

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

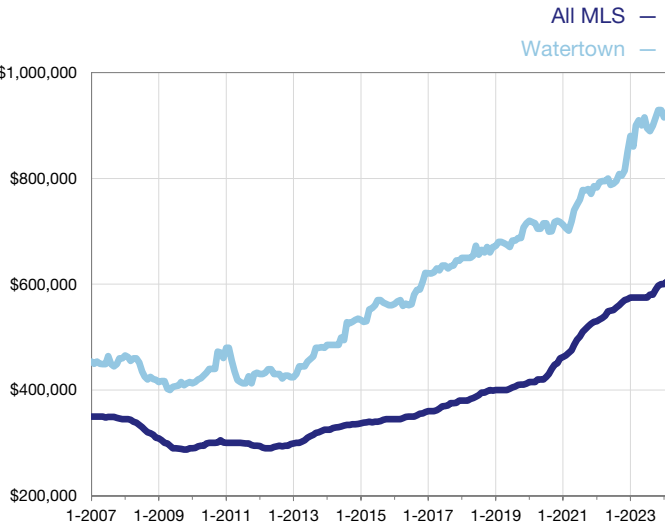
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	5	+ 66.7%	4	9	+ 125.0%
Closed Sales				4	4	0.0%	7	5	- 28.6%
Median Sales Price*				\$762,500	\$796,000	+ 4.4%	\$1,200,000	\$757,500	- 36.9%
Inventory of Homes for Sale				3	5	+ 66.7%	--	--	--
Months Supply of Inventory				0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale				14	115	+ 721.4%	56	94	+ 67.9%
Percent of Original List Price Received*				100.5%	96.6%	- 3.9%	101.4%	98.9%	- 2.5%
New Listings				4	4	0.0%	5	9	+ 80.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				17	12	- 29.4%	25	23	- 8.0%
Closed Sales				6	4	- 33.3%	14	15	+ 7.1%
Median Sales Price*				\$797,450	\$1,088,500	+ 36.5%	\$797,500	\$650,000	- 18.5%
Inventory of Homes for Sale				27	15	- 44.4%	--	--	--
Months Supply of Inventory				1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale				43	41	- 4.7%	49	46	- 6.1%
Percent of Original List Price Received*				98.2%	99.7%	+ 1.5%	95.9%	97.6%	+ 1.8%
New Listings				21	19	- 9.5%	37	30	- 18.9%

\* 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

