

Eastern Connecticut Association of REALTORS®
Second Quarter New London and Windham County SOLD Comparisons - 2023 vs. 2022
 using data obtained from Smart MLS, Inc.

	2023 2Q units	2023 2Q Volume	2023 2Q Average	2023 2Q Median	Days On Market	% Sale to List
Single Family	894	\$352,718,325	\$394,539.51	\$345,000	27	103%
Condo	126	\$32,429,751	\$257,379	\$210,000	23	101%
Mobile	48	\$4,249,974	\$88,541	\$72,500	24	100%
Land (Residential)	101	\$13,774,600	\$136,382	\$67,000	153	87%
Multifamily	105	\$35,976,216	\$342,631	\$260,000	40	100%
Commercial	31	\$12,322,295	\$397,493	\$287,500	132	90%
TOTALS	1305	\$451,471,161	\$345,955	\$287,000	42	101.36%
	2022 2Q units	2022 2Q Volume	2022 2Q Average	2022 2Q Median	Days On Market	% Sale to List
Single Family	1157	\$444,498,420	\$384,181.87	\$324,000	24	102.32%
Condo	188	\$44,911,055	\$238,889	\$195,000	34	102.89%
Mobile	47	\$3,678,730	\$78,271	\$79,000	29	97.30%
Land (Residential)	88	\$9,782,429	\$111,164	\$77,000	170	90.72%
Multifamily	137	\$35,527,533	\$259,325	\$240,000	47	99.71%
Commercial	36	\$19,497,715	\$541,603	\$287,500	336	88.08%
TOTALS	1653	\$557,895,882	\$337,505	\$287,000	42	101.36%
2023 vs. 2022						
Single Family	-22.73%	-20.65%	2.70%	6.48%	12.50%	0.66%
Condo	-32.98%	-27.79%	7.74%	7.69%	-32.35%	-1.84%
Mobile	2.13%	15.53%	13.12%	-8.23%	-17.24%	2.77%
Land	14.77%	40.81%	22.69%	-12.99%	-10.00%	-4.10%
Multifamily	-23.36%	1.26%	32.12%	8.33%	-14.89%	0.29%
Commercial	-13.89%	-36.80%	-26.61%	0.00%	-60.71%	2.18%
All	-21.05%	-19.08%	2.50%	0.00%	0.00%	0.00%

New London County Second Quarter, 2023

	2023 2Q Units	2023 2Q Volume	2023 2Q Average	2023 2Q Median	Days On Market	% Sale to List
Single Family	643	\$ 264,529,509	\$411,399	\$350,000	27	103%
	2022 2Q Units	2022 2Q Volume	2022 2Q Average	2022 2Q Median	Days On Market	% Sale to List
Single Family	794	\$ 326,102,822	\$410,709	\$330,000	25	101.81%
2022 vs. 2021	-19.02%	-18.88%	0.17%	6.06%	8.00%	1.17%

Windham County Second Quarter, 2023

	2023 2Q Units	2023 2Q Volume	2023 2Q Average	2023 2Q Median	Days On Market	% Sale to List
Single Family	251	\$88,188,816	\$351,350	\$336,000	27	103%
	2022 2Q Units	2022 2Q Volume	2022 2Q Average	2022 2Q Median	Days On Market	% Sale to List
Single Family	363	\$118,395,598	\$326,159	\$306,500	23	103.78%
2023 vs. 2022	-30.85%	-25.51%	7.72%	9.62%	17.39%	-0.75%