

Eastern Connecticut Association of REALTORS®

Second Quarter New London and Windham County SOLD Comparisons - 2024 vs. 2023

using data obtained from Smart MLS, Inc.

	2024 2Q units	2024 2Q Volume	2024 2Q Average	2024 2Q Median	Days On Market	% Sale to List
Single Family	880	\$386,736,422	\$439,473.21	\$359,700	24	103%
Condo	111	\$35,260,008	\$317,658	\$262,000	47	100%
Mobile	46	\$4,754,100	\$103,350	\$90,000	58	97%
Land (Residential)	85	\$16,715,525	\$196,653	\$100,000	105	91%
Multifamily	100	\$34,607,344	\$346,073	\$316,000	34	100%
Commercial	23	\$10,477,500	\$455,543	\$315,000	352	90%
TOTALS	1245	\$488,550,899	\$392,410	\$288,500	103	96.83%
	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	\$235,000	67	97%
2024 vs. 2023						
Single Family	-1.57%	9.64%	11.39%	4.26%	-11.11%	0.00%
Condo	-11.90%	8.73%	23.42%	24.76%	104.35%	-0.99%
Mobile	-4.17%	11.86%	16.73%	24.14%	141.67%	-3.00%
Land	-15.84%	21.35%	44.19%	49.25%	-31.37%	4.60%
Multifamily	-4.76%	-3.80%	1.00%	21.54%	-15.00%	0.00%
Commercial	-25.81%	-14.97%	14.60%	9.57%	166.67%	0.00%
All	-4.60%	8.21%	13.43%	22.77%	55.39%	0.00%

New London County Second Quarter, 2024

	2024 2Q Units	2024 2Q Volume	2024 2Q Average	2024 2Q Median	Days On Market	% Sale to List
Single Family	613	\$287,724,449	\$469,371	\$390,000	33	102%
	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%
2024 vs. 2023	-4.67%	8.77%	14.09%	11.43%	22.22%	-0.97%

Windham County Second Quarter, 2024

	2024 2Q Units	2024 2Q Volume	2024 2Q Average	2024 2Q Median	Days On Market	% Sale to List
Single Family	267	\$99,011,973	\$370,831	\$347,500	8	102%
	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%
2024 vs. 2023	6.37%	12.27%	5.54%	3.42%	-70.37%	-0.97%