

Watertown 02472

ZIP code · MA · Massachusetts › Middlesex County › Watertown

BALANCED MARKET

\$871K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

353

SALES (12 MO)

\$787K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



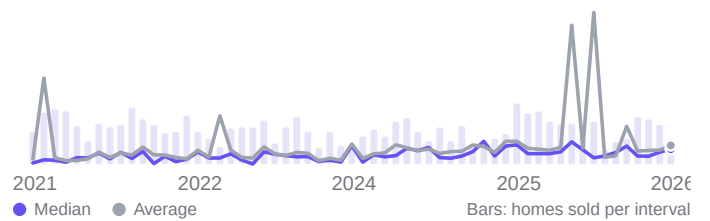
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$939K · Average \$1M

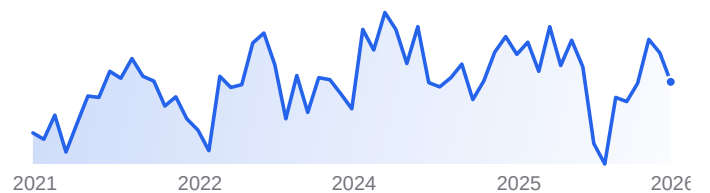
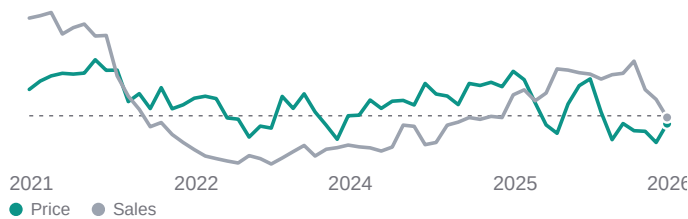


Growth (year over year)

Price -4.1% · Sales -0.8%

Price per square foot

\$517/ft²

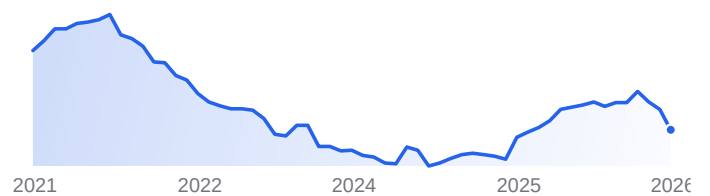


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

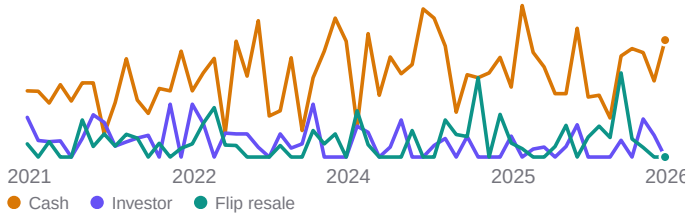
3.5%



BUYERS & OUTCOMES

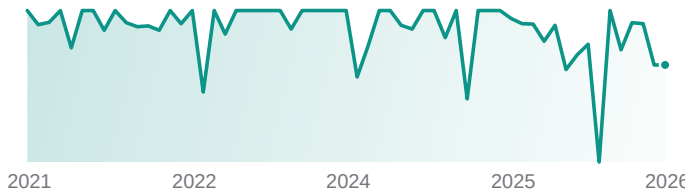
Buyer mix

Cash 32% · Investor 0% · Flip resale 0%



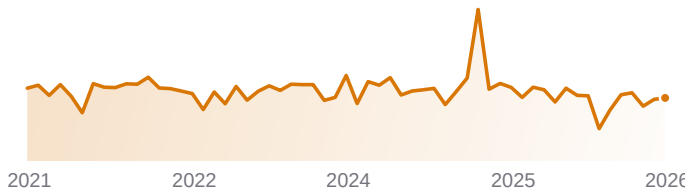
Sellers who sold at a gain

85%

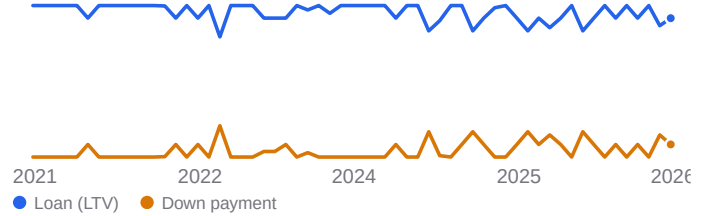


Median annualized return at resale

+4.3%

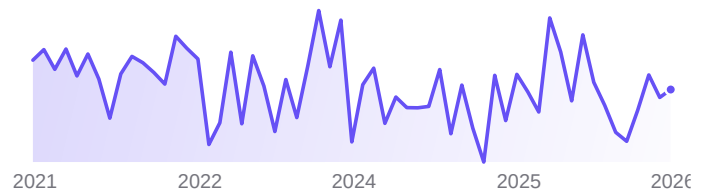


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



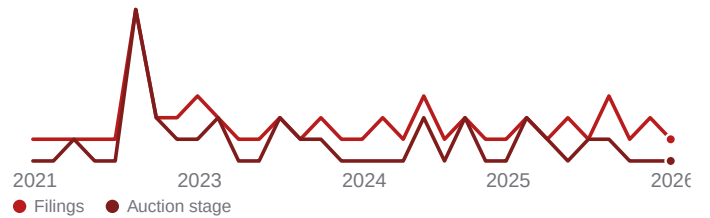
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,041
Median value (AVM)	\$787K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1930
Single family	29%
Condos	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.1%
Owner occupied	67%
Company owned	19%
Median loan-to-value	41%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	35,928
Density	8,689 / mi²
Median household income	\$115K
Average household income	\$149K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	71
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	6.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.