

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

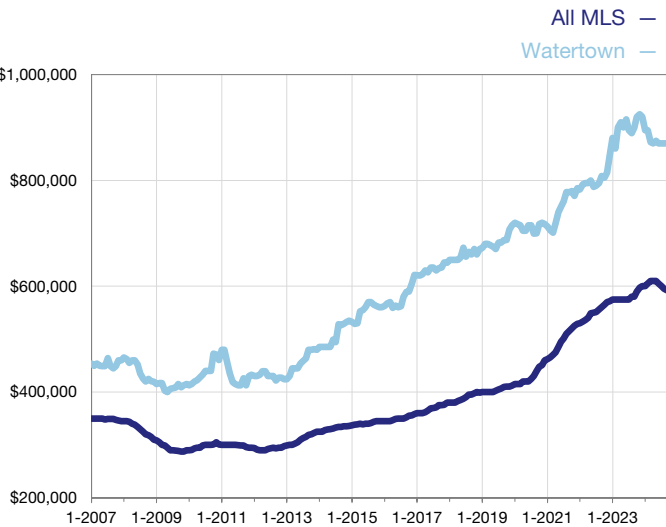
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	41	66	+ 61.0%
Closed Sales	6	3	- 50.0%	42	55	+ 31.0%
Median Sales Price*	\$949,000	\$900,000	- 5.2%	\$924,500	\$930,000	+ 0.6%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	26	14	- 46.2%	28	26	- 7.1%
Percent of Original List Price Received*	102.2%	106.4%	+ 4.1%	102.9%	103.0%	+ 0.1%
New Listings	15	10	- 33.3%	60	70	+ 16.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	22	+ 100.0%	146	124	- 15.1%
Closed Sales	24	7	- 70.8%	142	110	- 22.5%
Median Sales Price*	\$665,450	\$590,000	- 11.3%	\$701,900	\$685,000	- 2.4%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	33	30	- 9.1%
Percent of Original List Price Received*	102.7%	100.0%	- 2.6%	101.5%	102.3%	+ 0.8%
New Listings	18	36	+ 100.0%	166	152	- 8.4%

\* 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

