

Waterbury

New Haven County

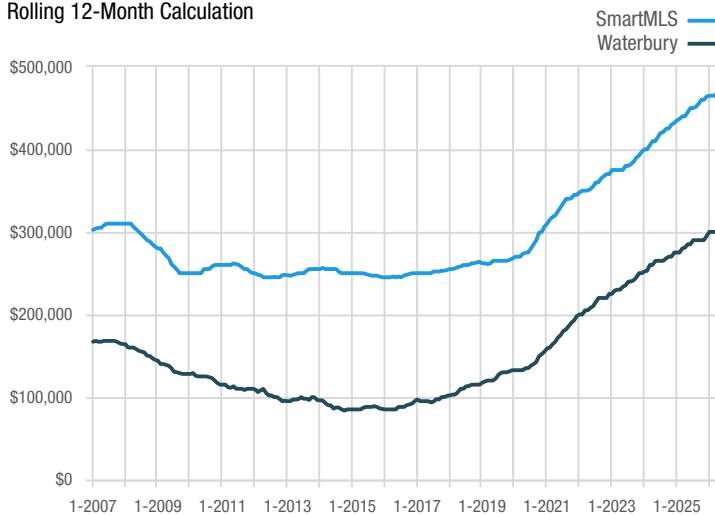
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	90	81	- 10.0%	257	222	- 13.6%
Pending Sales	59	60	+ 1.7%	205	203	- 1.0%
Closed Sales	51	39	- 23.5%	197	187	- 5.1%
Days on Market Until Sale	48	35	- 27.1%	42	45	+ 7.1%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$306,400	\$321,683	+ 5.0%	\$293,238	\$312,725	+ 6.6%
Percent of List Price Received*	101.6%	101.8%	+ 0.2%	101.0%	100.6%	- 0.4%
Inventory of Homes for Sale	132	109	- 17.4%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	22	+ 4.8%	84	63	- 25.0%
Pending Sales	16	15	- 6.3%	67	51	- 23.9%
Closed Sales	23	12	- 47.8%	63	54	- 14.3%
Days on Market Until Sale	33	39	+ 18.2%	41	37	- 9.8%
Median Sales Price*	\$178,000	\$220,000	+ 23.6%	\$177,000	\$204,000	+ 15.3%
Average Sales Price*	\$183,596	\$205,417	+ 11.9%	\$178,087	\$198,894	+ 11.7%
Percent of List Price Received*	101.7%	98.7%	- 2.9%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	47	31	- 34.0%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

* 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.

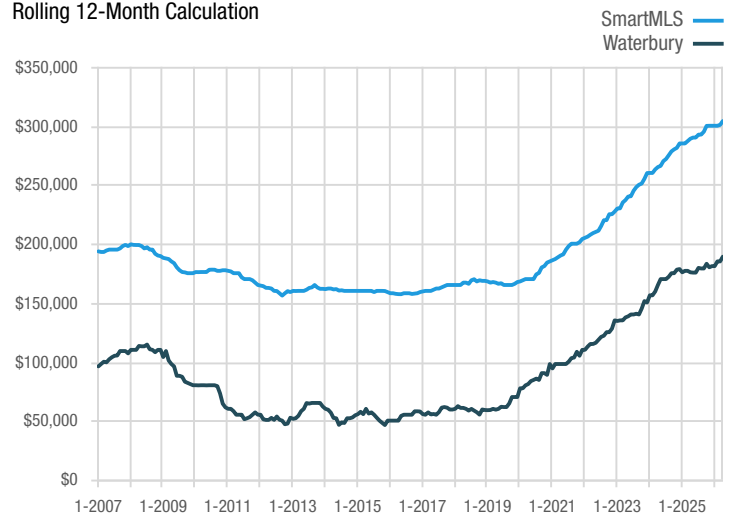
Median Sales Price - Single Family

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.