

Waterbury

New Haven County

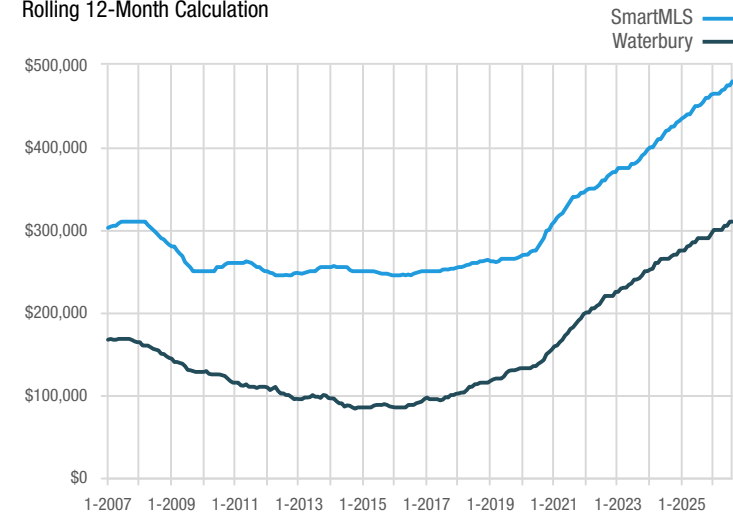
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	75	86	+ 14.7%	568	551	- 3.0%
Pending Sales	49	51	+ 4.1%	423	413	- 2.4%
Closed Sales	61	51	- 16.4%	419	406	- 3.1%
Days on Market Until Sale	22	32	+ 45.5%	34	37	+ 8.8%
Median Sales Price*	\$285,000	\$320,000	+ 12.3%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$282,074	\$318,625	+ 13.0%	\$298,342	\$315,234	+ 5.7%
Percent of List Price Received*	101.4%	100.1%	- 1.3%	101.4%	101.3%	- 0.1%
Inventory of Homes for Sale	160	171	+ 6.9%	—	—	—
Months Supply of Inventory	3.2	3.4	+ 6.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	28	14	- 50.0%	175	148	- 15.4%
Pending Sales	21	20	- 4.8%	142	105	- 26.1%
Closed Sales	19	13	- 31.6%	131	99	- 24.4%
Days on Market Until Sale	60	26	- 56.7%	39	35	- 10.3%
Median Sales Price*	\$178,000	\$200,000	+ 12.4%	\$178,000	\$197,000	+ 10.7%
Average Sales Price*	\$170,733	\$194,277	+ 13.8%	\$180,964	\$195,354	+ 8.0%
Percent of List Price Received*	96.1%	102.4%	+ 6.6%	99.5%	99.9%	+ 0.4%
Inventory of Homes for Sale	44	45	+ 2.3%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

* 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.

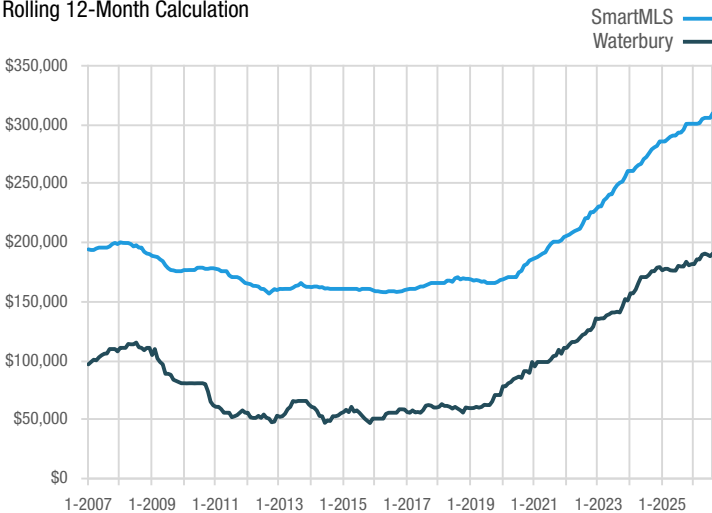
Median Sales Price - Single Family

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.