

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	12	13	+ 8.3%
Closed Sales	5	4	- 20.0%	14	11	- 21.4%
Median Sales Price*	\$1,102,500	\$1,495,000	+ 35.6%	\$1,113,750	\$995,000	- 10.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	8	40	+ 400.0%	31	39	+ 25.8%
Percent of Original List Price Received*	109.3%	97.3%	- 11.0%	102.2%	99.4%	- 2.7%
New Listings	4	9	+ 125.0%	15	16	+ 6.7%

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

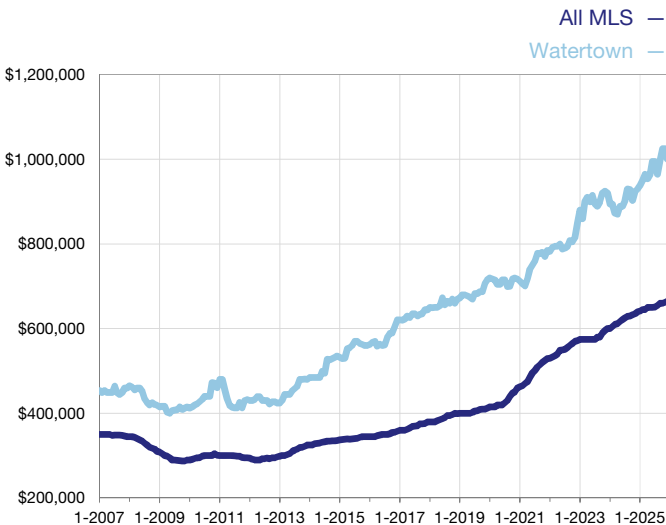
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	29	+ 45.0%	42	59	+ 40.5%
Closed Sales	14	19	+ 35.7%	29	38	+ 31.0%
Median Sales Price*	\$920,000	\$801,500	- 12.9%	\$940,000	\$780,000	- 17.0%
Inventory of Homes for Sale	38	40	+ 5.3%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	44	45	+ 2.3%
Percent of Original List Price Received*	101.3%	99.2%	- 2.1%	98.9%	97.8%	- 1.1%
New Listings	29	38	+ 31.0%	76	86	+ 13.2%

* 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

