

Watertown

Litchfield County

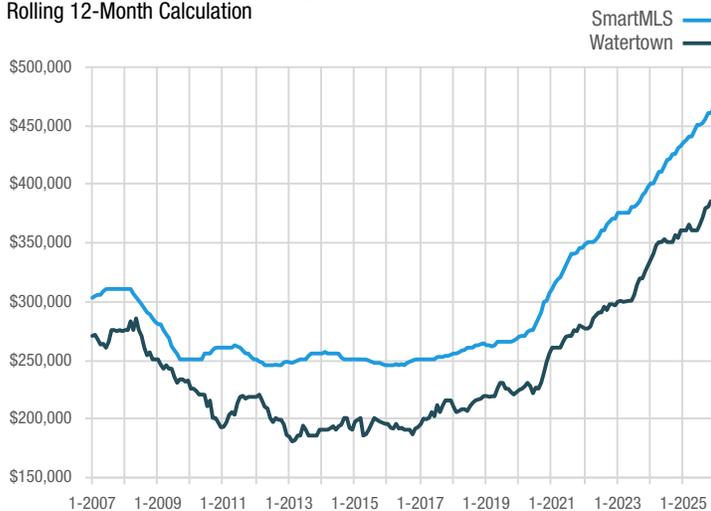
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	13	13	0.0%	235	268	+ 14.0%
Pending Sales	14	17	+ 21.4%	182	227	+ 24.7%
Closed Sales	20	23	+ 15.0%	185	206	+ 11.4%
Days on Market Until Sale	26	30	+ 15.4%	31	29	- 6.5%
Median Sales Price*	\$363,750	\$370,000	+ 1.7%	\$360,000	\$380,000	+ 5.6%
Average Sales Price*	\$373,128	\$422,452	+ 13.2%	\$392,474	\$454,281	+ 15.7%
Percent of List Price Received*	98.8%	100.3%	+ 1.5%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	41	36	- 12.2%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Townhouse/Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	3	3	0.0%	41	52	+ 26.8%
Pending Sales	1	4	+ 300.0%	42	37	- 11.9%
Closed Sales	3	7	+ 133.3%	42	37	- 11.9%
Days on Market Until Sale	45	53	+ 17.8%	45	34	- 24.4%
Median Sales Price*	\$385,000	\$343,000	- 10.9%	\$325,500	\$318,000	- 2.3%
Average Sales Price*	\$385,000	\$308,271	- 19.9%	\$301,071	\$296,989	- 1.4%
Percent of List Price Received*	100.9%	99.0%	- 1.9%	101.6%	100.6%	- 1.0%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

* 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.

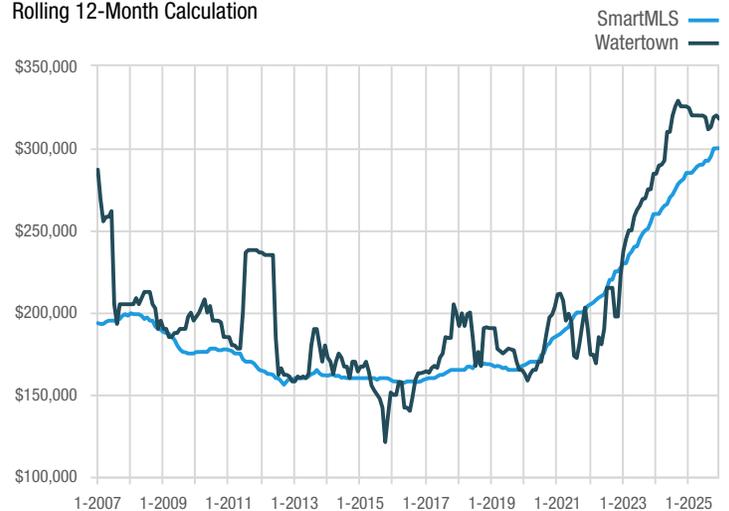
Median Sales Price - Single Family

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.