

Waterford

New London County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	28	+ 21.7%	191	199	+ 4.2%
Pending Sales	18	17	- 5.6%	152	157	+ 3.3%
Closed Sales	22	15	- 31.8%	143	151	+ 5.6%
Days on Market Until Sale	22	26	+ 18.2%	27	29	+ 7.4%
Median Sales Price*	\$473,500	\$424,700	- 10.3%	\$423,000	\$450,000	+ 6.4%
Average Sales Price*	\$574,791	\$477,107	- 17.0%	\$493,270	\$534,203	+ 8.3%
Percent of List Price Received*	102.3%	102.4%	+ 0.1%	101.7%	101.8%	+ 0.1%
Inventory of Homes for Sale	38	49	+ 28.9%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	4	5	+ 25.0%	33	39	+ 18.2%
Pending Sales	4	4	0.0%	21	31	+ 47.6%
Closed Sales	2	3	+ 50.0%	23	31	+ 34.8%
Days on Market Until Sale	29	45	+ 55.2%	18	35	+ 94.4%
Median Sales Price*	\$232,500	\$289,900	+ 24.7%	\$335,000	\$315,000	- 6.0%
Average Sales Price*	\$232,500	\$353,800	+ 52.2%	\$322,600	\$322,834	+ 0.1%
Percent of List Price Received*	93.6%	100.0%	+ 6.8%	100.3%	100.4%	+ 0.1%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

* 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.

