

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	10	+ 25.0%	20	20	0.0%
Closed Sales	7	5	- 28.6%	21	16	- 23.8%
Median Sales Price*	\$861,500	\$1,225,000	+ 42.2%	\$965,000	\$1,022,500	+ 6.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	28	37	+ 32.1%
Percent of Original List Price Received*	99.5%	101.9%	+ 2.4%	101.3%	100.2%	- 1.1%
New Listings	14	10	- 28.6%	29	26	- 10.3%

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

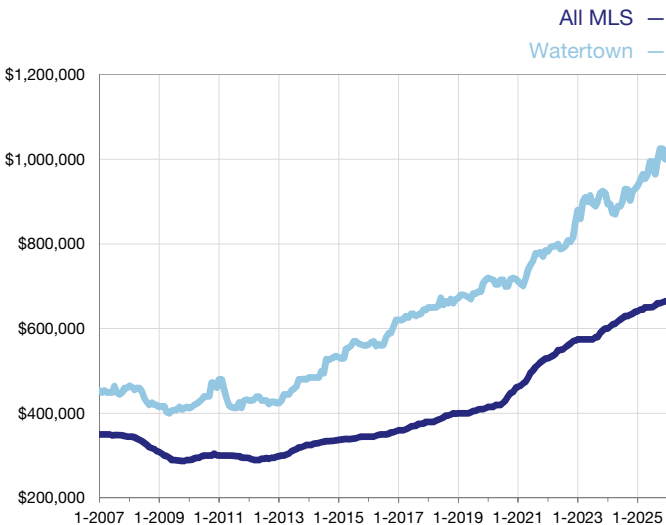
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	30	+ 15.4%	68	87	+ 27.9%
Closed Sales	16	28	+ 75.0%	45	66	+ 46.7%
Median Sales Price*	\$1,035,500	\$747,500	- 27.8%	\$995,000	\$765,000	- 23.1%
Inventory of Homes for Sale	54	46	- 14.8%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	40	37	- 7.5%
Percent of Original List Price Received*	99.7%	101.4%	+ 1.7%	99.2%	99.3%	+ 0.1%
New Listings	47	37	- 21.3%	123	122	- 0.8%

* 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

