

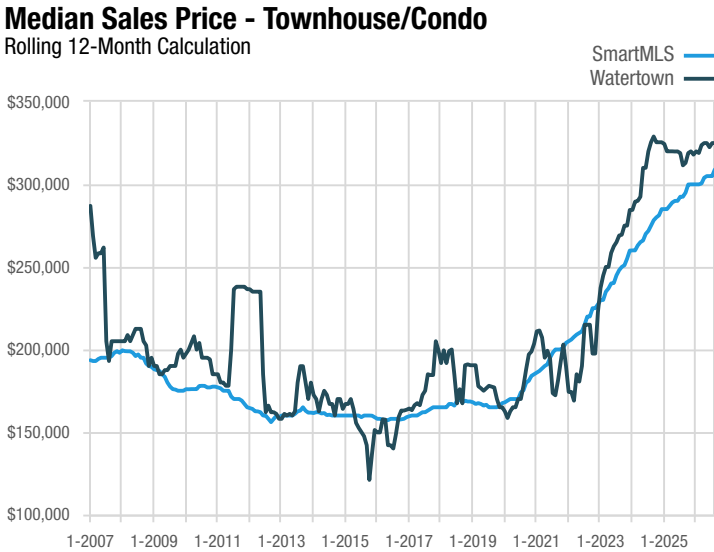
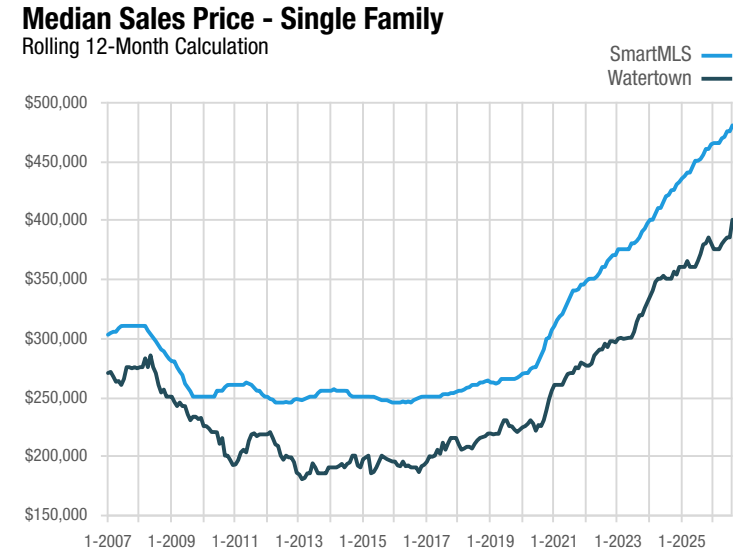
Watertown

Litchfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	28	22	- 21.4%	184	168	- 8.7%
Pending Sales	21	23	+ 9.5%	143	141	- 1.4%
Closed Sales	15	20	+ 33.3%	128	145	+ 13.3%
Days on Market Until Sale	14	16	+ 14.3%	29	24	- 17.2%
Median Sales Price*	\$355,000	\$500,280	+ 40.9%	\$382,500	\$410,000	+ 7.2%
Average Sales Price*	\$410,533	\$505,256	+ 23.1%	\$463,915	\$456,149	- 1.7%
Percent of List Price Received*	100.4%	101.5%	+ 1.1%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	59	42	- 28.8%	—	—	—
Months Supply of Inventory	3.5	2.2	- 37.1%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	5	+ 25.0%	37	33	- 10.8%
Pending Sales	2	1	- 50.0%	23	27	+ 17.4%
Closed Sales	2	2	0.0%	25	27	+ 8.0%
Days on Market Until Sale	26	4	- 84.6%	30	24	- 20.0%
Median Sales Price*	\$257,500	\$330,000	+ 28.2%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$257,500	\$330,000	+ 28.2%	\$284,708	\$314,341	+ 10.4%
Percent of List Price Received*	100.8%	102.3%	+ 1.5%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

* 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.



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.