

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

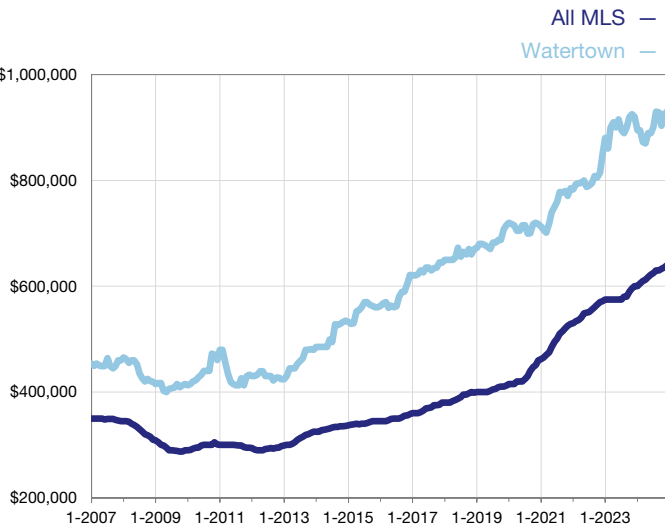
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	8	--	53	82	+ 54.7%
Closed Sales	5	7	+ 40.0%	58	73	+ 25.9%
Median Sales Price*	\$810,000	\$1,100,000	+ 35.8%	\$919,950	\$930,000	+ 1.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	42	60	+ 42.9%	30	29	- 3.3%
Percent of Original List Price Received*	93.8%	91.9%	- 2.0%	101.3%	101.3%	0.0%
New Listings	0	5	--	66	85	+ 28.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	9	- 43.8%	179	162	- 9.5%
Closed Sales	16	21	+ 31.3%	177	162	- 8.5%
Median Sales Price*	\$614,000	\$671,000	+ 9.3%	\$700,000	\$685,000	- 2.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	32	32	0.0%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	101.4%	101.9%	+ 0.5%
New Listings	7	4	- 42.9%	198	199	+ 0.5%

* 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

