

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

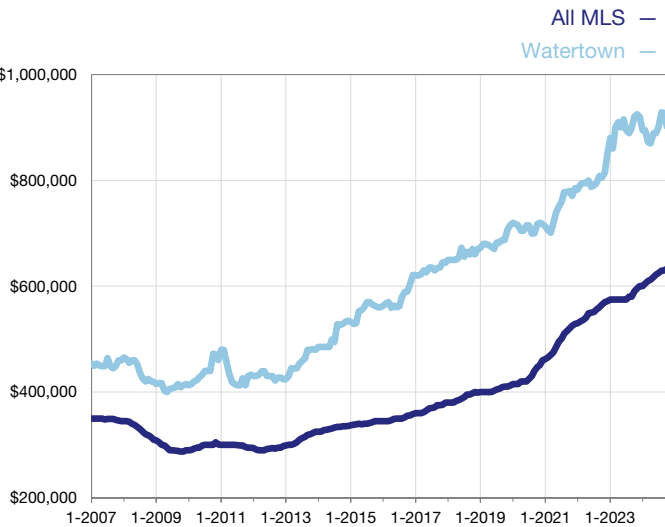
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	46	68	+ 47.8%
Closed Sales	7	10	+ 42.9%	49	65	+ 32.7%
Median Sales Price*	\$1,017,000	\$875,000	- 14.0%	\$934,000	\$925,000	- 1.0%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	28	26	- 7.1%
Percent of Original List Price Received*	102.9%	98.2%	- 4.6%	102.9%	102.2%	- 0.7%
New Listings	3	6	+ 100.0%	63	76	+ 20.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	19	+ 90.0%	156	138	- 11.5%
Closed Sales	12	16	+ 33.3%	154	126	- 18.2%
Median Sales Price*	\$775,500	\$712,500	- 8.1%	\$709,500	\$690,000	- 2.7%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	32	29	- 9.4%
Percent of Original List Price Received*	102.5%	102.1%	- 0.4%	101.6%	102.2%	+ 0.6%
New Listings	10	34	+ 240.0%	176	185	+ 5.1%

\* 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

