

Eastern Connecticut Association of REALTORS®
First Quarter New London and Windham County SOLD Comparisons - 2024 vs. 2023
 using data obtained from Smart MLS, Inc.

	2024 1Q units	2024 1Q Volume	2024 1Q Average	2024 1Q Median	Days On Market	% Sale to List
Single Family	653	\$249,748,536	\$382,463	\$335,000	36	100.00%
Condo	93	\$23,171,392	\$249,155	\$220,000	30	100.00%
Mobile	38	\$3,861,450	\$101,617	\$87,950	41	98.00%
Land (Residential)	60	\$8,005,788	\$133,430	\$80,000	126	91.00%
Multifamily	65	\$20,272,900	\$311,891	\$310,000	36	100.00%
Commercial	29	\$13,042,299	\$449,734	\$260,000	87	90.00%
TOTALS	938	\$318,102,365	\$339,128	\$215,492	59	96.50%
	2023 1Q units	2023 1Q Volume	2023 1Q Average	2023 1Q Median	Days On Market	% Sale to List
Single Family	686	\$245,407,643	\$357,737	\$316,750	38	99.37%
Condo	103	\$26,059,265	\$253,003	\$200,000	31	100.76%
Mobile	41	\$2,733,025	\$66,659	\$50,000	33	92.75%
Land (Residential)	51	\$5,150,695	\$100,994	\$74,000	180	88.90%
Multifamily	83	\$21,171,630	\$255,080	\$235,000	47	96.61%
Commercial	28	\$13,450,700	\$480,382	\$280,000	140	91.62%
TOTALS	992	\$313,972,958	\$316,505	\$192,625	48	98.69%
2024 vs. 2023						
Single Family	-4.81%	1.77%	6.91%	5.76%	-5.26%	0.63%
Condo	-9.71%	-11.08%	-1.52%	10.00%	-3.23%	-0.75%
Mobile	-7.32%	41.29%	52.44%	75.90%	24.24%	5.66%
Land	17.65%	55.43%	32.12%	8.11%	-30.00%	2.36%
Multifamily	-21.69%	-4.24%	22.27%	31.91%	-23.40%	3.51%
Commercial	3.57%	-3.04%	-6.38%	-7.14%	-37.86%	-1.77%
All	-5.44%	1.32%	7.15%	11.87%	23.61%	-2.22%

New London County 1st Quarter, 2024

	2024 1Q Units	2024 1Q Volume	2024 1Q Average	2024 1Q Median	Days On Market	% Sale to List
Single Family	451	\$178,529,791	\$395,853	\$349,900	37	100.00%
	2023 1Q Units	2023 1Q Volume	2023 1Q Average	2023 1Q Median	Days On Market	% Sale to List
Single Family	471	\$176,492,366	\$374,718	\$320,000	38	99.15%
2024 vs. 2023	-4.25%	1.15%	5.64%	9.34%	-2.63%	0.86%

Windham County 1st Quarter, 2024

	2024 1Q Units	2024 1Q Volume	2024 1Q Average	2024 1Q Median	Days On Market	% Sale to List
Single Family	202	\$71,218,745	\$352,568	\$330,000	35	100.00%
	2023 1Q Units	2023 1Q Volume	2023 1Q Average	2023 1Q Median	Days On Market	% Sale to List
Single Family	215	\$68,915,277	\$320,536	\$310,000	38	99.95%
2024 vs. 2023	-6.05%	3.34%	9.99%	6.45%	-7.89%	0.05%