

## Waterbury

### New Haven County

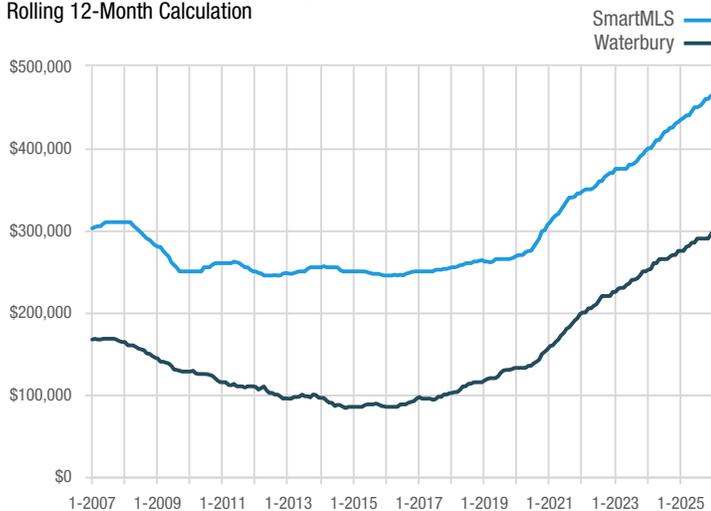
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	57	<b>45</b>	- 21.1%	57	<b>45</b>	- 21.1%
Pending Sales	56	<b>51</b>	- 8.9%	56	<b>51</b>	- 8.9%
Closed Sales	54	<b>47</b>	- 13.0%	54	<b>47</b>	- 13.0%
Days on Market Until Sale	37	<b>29</b>	- 21.6%	37	<b>29</b>	- 21.6%
Median Sales Price*	\$262,500	<b>\$290,000</b>	+ 10.5%	\$262,500	<b>\$290,000</b>	+ 10.5%
Average Sales Price*	\$275,556	<b>\$309,591</b>	+ 12.4%	\$275,556	<b>\$309,591</b>	+ 12.4%
Percent of List Price Received*	101.5%	<b>100.1%</b>	- 1.4%	101.5%	<b>100.1%</b>	- 1.4%
Inventory of Homes for Sale	125	<b>111</b>	- 11.2%	—	—	—
Months Supply of Inventory	2.4	<b>2.2</b>	- 8.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	16	<b>18</b>	+ 12.5%	16	<b>18</b>	+ 12.5%
Pending Sales	14	<b>16</b>	+ 14.3%	14	<b>16</b>	+ 14.3%
Closed Sales	10	<b>16</b>	+ 60.0%	10	<b>16</b>	+ 60.0%
Days on Market Until Sale	44	<b>41</b>	- 6.8%	44	<b>41</b>	- 6.8%
Median Sales Price*	\$167,000	<b>\$182,000</b>	+ 9.0%	\$167,000	<b>\$182,000</b>	+ 9.0%
Average Sales Price*	\$161,390	<b>\$181,494</b>	+ 12.5%	\$161,390	<b>\$181,494</b>	+ 12.5%
Percent of List Price Received*	98.7%	<b>97.3%</b>	- 1.4%	98.7%	<b>97.3%</b>	- 1.4%
Inventory of Homes for Sale	42	<b>33</b>	- 21.4%	—	—	—
Months Supply of Inventory	3.1	<b>1.8</b>	- 41.9%	—	—	—

\* 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.

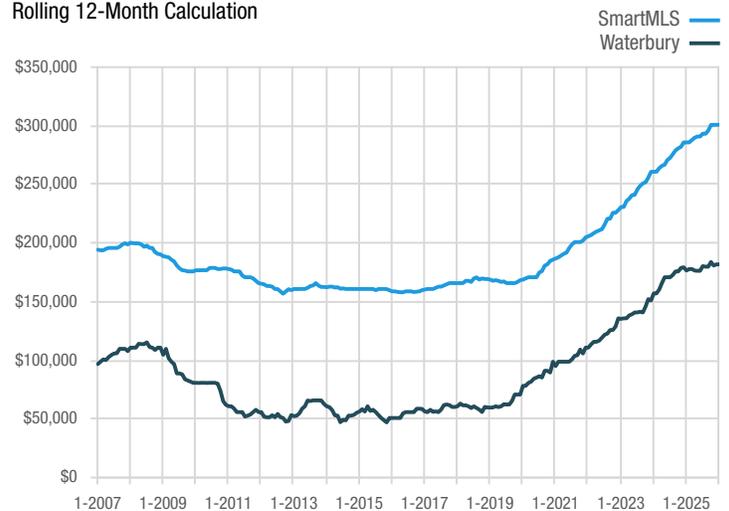
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.