

# Watertown

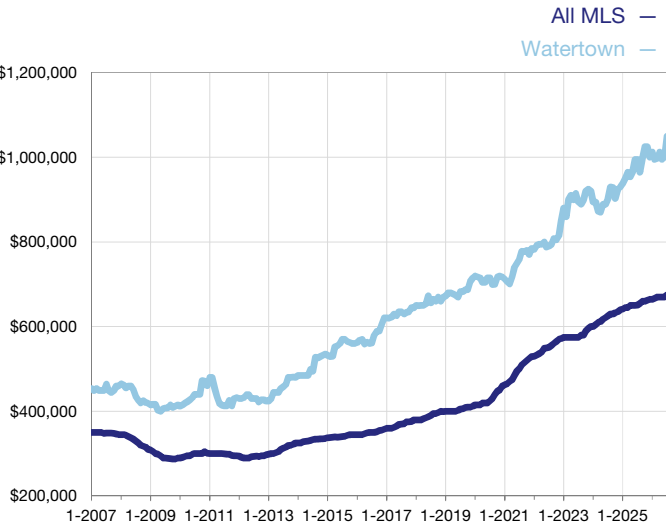
| Single-Family Properties                 | July      |             |         | Year to Date |             |         |
|------------------------------------------|-----------|-------------|---------|--------------|-------------|---------|
|                                          | 2025      | 2026        | + / -   | 2025         | 2026        | + / -   |
| Key Metrics                              |           |             |         |              |             |         |
| Pending Sales                            | 6         | 6           | 0.0%    | 50           | 36          | - 28.0% |
| Closed Sales                             | 8         | 4           | - 50.0% | 47           | 33          | - 29.8% |
| Median Sales Price*                      | \$862,500 | \$1,565,000 | + 81.4% | \$1,000,000  | \$1,110,000 | + 11.0% |
| Inventory of Homes for Sale              | 12        | 10          | - 16.7% | --           | --          | --      |
| Months Supply of Inventory               | 1.8       | 1.9         | + 5.6%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 27        | 22          | - 18.5% | 26           | 29          | + 11.5% |
| Percent of Original List Price Received* | 102.5%    | 103.1%      | + 0.6%  | 101.9%       | 100.6%      | - 1.3%  |
| New Listings                             | 8         | 8           | 0.0%    | 61           | 45          | - 26.2% |

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

| Condominium Properties                   | July      |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 20        | 20        | 0.0%    | 137          | 157       | + 14.6% |
| Closed Sales                             | 25        | 30        | + 20.0% | 124          | 143       | + 15.3% |
| Median Sales Price*                      | \$725,000 | \$778,500 | + 7.4%  | \$797,500    | \$745,000 | - 6.6%  |
| Inventory of Homes for Sale              | 52        | 33        | - 36.5% | --           | --        | --      |
| Months Supply of Inventory               | 3.0       | 1.7       | - 43.3% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 45        | 38        | - 15.6% | 34           | 40        | + 17.6% |
| Percent of Original List Price Received* | 97.1%     | 97.4%     | + 0.3%  | 99.7%        | 98.8%     | - 0.9%  |
| New Listings                             | 16        | 19        | + 18.8% | 210          | 194       | - 7.6%  |

\* 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

