

Eastern Connecticut Association of REALTORS®

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

using data obtained from Smart MLS, Inc.

	2024 4Q units	2024 4Q Volume	2024 4Q Average	2024 4Q Median	Days On Market	% Sale to List
Single Family	917	\$406,492,203	\$443,285	\$378,000	27	101%
Condo	136	\$39,213,891	\$288,337	\$243,500	26	102%
Mobile	43	\$4,040,700	\$93,970	\$88,000	26	96%
Land (Residential)	71	\$12,110,700	\$170,573	\$100,000	98	92%
Multifamily	112	\$41,495,898	\$370,499	\$332,450	25	99%
Commercial	20	\$10,187,609	\$509,380	\$350,000	116	89%
TOTALS	1299	\$513,541,001	\$395,336	\$287,975	53	97%
	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	\$257,225	49	98%
2024 vs. 2023						
Single Family	7.50%	14.60%	6.60%	12.84%	0.00%	95.05%
Condo	-5.56%	-1.26%	4.55%	5.89%	30.00%	0.99%
Mobile	7.50%	7.74%	0.23%	6.67%	13.04%	-4.00%
Land	-14.46%	-3.45%	12.87%	17.65%	326.09%	3.37%
Multifamily	28.74%	58.31%	22.97%	14.64%	31.58%	-3.88%
Commercial	-16.67%	5.83%	27.00%	23.02%	-35.20%	-1.11%
All	5.52%	15.00%	8.98%	11.95%	9.28%	-1.03%

New London County 4th Quarter, 2024

	2024 4Q Units	2024 4Q Volume	2024 4Q Average	2024 4Q Median	Days On Market	% Sale to List
Single Family	657	\$ 305,519,153	\$465,022	\$390,000	28	101%
	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%
2024 vs. 2023	10.79%	15.29%	4.06%	8.64%	-3.45%	0.00%

Windham County 4th Quarter, 2024

	2024 4Q Units	2024 4Q Volume	2024 4Q Average	2024 4Q Median	Days On Market	% Sale to List
Single Family	260	\$100,973,050	\$388,358	\$353,000	26	102%
	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%
2024 vs. 2023	0.00%	12.56%	12.56%	10.59%	8.33%	0.99%