

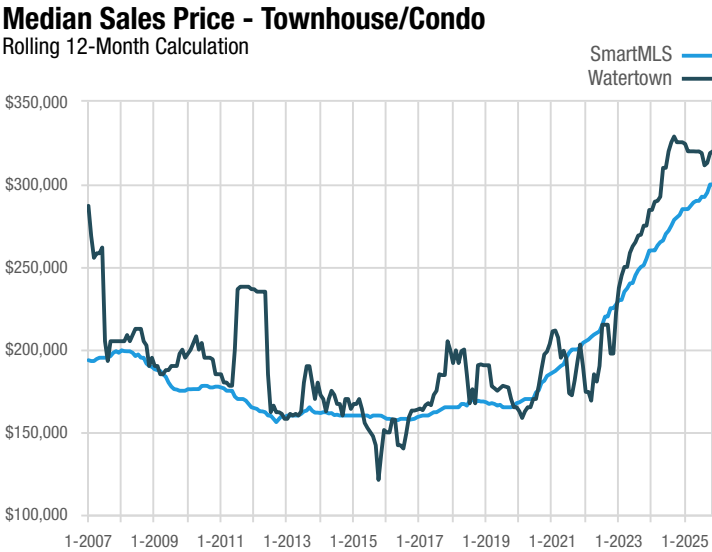
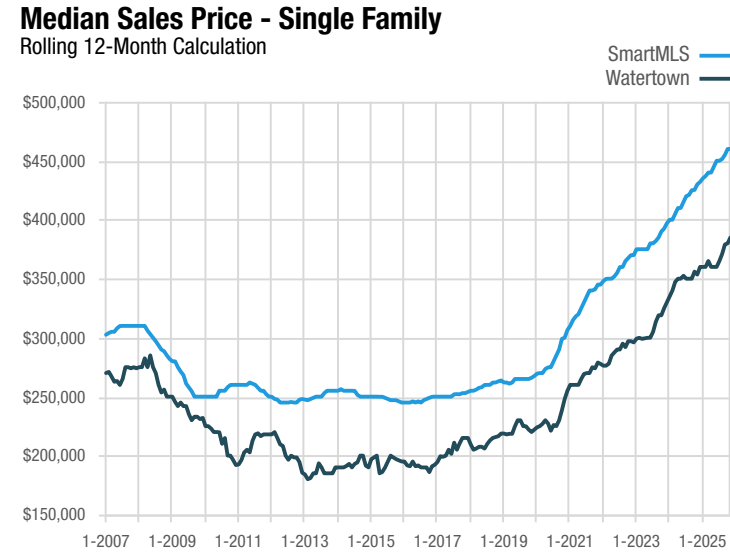
Watertown

Litchfield County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	19	18	- 5.3%	222	255	+ 14.9%
Pending Sales	13	16	+ 23.1%	168	210	+ 25.0%
Closed Sales	13	15	+ 15.4%	165	183	+ 10.9%
Days on Market Until Sale	38	32	- 15.8%	32	29	- 9.4%
Median Sales Price*	\$350,000	\$385,000	+ 10.0%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$403,292	\$448,800	+ 11.3%	\$394,819	\$458,282	+ 16.1%
Percent of List Price Received*	95.2%	101.6%	+ 6.7%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	46	48	+ 4.3%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	2	- 33.3%	38	49	+ 28.9%
Pending Sales	5	6	+ 20.0%	41	33	- 19.5%
Closed Sales	5	2	- 60.0%	39	30	- 23.1%
Days on Market Until Sale	55	18	- 67.3%	45	29	- 35.6%
Median Sales Price*	\$180,000	\$312,500	+ 73.6%	\$325,000	\$313,000	- 3.7%
Average Sales Price*	\$240,960	\$312,500	+ 29.7%	\$294,615	\$294,357	- 0.1%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	101.6%	101.0%	- 0.6%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.8	+ 154.5%	—	—	—

* 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.