

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

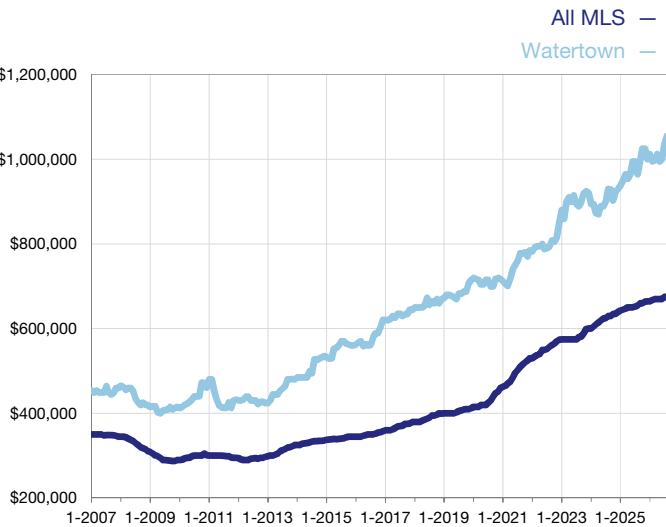
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	1	- 85.7%	57	36	- 36.8%
Closed Sales	12	2	- 83.3%	59	36	- 39.0%
Median Sales Price*	\$946,000	\$1,035,000	+ 9.4%	\$1,000,000	\$1,080,000	+ 8.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	25	29	+ 16.0%
Percent of Original List Price Received*	103.1%	109.5%	+ 6.2%	102.2%	101.0%	- 1.2%
New Listings	2	1	- 50.0%	63	46	- 27.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	12	- 20.0%	152	167	+ 9.9%
Closed Sales	18	20	+ 11.1%	142	164	+ 15.5%
Median Sales Price*	\$795,000	\$549,500	- 30.9%	\$797,500	\$737,000	- 7.6%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	34	39	+ 14.7%
Percent of Original List Price Received*	96.8%	99.4%	+ 2.7%	99.3%	98.8%	- 0.5%
New Listings	13	17	+ 30.8%	223	212	- 4.9%

* 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

