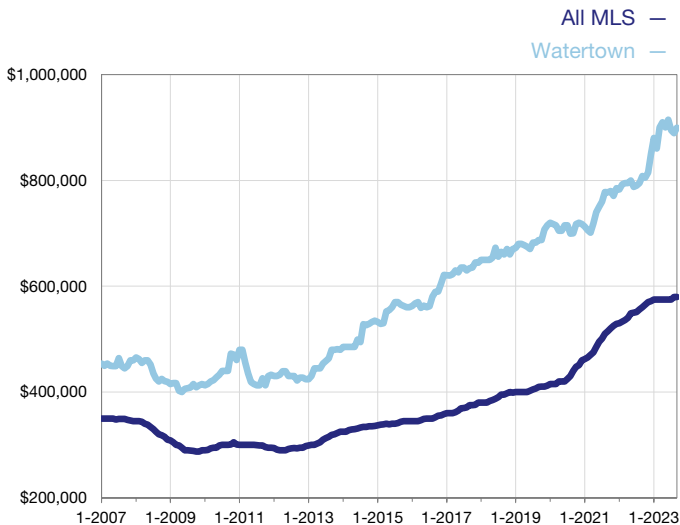
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	166	149	- 10.2%
Closed Sales	9	24	+ 166.7%	171	141	- 17.5%
Median Sales Price*	\$625,000	<b>\$665,450</b>	+ 6.5%	\$675,000	<b>\$702,000</b>	+ 4.0%
Inventory of Homes for Sale	40	19	- 52.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.8%	29	33	+ 13.8%
Percent of Original List Price Received*	100.2%	<b>102.7%</b>	+ 2.5%	103.1%	<b>101.5%</b>	- 1.6%
New Listings	32	19	- 40.6%	216	167	- 22.7%

\* 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

