

Eastern Connecticut Association of REALTORS®
Second Quarter New London and Windham County SOLD Comparisons - 2025 vs. 2024
 using data obtained from Smart MLS, Inc.

	2025 2Q units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Days On Market	% Sale to List
Single Family	865	\$395,319,344	\$457,016.58	\$400,000	31	102%
Condo	134	\$41,257,415	\$307,891	\$262,500	37	102%
Mobile	46	\$4,882,000	\$106,130	\$101,500	48	96%
Land (Residential)	70	\$16,494,351	\$235,634	\$99,950	172	94%
Multifamily	93	\$32,712,750	\$351,750	\$345,000	27	102%
Commercial	14	\$8,711,920	\$622,280	\$332,500	224	87%
TOTALS	1222	\$499,377,780	\$408,656	\$297,500	90	97.17%

	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%

2025 vs. 2024

Single Family	-1.70%	2.22%	3.99%	11.20%	29.17%	-0.97%
Condo	20.72%	17.01%	-3.07%	0.19%	-21.28%	2.00%
Mobile	0.00%	2.69%	2.69%	12.78%	-17.24%	-1.03%
Land	-17.65%	-1.32%	19.82%	-0.05%	63.81%	3.30%
Multifamily	-7.00%	-5.47%	1.64%	9.18%	-20.59%	2.00%
Commercial	-39.13%	-16.85%	36.60%	5.56%	-36.36%	-3.33%
All	-1.85%	2.22%	4.14%	3.12%	-13.06%	0.34%

New London County Second Quarter, 2025

	2025 2Q Units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Days On Market	% Sale to List
Single Family	585	\$281,083,208	\$480,484	\$405,000	31	103%
	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%
2025 vs. 2024	-4.57%	-2.31%	2.37%	3.85%	-6.06%	0.98%

Windham County Second Quarter, 2025

	2025 2Q Units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Days On Market	% Sale to List
Single Family	280	\$114,236,136	\$407,986	\$389,500	32	101%
	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%
2025 vs. 2024	4.87%	15.38%	10.02%	12.09%	300.00%	-0.98%