

Watertown

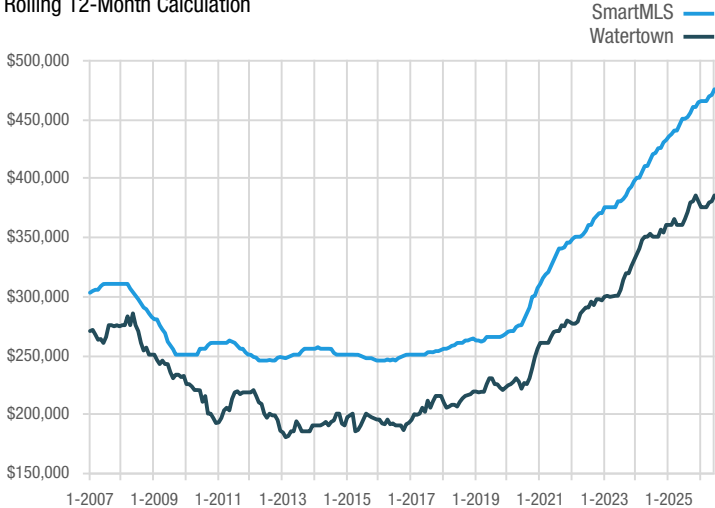
Litchfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	25	25	0.0%	129	123	- 4.7%
Pending Sales	21	19	- 9.5%	111	97	- 12.6%
Closed Sales	24	17	- 29.2%	97	101	+ 4.1%
Days on Market Until Sale	21	26	+ 23.8%	31	25	- 19.4%
Median Sales Price*	\$417,500	\$525,000	+ 25.7%	\$387,000	\$400,000	+ 3.4%
Average Sales Price*	\$453,606	\$493,561	+ 8.8%	\$470,173	\$445,201	- 5.3%
Percent of List Price Received*	102.5%	101.4%	- 1.1%	101.2%	100.7%	- 0.5%
Inventory of Homes for Sale	46	44	- 4.3%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

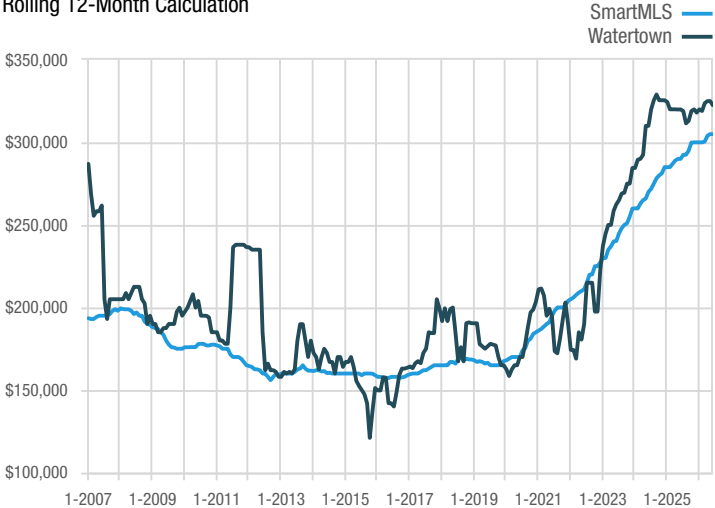
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	3	+ 50.0%	30	24	- 20.0%
Pending Sales	1	5	+ 400.0%	18	25	+ 38.9%
Closed Sales	4	4	0.0%	18	22	+ 22.2%
Days on Market Until Sale	12	4	- 66.7%	32	27	- 15.6%
Median Sales Price*	\$375,950	\$287,500	- 23.5%	\$319,000	\$325,000	+ 1.9%
Average Sales Price*	\$374,225	\$282,000	- 24.6%	\$300,156	\$300,782	+ 0.2%
Percent of List Price Received*	102.6%	100.3%	- 2.2%	100.7%	98.6%	- 2.1%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

* 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.