Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Watertown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**8**	+ 14.3%	70	**46**	- 34.3%
Closed Sales	7	**3**	- 57.1%	72	**42**	- 41.7%
Median Sales Price*	$900,000	**$786,000**	- 12.7%	$1,012,500	**$1,135,000**	+ 12.1%
Inventory of Homes for Sale	10	**14**	+ 40.0%	--	--	--
Months Supply of Inventory	1.4	**3.1**	+ 121.4%	--	--	--
Cumulative Days on Market Until Sale	13	**15**	+ 15.4%	27	**27**	0.0%
Percent of Original List Price Received*	102.8%	**101.1%**	- 1.7%	101.3%	**101.7%**	+ 0.4%
New Listings	7	**6**	- 14.3%	85	**66**	- 22.4%

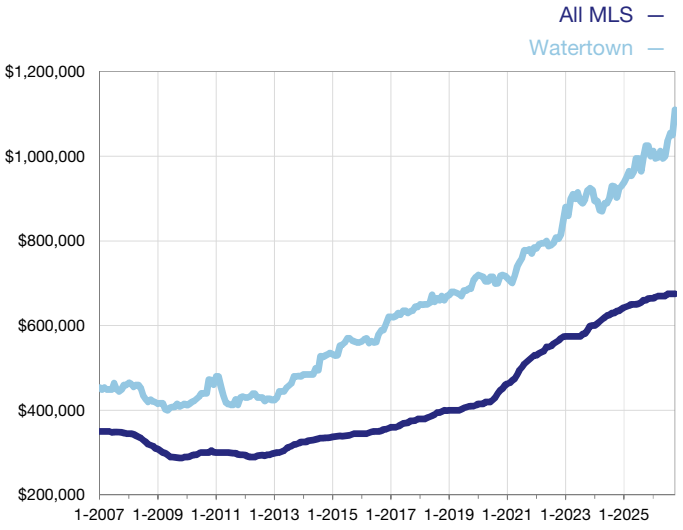
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

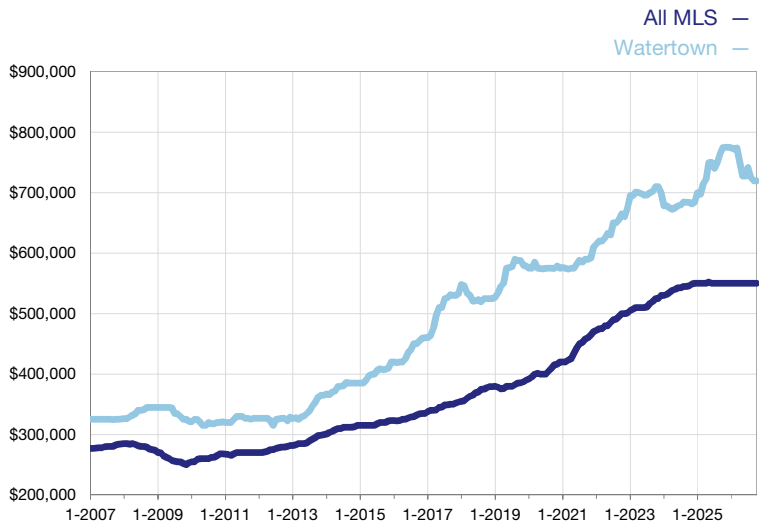
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**18**	- 21.7%	186	**198**	+ 6.5%
Closed Sales	12	**14**	+ 16.7%	174	**190**	+ 9.2%
Median Sales Price*	$760,000	**$770,000**	+ 1.3%	$792,500	**$737,000**	- 7.0%
Inventory of Homes for Sale	57	**53**	- 7.0%	--	--	--
Months Supply of Inventory	3.2	**2.9**	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	53	**40**	- 24.5%	36	**40**	+ 11.1%
Percent of Original List Price Received*	98.7%	**98.3%**	- 0.4%	99.0%	**98.8%**	- 0.2%
New Listings	34	**18**	- 47.1%	296	**272**	- 8.1%

* 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



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