

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

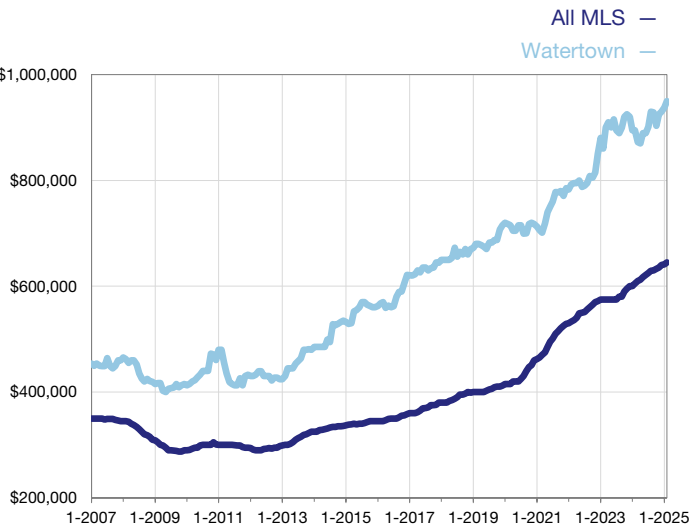
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	9	7	- 22.2%
Closed Sales	4	3	- 25.0%	5	9	+ 80.0%
Median Sales Price*	\$796,000	\$1,150,000	+ 44.5%	\$757,500	\$1,150,000	+ 51.8%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	115	42	- 63.5%	94	43	- 54.3%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	98.9%	98.3%	- 0.6%
New Listings	3	7	+ 133.3%	7	11	+ 57.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	16	+ 45.5%	22	23	+ 4.5%
Closed Sales	4	8	+ 100.0%	15	15	0.0%
Median Sales Price*	\$1,088,500	\$892,500	- 18.0%	\$650,000	\$1,100,000	+ 69.2%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.4%	46	63	+ 37.0%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	97.6%	96.7%	- 0.9%
New Listings	18	25	+ 38.9%	30	47	+ 56.7%

\* 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

