

Watertown

Litchfield County

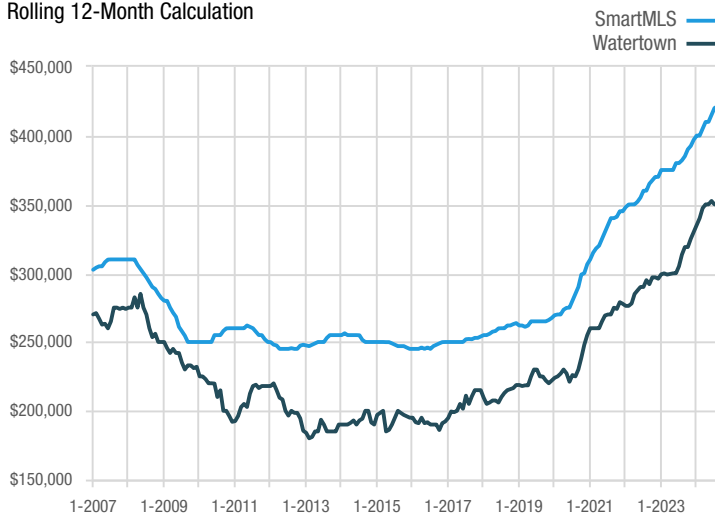
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	19	18	- 5.3%	171	156	- 8.8%
Pending Sales	11	21	+ 90.9%	143	123	- 14.0%
Closed Sales	16	27	+ 68.8%	138	119	- 13.8%
Days on Market Until Sale	14	44	+ 214.3%	32	37	+ 15.6%
Median Sales Price*	\$345,000	\$352,000	+ 2.0%	\$329,000	\$360,000	+ 9.4%
Average Sales Price*	\$367,169	\$395,778	+ 7.8%	\$351,995	\$394,095	+ 12.0%
Percent of List Price Received*	100.1%	100.3%	+ 0.2%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	42	42	0.0%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	5	1	- 80.0%	31	31	0.0%
Pending Sales	5	3	- 40.0%	21	30	+ 42.9%
Closed Sales	2	2	0.0%	15	29	+ 93.3%
Days on Market Until Sale	43	5	- 88.4%	17	46	+ 170.6%
Median Sales Price*	\$212,500	\$418,500	+ 96.9%	\$269,000	\$329,000	+ 22.3%
Average Sales Price*	\$212,500	\$418,500	+ 96.9%	\$256,933	\$309,672	+ 20.5%
Percent of List Price Received*	100.4%	112.6%	+ 12.2%	102.9%	102.1%	- 0.8%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

* 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.

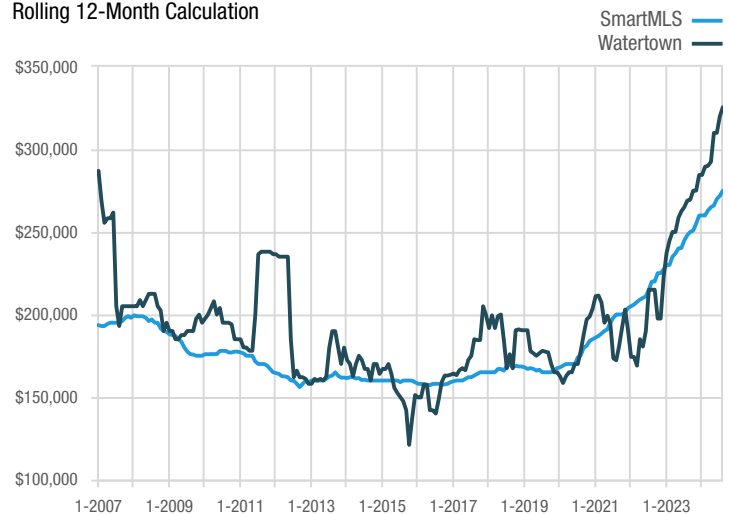
Median Sales Price - Single Family

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.