

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	65	48	- 26.2%
Closed Sales	3	7	+ 133.3%	58	49	- 15.5%
Median Sales Price*	\$750,000	<b>\$1,017,000</b>	+ 35.6%	\$855,000	<b>\$934,000</b>	+ 9.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	25	28	+ 12.0%
Percent of Original List Price Received*	101.0%	<b>102.9%</b>	+ 1.9%	104.9%	<b>102.9%</b>	- 1.9%
New Listings	9	3	- 66.7%	81	62	- 23.5%

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

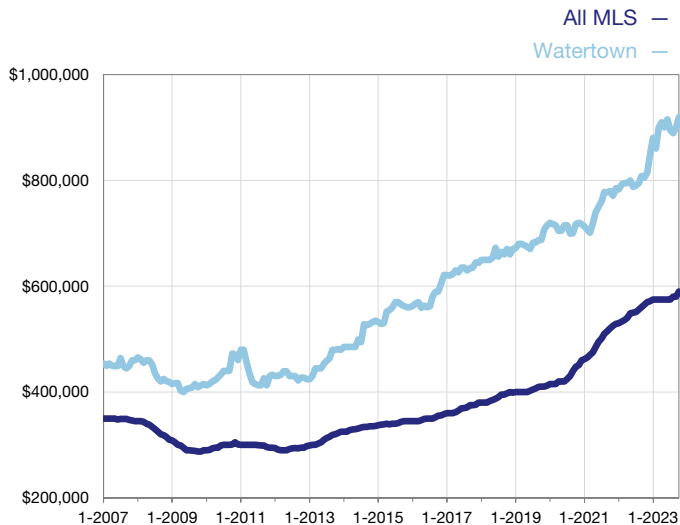
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	10	- 47.4%	185	158	- 14.6%
Closed Sales	16	12	- 25.0%	187	154	- 17.6%
Median Sales Price*	\$682,500	<b>\$775,500</b>	+ 13.6%	\$675,000	<b>\$709,500</b>	+ 5.1%
Inventory of Homes for Sale	31	16	- 48.4%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	30	32	+ 6.7%
Percent of Original List Price Received*	97.4%	<b>102.5%</b>	+ 5.2%	102.6%	<b>101.6%</b>	- 1.0%
New Listings	12	10	- 16.7%	228	177	- 22.4%

\* 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

