

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$907,500	\$810,000	- 10.7%	\$907,500	\$810,000	- 10.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	43	49	+ 14.0%	43	49	+ 14.0%
Percent of Original List Price Received*	98.1%	93.0%	- 5.2%	98.1%	93.0%	- 5.2%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

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

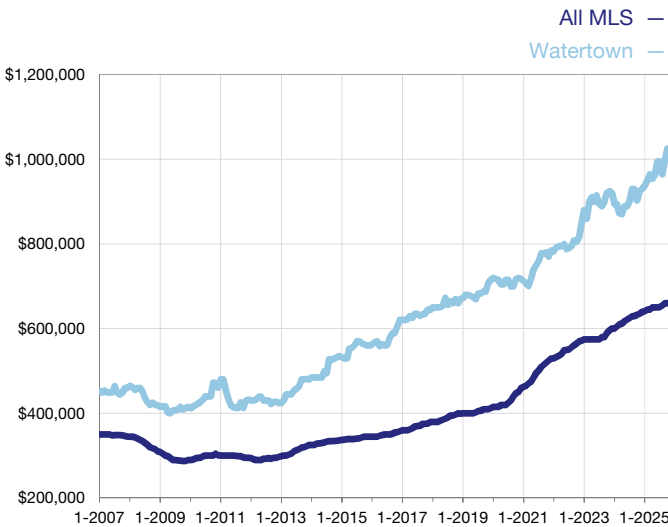
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$1,115,000	\$760,000	- 31.8%	\$1,115,000	\$760,000	- 31.8%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	91	61	- 33.0%	91	61	- 33.0%
Percent of Original List Price Received*	94.1%	95.9%	+ 1.9%	94.1%	95.9%	+ 1.9%
New Listings	22	18	- 18.2%	22	18	- 18.2%

* 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

