

Waterbury

New Haven County

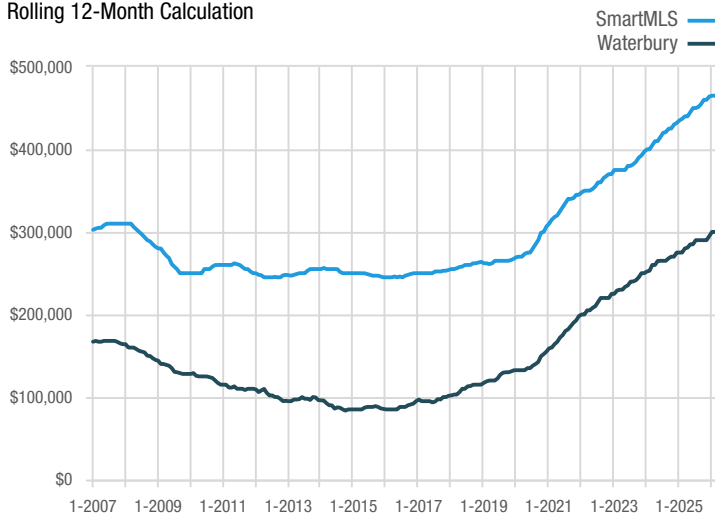
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	67	61	- 9.0%	167	140	- 16.2%
Pending Sales	53	56	+ 5.7%	147	147	0.0%
Closed Sales	48	66	+ 37.5%	146	148	+ 1.4%
Days on Market Until Sale	36	63	+ 75.0%	40	48	+ 20.0%
Median Sales Price*	\$282,500	\$306,500	+ 8.5%	\$273,500	\$296,500	+ 8.4%
Average Sales Price*	\$301,629	\$313,911	+ 4.1%	\$288,640	\$310,365	+ 7.5%
Percent of List Price Received*	101.8%	99.9%	- 1.9%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	116	93	- 19.8%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	31	9	- 71.0%	63	41	- 34.9%
Pending Sales	19	11	- 42.1%	51	36	- 29.4%
Closed Sales	11	14	+ 27.3%	40	42	+ 5.0%
Days on Market Until Sale	42	26	- 38.1%	46	37	- 19.6%
Median Sales Price*	\$160,000	\$195,000	+ 21.9%	\$169,750	\$200,000	+ 17.8%
Average Sales Price*	\$185,818	\$199,286	+ 7.2%	\$174,920	\$197,031	+ 12.6%
Percent of List Price Received*	97.6%	100.2%	+ 2.7%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	47	25	- 46.8%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

* 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.

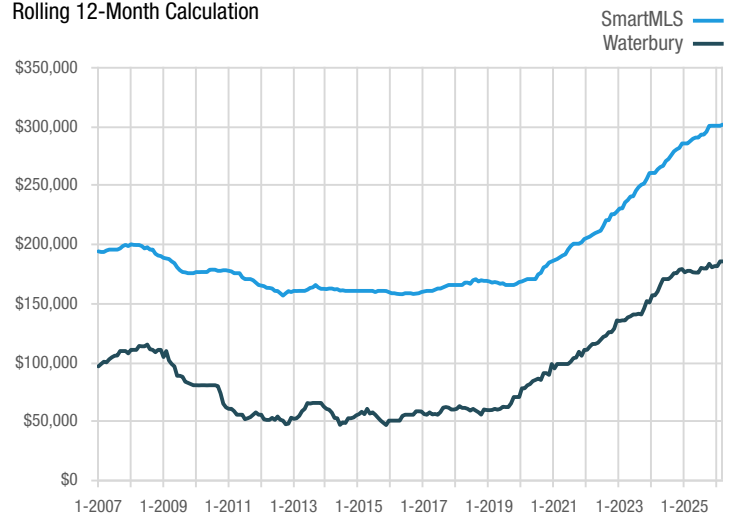
Median Sales Price - Single Family

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.