

Watertown

Litchfield County

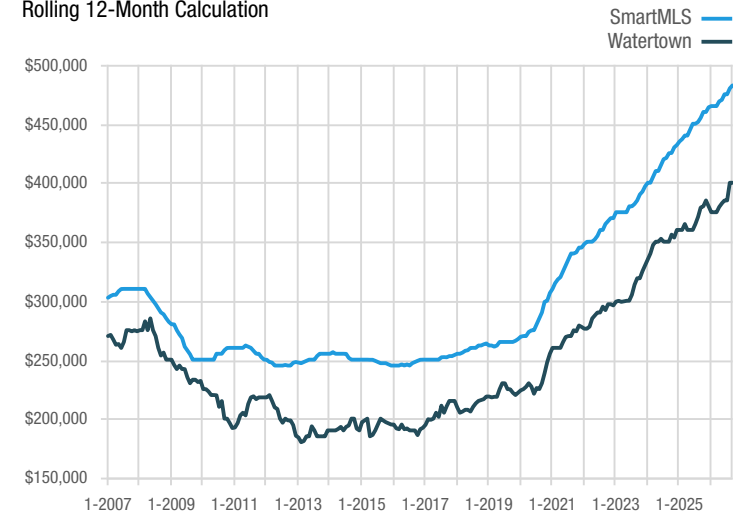
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	32	24	- 25.0%	216	192	- 11.1%
Pending Sales	28	20	- 28.6%	171	160	- 6.4%
Closed Sales	18	23	+ 27.8%	146	168	+ 15.1%
Days on Market Until Sale	26	26	0.0%	29	24	- 17.2%
Median Sales Price*	\$407,500	\$425,000	+ 4.3%	\$386,000	\$412,500	+ 6.9%
Average Sales Price*	\$436,222	\$465,035	+ 6.6%	\$460,501	\$457,365	- 0.7%
Percent of List Price Received*	99.9%	102.2%	+ 2.3%	100.7%	101.0%	+ 0.3%
Inventory of Homes for Sale	58	47	- 19.0%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	2	- 33.3%	40	35	- 12.5%
Pending Sales	3	2	- 33.3%	26	29	+ 11.5%
Closed Sales	1	3	+ 200.0%	26	30	+ 15.4%
Days on Market Until Sale	80	47	- 41.3%	32	27	- 15.6%
Median Sales Price*	\$307,999	\$355,000	+ 15.3%	\$304,000	\$325,000	+ 6.9%
Average Sales Price*	\$307,999	\$308,000	+ 0.0%	\$285,604	\$313,707	+ 9.8%
Percent of List Price Received*	102.7%	98.3%	- 4.3%	100.7%	99.3%	- 1.4%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	2.3	3.4	+ 47.8%	—	—	—

* 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.

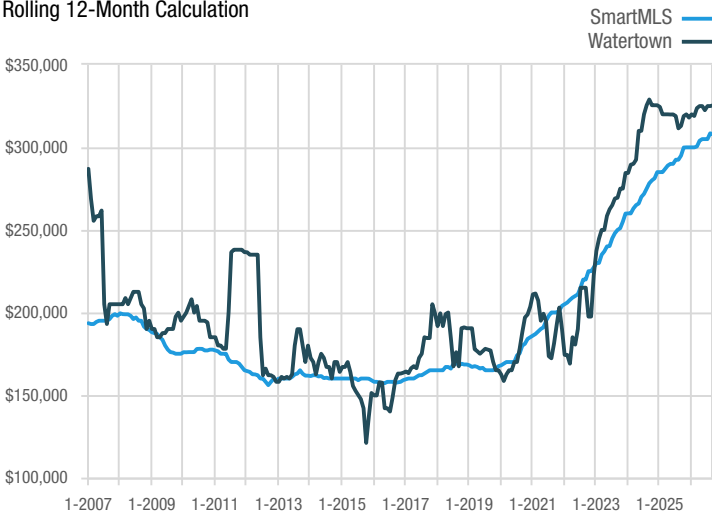
Median Sales Price - Single Family

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.