

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

	2025 3Q units	2025 3Q Volume	2025 3Q Average	2025 3Q Median	Days On Market	% Sale to List
Single Family	1020	\$500,651,901	\$490,835	\$415,000	22	102%
Condo	145	\$48,107,649	\$331,777	\$275,000	32	101%
Mobile	55	\$5,814,100	\$105,711	\$90,000	42	97%
Land (Residential)	87	\$14,442,038	\$166,000	\$112,500	114	89%
Multifamily	90	\$33,590,477	\$373,228	\$345,750	40	102%
Commercial	19	\$7,889,750	\$415,250	\$325,000	311	90%
TOTALS	1416	\$610,495,915	\$431,141	\$300,000	94	97%

	2024 3Q units	2024 3Q Volume	2024 3Q Average	2024 3Q Median	Days On Market	% Sale to List
Single Family	1000	\$451,452,272	\$451,452	\$385,000	28	101%
Condo	120	\$37,523,125	\$312,693	\$240,000	22	101%
Mobile	42	\$4,783,900	\$113,902	\$115,000	38	100%
Land (Residential)	83	\$11,679,100	\$140,712	\$80,000	175	94%
Multifamily	88	\$30,615,504	\$347,903	\$337,500	24	100%
Commercial	13	\$5,782,500	\$444,808	\$340,000	149	87%
TOTALS	1346	\$541,836,401	\$402,553	\$288,750	73	97%

2025 vs. 2024

Single Family	2.00%	10.90%	8.72%	7.79%	-21.43%	0.99%
Condo	20.83%	28.21%	6.10%	14.58%	45.45%	0.00%
Mobile	30.95%	21.53%	-7.19%	-21.74%	10.53%	-3.00%
Land	4.82%	23.66%	17.97%	40.63%	-34.86%	-5.32%
Multifamily	2.27%	9.72%	7.28%	2.44%	66.67%	2.00%
Commercial	46.15%	36.44%	-6.65%	-4.41%	108.72%	3.45%
All	5.20%	12.67%	7.10%	3.90%	28.67%	-0.34%

New London County Third Quarter, 2025

	2025 3Q Units	2025 3Q Volume	2025 3Q Average	2025 3Q Median	Days On Market	% Sale to List
Single Family	716	\$372,467,776	\$520,206	\$423,450	21	102%
	2024 3Q Units	2024 3Q Volume	2024 3Q Average	2024 3Q Median	Days On Market	% Sale to List
Single Family	666	\$ 306,144,861	\$459,677	\$365,000	36	101%
2025 vs. 2024	7.51%	21.66%	13.17%	16.01%	-41.67%	0.99%

Windham County Third Quarter, 2025

	2025 3Q Units	2025 3Q Volume	2025 3Q Average	2025 3Q Median	Days On Market	% Sale to List
Single Family	304	\$128,184,125	\$421,658	\$400,000	23	101.00%
	2024 3Q Units	2024 3Q Volume	2024 3Q Average	2024 3Q Median	Days On Market	% Sale to List
Single Family	296	\$111,735,136	\$377,484	\$352,450	19	102.00%
2025 vs. 2024	2.70%	14.72%	11.70%	13.49%	21.05%	-0.98%