

Watertown

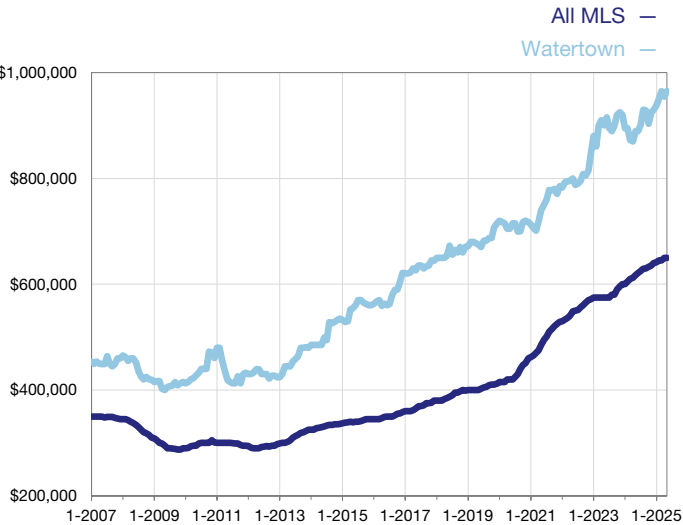
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	9	- 25.0%	33	29	- 12.1%
Closed Sales	10	9	- 10.0%	26	30	+ 15.4%
Median Sales Price*	\$962,500	\$1,500,000	+ 55.8%	\$870,000	\$1,113,750	+ 28.0%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	37	29	- 21.6%
Percent of Original List Price Received*	104.0%	100.9%	- 3.0%	102.4%	101.2%	- 1.2%
New Listings	13	14	+ 7.7%	38	43	+ 13.2%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	31	+ 138.5%	68	99	+ 45.6%
Closed Sales	14	30	+ 114.3%	59	75	+ 27.1%
Median Sales Price*	\$782,450	\$828,000	+ 5.8%	\$675,000	\$940,000	+ 39.3%
Inventory of Homes for Sale	22	56	+ 154.5%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	34	32	- 5.9%
Percent of Original List Price Received*	102.4%	103.2%	+ 0.8%	101.7%	100.8%	- 0.9%
New Listings	20	41	+ 105.0%	82	162	+ 97.6%

* 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

