

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	73	53	- 27.4%
Closed Sales	11	4	- 63.6%	69	53	- 23.2%
Median Sales Price*	\$800,000	\$787,500	- 1.6%	\$850,000	\$924,900	+ 8.8%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	25	29	+ 16.0%
Percent of Original List Price Received*	102.9%	91.1%	- 11.5%	104.6%	102.0%	- 2.5%
New Listings	8	4	- 50.0%	89	67	- 24.7%

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

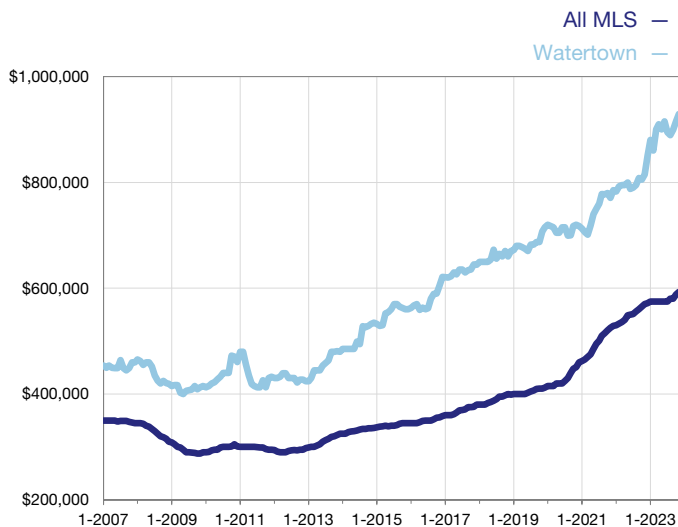
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	196	164	- 16.3%
Closed Sales	23	7	- 69.6%	210	161	- 23.3%
Median Sales Price*	\$650,000	\$560,000	- 13.8%	\$675,000	\$702,000	+ 4.0%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	31	32	+ 3.2%
Percent of Original List Price Received*	98.1%	105.2%	+ 7.2%	102.1%	101.7%	- 0.4%
New Listings	10	14	+ 40.0%	238	190	- 20.2%

* 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

