

Watertown

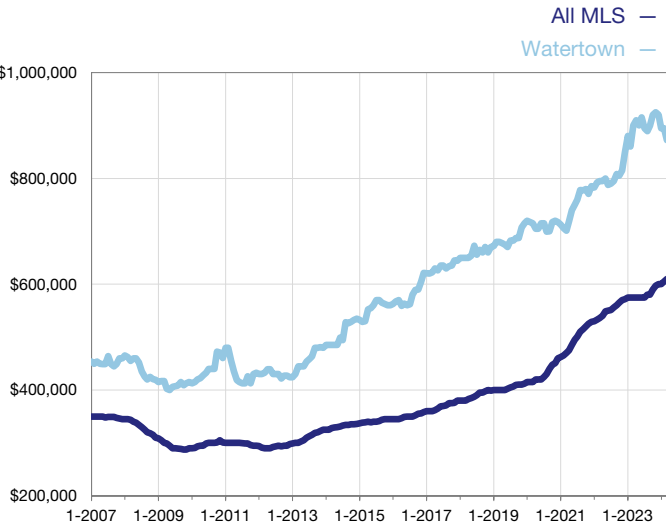
Single-Family Properties	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	8	19	+ 137.5%
Closed Sales	4	6	+ 50.0%	11	11	0.0%
Median Sales Price*	\$899,500	\$870,000	- 3.3%	\$934,000	\$842,000	- 9.9%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	15	43	+ 186.7%	41	66	+ 61.0%
Percent of Original List Price Received*	105.5%	100.4%	- 4.8%	102.9%	99.7%	- 3.1%
New Listings	14	8	- 42.9%	19	17	- 10.5%

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

Condominium Properties	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	15	- 37.5%	49	37	- 24.5%
Closed Sales	17	15	- 11.8%	31	30	- 3.2%
Median Sales Price*	\$702,000	\$550,000	- 21.7%	\$745,000	\$647,500	- 13.1%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	64	28	- 56.3%	57	37	- 35.1%
Percent of Original List Price Received*	98.9%	102.9%	+ 4.0%	97.6%	100.3%	+ 2.8%
New Listings	21	13	- 38.1%	58	41	- 29.3%

* 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

