

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	3	- 40.0%	6	7	+ 16.7%
Closed Sales	3	4	+ 33.3%	9	7	- 22.2%
Median Sales Price*	\$1,150,000	\$987,500	- 14.1%	\$1,150,000	\$980,000	- 14.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	42	31	- 26.2%	43	39	- 9.3%
Percent of Original List Price Received*	98.7%	106.4%	+ 7.8%	98.3%	100.6%	+ 2.3%
New Listings	7	3	- 57.1%	11	8	- 27.3%

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

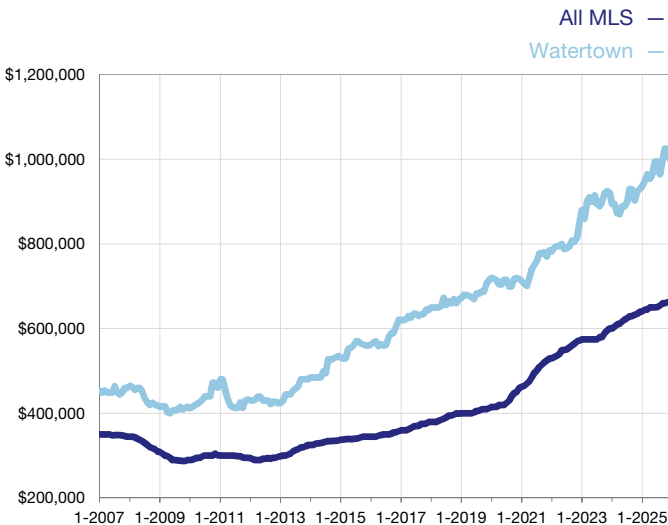
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	25	+ 66.7%	22	34	+ 54.5%
Closed Sales	8	11	+ 37.5%	15	19	+ 26.7%
Median Sales Price*	\$892,500	\$665,000	- 25.5%	\$1,100,000	\$720,000	- 34.5%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	40	64	+ 60.0%	63	63	0.0%
Percent of Original List Price Received*	99.0%	96.7%	- 2.3%	96.7%	96.4%	- 0.3%
New Listings	25	28	+ 12.0%	47	47	0.0%

* 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

