

Watertown

Litchfield County

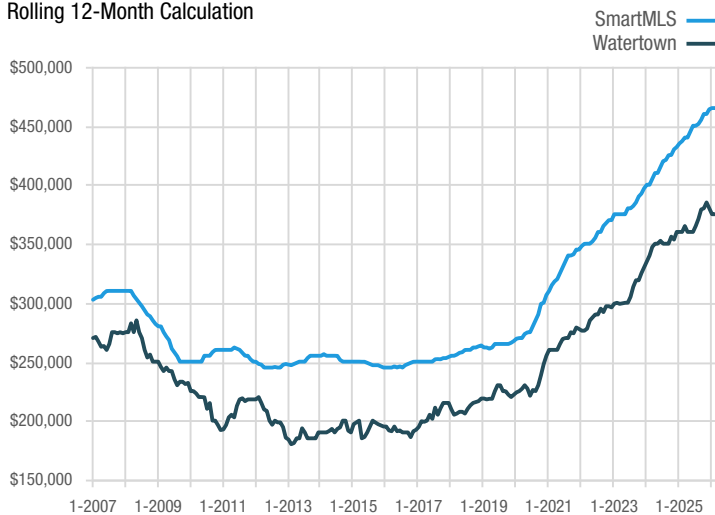
| Single Family | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| New Listings | 18 | 24 | + 33.3% | 40 | 50 | + 25.0% |
| Pending Sales | 20 | 18 | - 10.0% | 49 | 44 | - 10.2% |
| Closed Sales | 16 | 18 | + 12.5% | 43 | 47 | + 9.3% |
| Days on Market Until Sale | 43 | 45 | + 4.7% | 37 | 29 | - 21.6% |
| Median Sales Price* | \$372,500 | \$425,000 | + 14.1% | \$399,000 | \$370,000 | - 7.3% |
| Average Sales Price* | \$454,281 | \$445,819 | - 1.9% | \$448,042 | \$426,936 | - 4.7% |
| Percent of List Price Received* | 99.6% | 100.8% | + 1.2% | 98.9% | 100.3% | + 1.4% |
| Inventory of Homes for Sale | 26 | 29 | + 11.5% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.6 | 0.0% | — | — | — |

| Townhouse/Condo | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| New Listings | 4 | 5 | + 25.0% | 21 | 12 | - 42.9% |
| Pending Sales | 7 | 6 | - 14.3% | 12 | 12 | 0.0% |
| Closed Sales | 7 | 3 | - 57.1% | 12 | 9 | - 25.0% |
| Days on Market Until Sale | 35 | 36 | + 2.9% | 44 | 39 | - 11.4% |
| Median Sales Price* | \$295,000 | \$325,000 | + 10.2% | \$297,500 | \$322,500 | + 8.4% |
| Average Sales Price* | \$262,286 | \$311,800 | + 18.9% | \$265,075 | \$277,767 | + 4.8% |
| Percent of List Price Received* | 100.5% | 97.4% | - 3.1% | 99.2% | 95.7% | - 3.5% |
| Inventory of Homes for Sale | 14 | 5 | - 64.3% | — | — | — |
| Months Supply of Inventory | 3.9 | 1.7 | - 56.4% | — | — | — |

* 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.

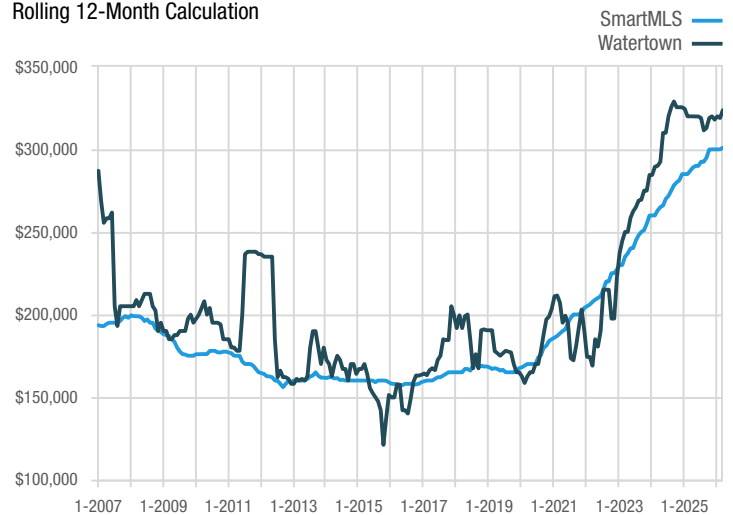
Median Sales Price - Single Family

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.