

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

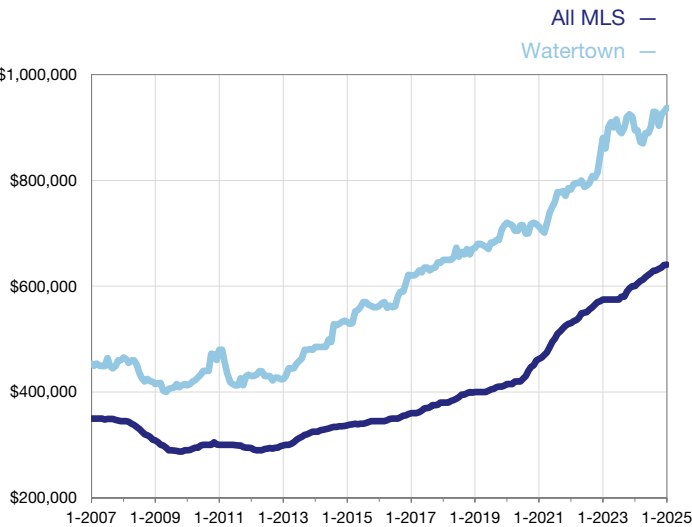
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Median Sales Price*	\$757,500	\$907,500	+ 19.8%	\$757,500	\$907,500	+ 19.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	12	43	+ 258.3%	12	43	+ 258.3%
Percent of Original List Price Received*	108.4%	98.1%	- 9.5%	108.4%	98.1%	- 9.5%
New Listings	4	4	0.0%	4	4	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Median Sales Price*	\$645,000	\$1,117,500	+ 73.3%	\$645,000	\$1,117,500	+ 73.3%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	48	102	+ 112.5%	48	102	+ 112.5%
Percent of Original List Price Received*	96.9%	93.6%	- 3.4%	96.9%	93.6%	- 3.4%
New Listings	12	22	+ 83.3%	12	22	+ 83.3%

* 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

