

Waterbury

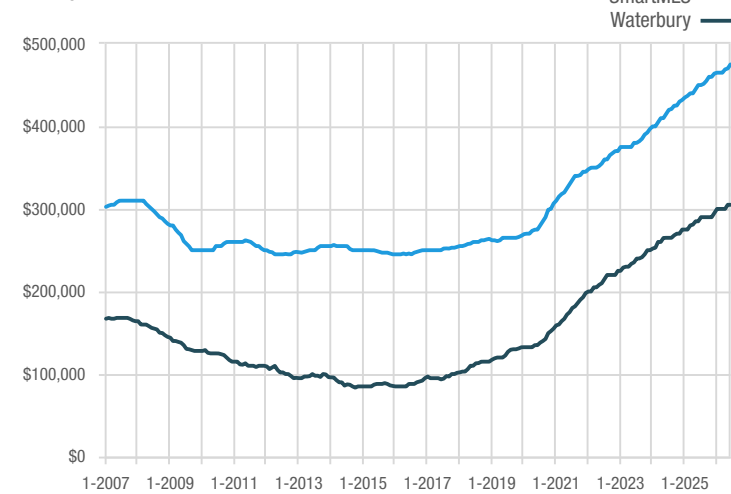
New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	75	68	- 9.3%	406	388	- 4.4%
Pending Sales	52	69	+ 32.7%	315	323	+ 2.5%
Closed Sales	59	62	+ 5.1%	299	299	0.0%
Days on Market Until Sale	28	30	+ 7.1%	37	40	+ 8.1%
Median Sales Price*	\$325,000	\$316,500	- 2.6%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$324,961	\$303,276	- 6.7%	\$299,854	\$314,209	+ 4.8%
Percent of List Price Received*	101.4%	102.7%	+ 1.3%	101.3%	101.1%	- 0.2%
Inventory of Homes for Sale	140	137	- 2.1%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

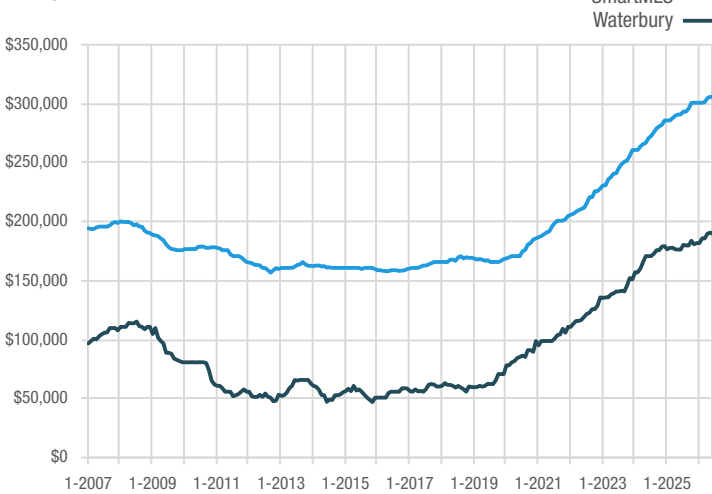
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	25	25	0.0%	129	114	- 11.6%
Pending Sales	17	10	- 41.2%	98	68	- 30.6%
Closed Sales	17	8	- 52.9%	92	69	- 25.0%
Days on Market Until Sale	10	34	+ 240.0%	37	36	- 2.7%
Median Sales Price*	\$187,500	\$181,250	- 3.3%	\$177,500	\$200,000	+ 12.7%
Average Sales Price*	\$183,159	\$190,550	+ 4.0%	\$179,520	\$198,307	+ 10.5%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	53	57	+ 7.5%	—	—	—
Months Supply of Inventory	3.3	3.7	+ 12.1%	—	—	—

* 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.