

Watertown

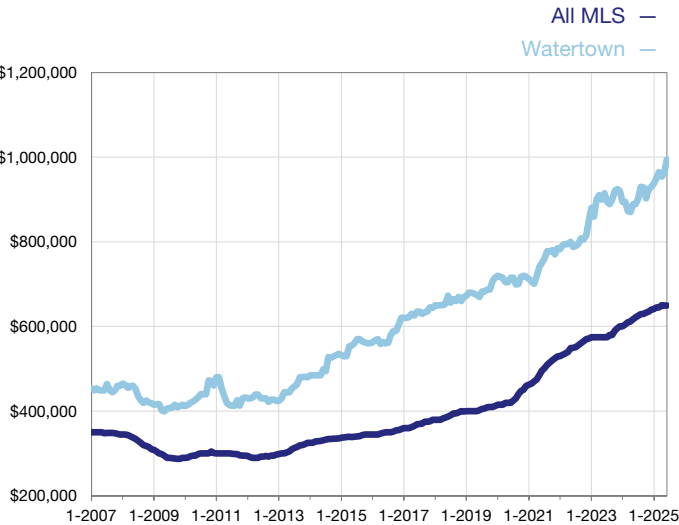
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	15	+ 50.0%	43	44	+ 2.3%
Closed Sales	7	9	+ 28.6%	33	39	+ 18.2%
Median Sales Price*	\$927,500	\$950,000	+ 2.4%	\$875,000	\$1,102,500	+ 26.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	17	+ 54.5%	31	26	- 16.1%
Percent of Original List Price Received*	105.8%	104.0%	- 1.7%	103.1%	101.8%	- 1.3%
New Listings	11	12	+ 9.1%	49	53	+ 8.2%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	24	+ 84.6%	81	121	+ 49.4%
Closed Sales	17	23	+ 35.3%	76	98	+ 28.9%
Median Sales Price*	\$685,000	\$710,000	+ 3.6%	\$684,500	\$851,500	+ 24.4%
Inventory of Homes for Sale	27	57	+ 111.1%	--	--	--
Months Supply of Inventory	2.0	3.4	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	32	31	- 3.1%
Percent of Original List Price Received*	104.9%	98.3%	- 6.3%	102.4%	100.2%	- 2.1%
New Listings	18	29	+ 61.1%	100	192	+ 92.0%

* 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

