

Waterford

New London County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	13	31	+ 138.5%	168	173	+ 3.0%
Pending Sales	31	19	- 38.7%	134	142	+ 6.0%
Closed Sales	22	21	- 4.5%	121	136	+ 12.4%
Days on Market Until Sale	14	12	- 14.3%	28	29	+ 3.6%
Median Sales Price*	\$434,500	\$475,000	+ 9.3%	\$410,000	\$462,500	+ 12.8%
Average Sales Price*	\$526,455	\$488,634	- 7.2%	\$478,448	\$540,500	+ 13.0%
Percent of List Price Received*	104.5%	102.2%	- 2.2%	101.6%	101.8%	+ 0.2%
Inventory of Homes for Sale	36	39	+ 8.3%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	8	+ 100.0%	29	34	+ 17.2%
Pending Sales	4	2	- 50.0%	17	27	+ 58.8%
Closed Sales	5	3	- 40.0%	21	28	+ 33.3%
Days on Market Until Sale	21	27	+ 28.6%	17	34	+ 100.0%
Median Sales Price*	\$415,000	\$339,000	- 18.3%	\$339,000	\$317,000	- 6.5%
Average Sales Price*	\$384,180	\$388,000	+ 1.0%	\$331,181	\$319,516	- 3.5%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

* 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.

