

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

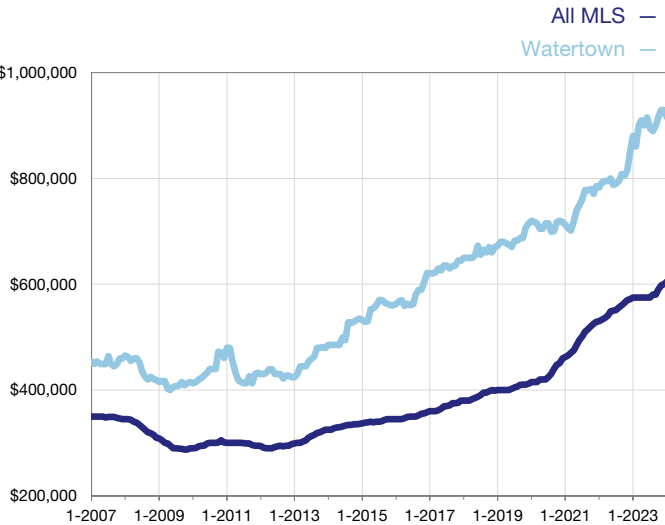
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$1,200,000	\$757,500	- 36.9%	\$1,200,000	\$757,500	- 36.9%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.2	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	112	12	- 89.3%	112	12	- 89.3%
Percent of Original List Price Received*	102.5%	108.4%	+ 5.8%	102.5%	108.4%	+ 5.8%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	8	13	+ 62.5%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Median Sales Price*	\$815,000	\$645,000	- 20.9%	\$815,000	\$645,000	- 20.9%
Inventory of Homes for Sale	24	5	- 79.2%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	53	48	- 9.4%	53	48	- 9.4%
Percent of Original List Price Received*	94.2%	96.9%	+ 2.9%	94.2%	96.9%	+ 2.9%
New Listings	16	11	- 31.3%	16	11	- 31.3%

* 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

