

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	3	- 57.1%	80	78	- 2.5%
Closed Sales	7	7	0.0%	73	83	+ 13.7%
Median Sales Price*	\$1,100,000	<b>\$815,000</b>	- 25.9%	\$930,000	<b>\$1,000,000</b>	+ 7.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	60	<b>21</b>	- 65.0%	29	<b>28</b>	- 3.4%
Percent of Original List Price Received*	91.9%	<b>100.0%</b>	+ 8.8%	101.3%	<b>101.1%</b>	- 0.2%
New Listings	5	<b>1</b>	- 80.0%	84	<b>90</b>	+ 7.1%

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

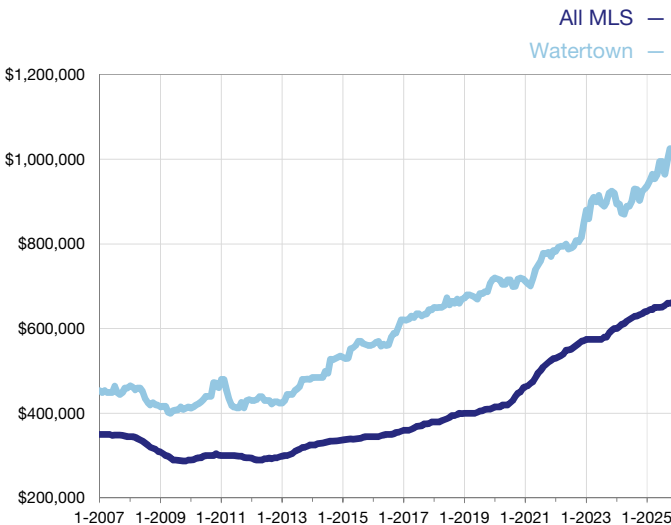
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	11	+ 22.2%	162	211	+ 30.2%
Closed Sales	21	19	- 9.5%	162	207	+ 27.8%
Median Sales Price*	\$671,000	<b>\$670,000</b>	- 0.1%	\$685,000	<b>\$775,000</b>	+ 13.1%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.0	<b>1.2</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	<b>53</b>	+ 35.9%	32	<b>38</b>	+ 18.8%
Percent of Original List Price Received*	100.0%	<b>96.0%</b>	- 4.0%	101.9%	<b>98.7%</b>	- 3.1%
New Listings	5	<b>8</b>	+ 60.0%	201	<b>314</b>	+ 56.2%

\* 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

