

# Local Market Update – September 2026

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## Watertown

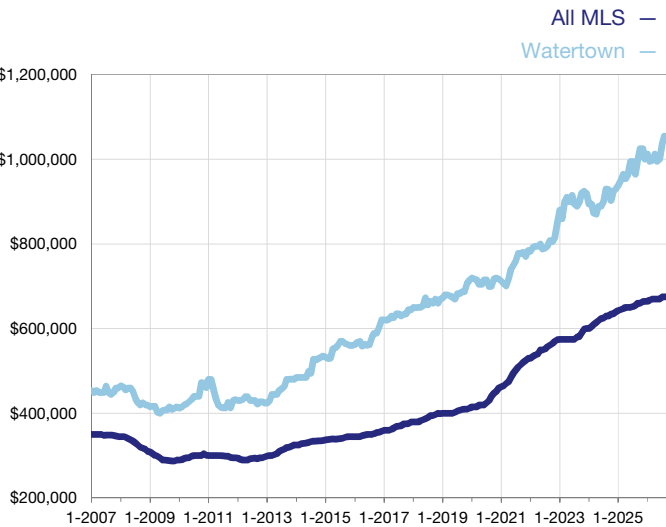
| Single-Family Properties                 | September   |             |         | Year to Date |             |         |
|------------------------------------------|-------------|-------------|---------|--------------|-------------|---------|
|                                          | 2025        | 2026        | + / -   | 2025         | 2026        | + / -   |
| Key Metrics                              |             |             |         |              |             |         |
| Pending Sales                            | 6           | 3           | - 50.0% | 63           | 39          | - 38.1% |
| Closed Sales                             | 6           | 3           | - 50.0% | 65           | 39          | - 40.0% |
| Median Sales Price*                      | \$1,487,500 | \$1,302,500 | - 12.4% | \$1,025,000  | \$1,160,000 | + 13.2% |
| Inventory of Homes for Sale              | 14          | 19          | + 35.7% | --           | --          | --      |
| Months Supply of Inventory               | 2.2         | 4.2         | + 90.9% | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 63          | 16          | - 74.6% | 28           | 28          | 0.0%    |
| Percent of Original List Price Received* | 91.4%       | 110.8%      | + 21.2% | 101.2%       | 101.8%      | + 0.6%  |
| New Listings                             | 15          | 15          | 0.0%    | 78           | 60          | - 23.1% |

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

| Condominium Properties                   | September |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 11        | 15        | + 36.4% | 163          | 183       | + 12.3% |
| Closed Sales                             | 20        | 11        | - 45.0% | 162          | 176       | + 8.6%  |
| Median Sales Price*                      | \$802,500 | \$615,000 | - 23.4% | \$797,500    | \$725,000 | - 9.1%  |
| Inventory of Homes for Sale              | 60        | 56        | - 6.7%  | --           | --        | --      |
| Months Supply of Inventory               | 3.5       | 2.9       | - 17.1% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 43        | 50        | + 16.3% | 35           | 40        | + 14.3% |
| Percent of Original List Price Received* | 97.3%     | 98.9%     | + 1.6%  | 99.1%        | 98.8%     | - 0.3%  |
| New Listings                             | 39        | 39        | 0.0%    | 262          | 253       | - 3.4%  |

\* 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

