

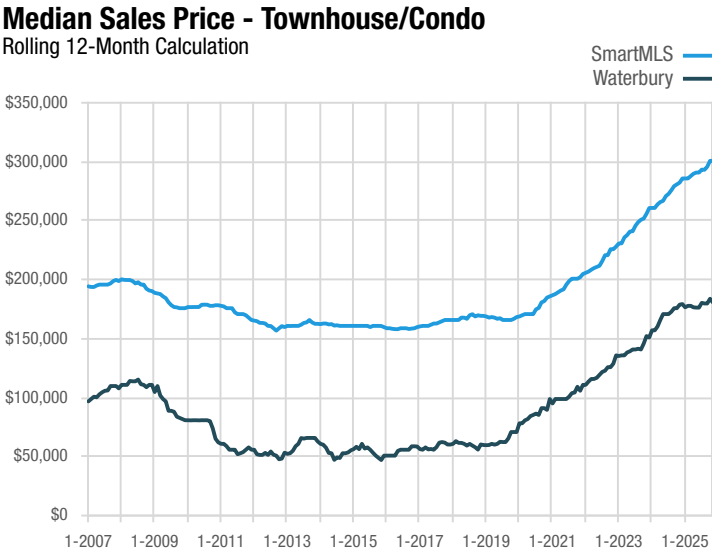
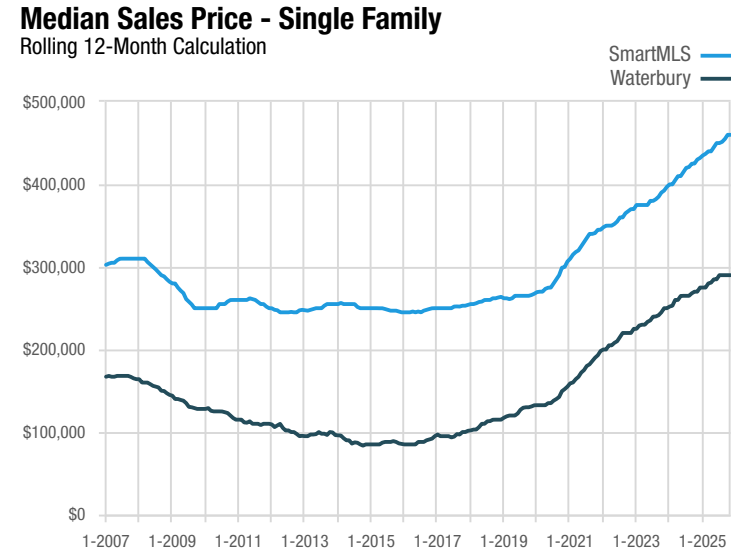
Waterbury

New Haven County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	60	58	- 3.3%	723	790	+ 9.3%
Pending Sales	48	51	+ 6.3%	567	580	+ 2.3%
Closed Sales	45	52	+ 15.6%	548	571	+ 4.2%
Days on Market Until Sale	29	38	+ 31.0%	32	33	+ 3.1%
Median Sales Price*	\$268,000	\$296,500	+ 10.6%	\$275,000	\$292,000	+ 6.2%
Average Sales Price*	\$277,044	\$293,483	+ 5.9%	\$275,096	\$298,486	+ 8.5%
Percent of List Price Received*	101.6%	100.9%	- 0.7%	102.2%	101.3%	- 0.9%
Inventory of Homes for Sale	149	156	+ 4.7%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	15	20	+ 33.3%	209	243	+ 16.3%
Pending Sales	17	24	+ 41.2%	148	202	+ 36.5%
Closed Sales	19	16	- 15.8%	136	191	+ 40.4%
Days on Market Until Sale	39	35	- 10.3%	26	39	+ 50.0%
Median Sales Price*	\$192,000	\$180,000	- 6.3%	\$179,500	\$180,000	+ 0.3%
Average Sales Price*	\$191,258	\$184,320	- 3.6%	\$176,966	\$181,500	+ 2.6%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	44	42	- 4.5%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.