

Watertown

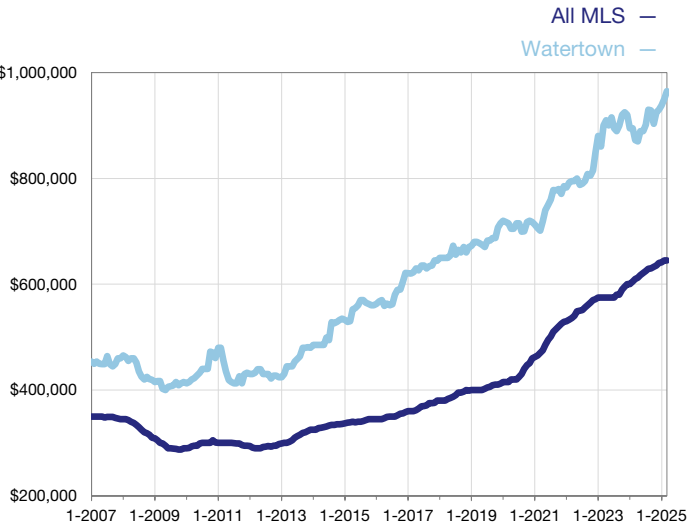
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	15	12	- 20.0%
Closed Sales	6	5	- 16.7%	11	14	+ 27.3%
Median Sales Price*	\$870,000	\$1,102,500	+ 26.7%	\$842,000	\$1,113,750	+ 32.3%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	43	8	- 81.4%	66	31	- 53.0%
Percent of Original List Price Received*	100.4%	109.3%	+ 8.9%	99.7%	102.2%	+ 2.5%
New Listings	8	6	- 25.0%	15	17	+ 13.3%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	38	43	+ 13.2%
Closed Sales	15	14	- 6.7%	30	29	- 3.3%
Median Sales Price*	\$550,000	\$920,000	+ 67.3%	\$647,500	\$940,000	+ 45.2%
Inventory of Homes for Sale	16	33	+ 106.3%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	37	44	+ 18.9%
Percent of Original List Price Received*	102.9%	101.3%	- 1.6%	100.3%	98.9%	- 1.4%
New Listings	13	28	+ 115.4%	43	74	+ 72.1%

* 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

