

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	17	25	+ 47.1%
Closed Sales	4	5	+ 25.0%	15	16	+ 6.7%
Median Sales Price*	\$982,500	<b>\$1,020,000</b>	+ 3.8%	\$934,000	<b>\$856,000</b>	- 8.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	<b>14</b>	- 33.3%	36	<b>50</b>	+ 38.9%
Percent of Original List Price Received*	110.2%	<b>105.0%</b>	- 4.7%	104.8%	<b>101.4%</b>	- 3.2%
New Listings	3	<b>10</b>	+ 233.3%	22	<b>26</b>	+ 18.2%

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

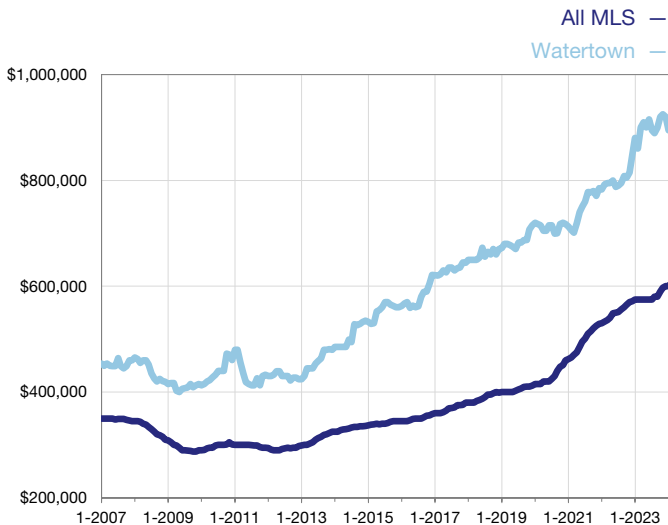
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	17	0.0%	66	54	- 18.2%
Closed Sales	19	15	- 21.1%	50	45	- 10.0%
Median Sales Price*	\$695,000	<b>\$755,000</b>	+ 8.6%	\$714,500	<b>\$665,000</b>	- 6.9%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	18	<b>26</b>	+ 44.4%	42	<b>33</b>	- 21.4%
Percent of Original List Price Received*	101.5%	<b>104.0%</b>	+ 2.5%	99.1%	<b>101.5%</b>	+ 2.4%
New Listings	19	19	0.0%	77	61	- 20.8%

\* 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

