

Eastern Connecticut Association of REALTORS®

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

using data obtained from Smart MLS, Inc.

	2023 4Q units	2023 4Q Volume	2023 4Q Average	2023 4Q Median	Days On Market	% Sale to List
Single Family	853	\$354,703,604	\$415,831	\$335,000	27	102%
Condo	144	\$39,715,349	\$275,801	\$229,950	20	101%
Mobile	40	\$3,750,350	\$93,759	\$82,500	23	100%
Land (Residential)	83	\$12,542,849	\$151,119	\$85,000	23	89%
Multifamily	87	\$26,211,898	\$301,286	\$290,000	19	103%
Commercial	24	\$9,626,000	\$401,083	\$284,500	179	90%
TOTALS	1231	\$446,550,050	\$362,754	\$310,000	40	100%
	2022 4Q units	2022 4Q Volume	2022 4Q Average	2022 4Q Median	Days On Market	% Sale to List
Single Family	979	\$356,819,659	\$364,474	\$315,000	31	99.62%
Condo	140	\$31,197,944	\$222,842	\$187,000	25	100.23%
Mobile	33	\$2,570,300	\$77,888	\$65,000	49	96.79%
Land (Residential)	64	\$7,851,690	\$122,683	\$82,500	220	87.04%
Multifamily	108	\$28,039,250	\$259,623	\$235,000	38	98.28%
Commercial	20	\$8,845,400	\$442,270	\$289,000	161	79.12%
TOTALS	1344	\$435,324,243	\$323,902	\$280,500	42	98.78%
2023 vs. 2022						
Single Family	-12.87%	-0.59%	14.09%	6.35%	-12.90%	95.05%
Condo	2.86%	27.30%	23.77%	22.97%	-20.00%	0.77%
Mobile	21.21%	45.91%	20.38%	26.92%	-53.06%	3.32%
Land	29.69%	59.75%	23.18%	3.03%	-89.55%	2.25%
Multifamily	-19.44%	-6.52%	16.05%	23.40%	-50.00%	4.80%
Commercial	20.00%	8.82%	-9.31%	-1.56%	11.18%	13.75%
All	-8.41%	2.58%	11.99%	10.52%	-4.76%	1.24%

New London County 4th Quarter, 2023

	2023 4Q Units	2023 4Q Volume	2023 4Q Average	2023 4Q Median	Days On Market	% Sale to List
Single Family	593	\$264,999,851	\$446,880	\$359,000	29	101%
	2022 4Q Units	2022 4Q Volume	2022 4Q Average	2022 4Q Median	Days On Market	% Sale to List
Single Family	698	\$270,034,369	\$386,869	\$323,500	32	99.46%
2023 vs. 2022	-15.04%	-1.86%	15.51%	10.97%	-9.38%	1.55%

Windham County 4th Quarter, 2023

	2023 4Q Units	2023 4Q Volume	2023 4Q Average	2023 4Q Median	Days On Market	% Sale to List
Single Family	260	\$89,703,753	\$345,014	\$319,200	24	101%
	2022 4Q Units	2022 4Q Volume	2022 4Q Average	2022 4Q Median	Days On Market	% Sale to List
Single Family	281	\$86,785,290	\$308,844	\$290,000	30	100.11%
2023 vs. 2022	-7.47%	3.36%	11.71%	10.07%	-20.00%	0.89%