

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	77	54	- 29.9%
Closed Sales	6	5	- 16.7%	75	58	- 22.7%
Median Sales Price*	\$940,000	<b>\$810,000</b>	- 13.8%	\$850,000	<b>\$919,950</b>	+ 8.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	25	30	+ 20.0%
Percent of Original List Price Received*	99.9%	93.8%	- 6.1%	104.2%	101.3%	- 2.8%
New Listings	3	0	- 100.0%	92	67	- 27.2%

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

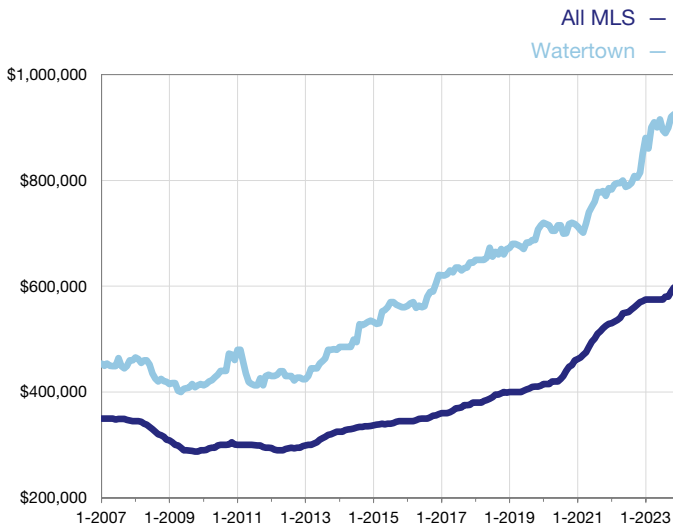
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	15	+ 114.3%	203	179	- 11.8%
Closed Sales	10	15	+ 50.0%	220	176	- 20.0%
Median Sales Price*	\$785,000	<b>\$615,000</b>	- 21.7%	\$677,450	<b>\$700,000</b>	+ 3.3%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	31	32	+ 3.2%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	102.0%	101.4%	- 0.6%
New Listings	9	7	- 22.2%	247	197	- 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

