

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

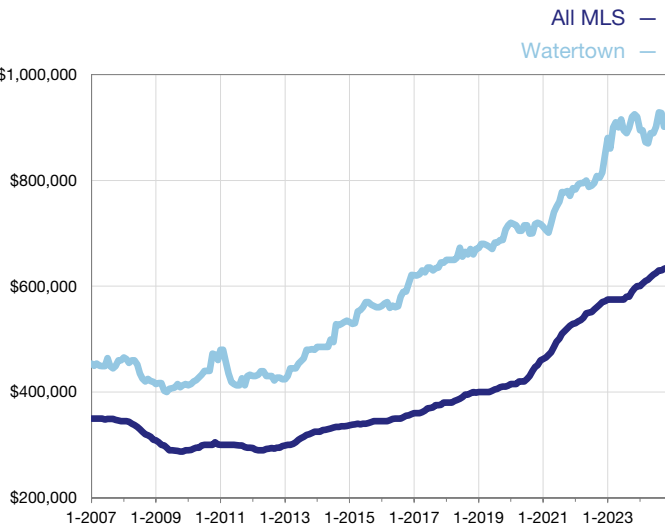
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	53	75	+ 41.5%
Closed Sales	4	0	- 100.0%	53	66	+ 24.5%
Median Sales Price*	\$787,500	\$0	- 100.0%	\$924,900	\$926,250	+ 0.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	29	26	- 10.3%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	102.0%	102.2%	+ 0.2%
New Listings	3	4	+ 33.3%	66	81	+ 22.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	20	+ 185.7%	163	154	- 5.5%
Closed Sales	7	15	+ 114.3%	161	141	- 12.4%
Median Sales Price*	\$560,000	\$638,000	+ 13.9%	\$702,000	\$685,000	- 2.4%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	23	43	+ 87.0%	32	31	- 3.1%
Percent of Original List Price Received*	105.2%	102.0%	- 3.0%	101.7%	102.2%	+ 0.5%
New Listings	15	11	- 26.7%	191	194	+ 1.6%

\* 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

