

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	35	57	+ 62.9%
Closed Sales	0	10	--	36	52	+ 44.4%
Median Sales Price*	\$0	\$1,067,500	--	\$924,500	\$937,500	+ 1.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	29	27	- 6.9%
Percent of Original List Price Received*	0.0%	100.5%	--	103.0%	102.8%	- 0.2%
New Listings	5	5	0.0%	45	60	+ 33.3%

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

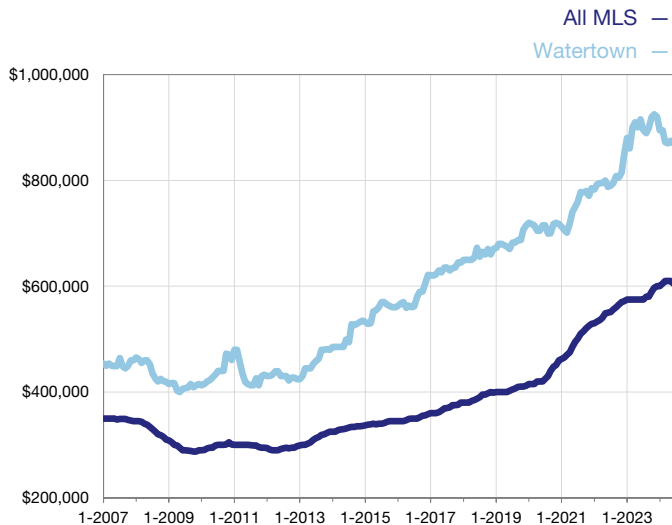
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	10	- 50.0%	135	105	- 22.2%
Closed Sales	16	12	- 25.0%	118	102	- 13.6%
Median Sales Price*	\$600,000	\$733,500	+ 22.3%	\$705,500	\$690,000	- 2.2%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	33	30	- 9.1%
Percent of Original List Price Received*	102.6%	100.1%	- 2.4%	101.3%	102.3%	+ 1.0%
New Listings	15	7	- 53.3%	148	116	- 21.6%

* 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

