

Watertown

Litchfield County

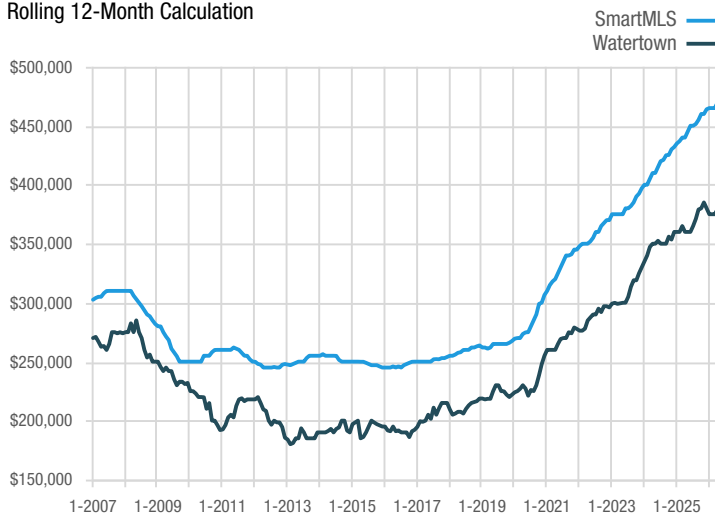
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	33	19	- 42.4%	73	70	- 4.1%
Pending Sales	15	16	+ 6.7%	64	60	- 6.3%
Closed Sales	11	20	+ 81.8%	54	67	+ 24.1%
Days on Market Until Sale	38	15	- 60.5%	37	25	- 32.4%
Median Sales Price*	\$330,000	\$378,500	+ 14.7%	\$381,000	\$370,500	- 2.8%
Average Sales Price*	\$369,126	\$391,947	+ 6.2%	\$431,967	\$416,492	- 3.6%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.1%	100.2%	+ 1.1%
Inventory of Homes for Sale	44	32	- 27.3%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	5	+ 66.7%	24	17	- 29.2%
Pending Sales	2	4	+ 100.0%	14	16	+ 14.3%
Closed Sales	1	6	+ 500.0%	13	15	+ 15.4%
Days on Market Until Sale	2	28	+ 1,300.0%	40	34	- 15.0%
Median Sales Price*	\$360,000	\$327,450	- 9.0%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$360,000	\$318,383	- 11.6%	\$272,377	\$294,013	+ 7.9%
Percent of List Price Received*	102.9%	100.8%	- 2.0%	99.5%	97.8%	- 1.7%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

* 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.

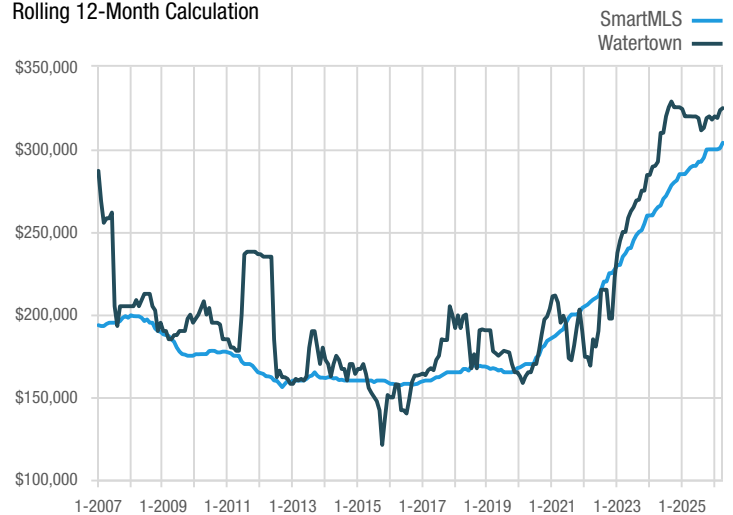
Median Sales Price - Single Family

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.