

Eastern Connecticut Association of REALTORS®

Third Quarter New London and Windham County SOLD Comparisons - 2023 vs. 2022

using data obtained from Smart MLS, Inc.

	2023 3Q units	2023 3Q Volume	2023 3Q Average	2023 3Q Median	Days On Market	% Sale to List
Single Family	926	\$398,371,412	\$430,207	\$350,000	28	103%
Condo	118	\$31,718,001	\$268,797	\$230,000	29	102%
Mobile	50	\$4,853,700	\$97,074	\$99,950	28	97%
Land (Residential)	88	\$9,898,337	\$112,481	\$80,000	111	91%
Multifamily	106	\$31,301,303	\$295,295	\$275,539	23	102%
Commercial	31	\$16,671,575	\$537,793	\$355,000	274	86%
TOTALS	1319	\$492,814,328	\$373,627	\$252,770	82	97%
	2022 3Q units	2022 3Q Volume	2022 3Q Average	2022 3Q Median	Days On Market	% Sale to List
Single Family	1203	\$469,831,059	\$390,550	\$327,000	29	100.85%
Condo	191	\$42,517,833	\$222,606	\$205,000	26	101.17%
Mobile	43	\$3,817,250	\$88,773	\$80,000	21	102.27%
Land (Residential)	67	\$7,048,349	\$105,199	\$80,000	152	91.51%
Multifamily	145	\$40,736,127	\$280,939	\$260,000	35	99.43%
Commercial	27	\$20,039,900	\$742,219	\$249,900	278	89.95%
TOTALS	1676	\$583,990,518	\$348,443	\$299,000	38	100.24%
2023 vs. 2022						
Single Family	-23.03%	-15.21%	10.15%	7.03%	-3.45%	2.13%
Condo	-38.22%	-25.40%	20.75%	12.20%	11.54%	0.82%
Mobile	16.28%	27.15%	9.35%	24.94%	33.33%	-5.15%
Land	31.34%	40.43%	6.92%	0.00%	-26.97%	-0.56%
Multifamily	-26.90%	-23.16%	5.11%	5.98%	-34.29%	2.58%
Commercial	14.81%	-16.81%	-27.54%	42.06%	-1.44%	-4.39%
All	-21.30%	-15.61%	7.23%	-15.46%	116.23%	-3.40%

New London County Third Quarter, 2023

	2023 3Q Units	2023 3Q Volume	2023 3Q Average	2023 3Q Median	Days On Market	% Sale to List
Single Family	667	\$306,825,361	\$460,008	\$365,000	29	102%
	2022 3Q Units	2022 3Q Volume	2022 3Q Average	2022 3Q Median	Days On Market	% Sale to List
Single Family	853	\$351,182,655	\$411,703	\$340,000	31	100.70%
2023 vs. 2022	-21.81%	-12.63%	11.73%	7.35%	-6.45%	1.29%

Windham County Third Quarter, 2023

	2023 3Q Units	2023 3Q Volume	2023 3Q Average	2023 3Q Median	Days On Market	% Sale to List
Single Family	259	\$91,546,051	\$353,460	\$330,000	26	103.00%
	2022 3Q Units	2022 3Q Volume	2022 3Q Average	2022 3Q Median	Days On Market	% Sale to List
Single Family	350	\$118,648,404	\$338,995	\$310,000	24	101.29%
2023 vs. 2022	-26.00%	-22.84%	4.27%	6.45%	8.33%	1.69%