

Eastern Connecticut Association of REALTORS®
New London and Windham County SOLD Comparisons - 2025 vs. 2024

using data obtained from the SMART Multiple Listing Service, Inc.

	2025 units	2025 Volume	2025 Average Sale Price	2025 Median Sale Price	Days on Market	% of Sale Price to List Price
Single Family	3518	\$1,653,732,531	\$470,077	\$400,000	26	101%
Condo	522	\$170,206,217	\$326,066	\$269,950	33	100%
Mobile	186	\$19,805,880	\$106,483	\$98,450	43	92%
Land (Res)	281	\$49,432,414	\$175,916	\$100,000	157	89%
Multifamily	361	\$132,115,847	\$365,972	\$345,000	34	100%
Commercial	77	\$41,626,170	\$540,600	\$350,000	301	83%
TOTALS	4945	\$2,066,919,059	\$417,982	\$307,475	99	94%

	2024 units	2024 Volume	2024 Average Sale Price	2024 Median Sale Price	Days on Market	% of Sale Price to List Price
Single Family	3460	\$1,495,194,098	\$432,137	\$370,000	20	101%
Condo	460	\$135,168,416	\$293,844	\$240,000	29	102%
Mobile	169	\$17,440,150	\$103,196	\$103,196	39	97%
Land (Res)	298	\$48,587,113	\$163,044	\$87,250	138	91%
Multifamily	365	\$126,991,646	\$347,922	\$325,000	24	100%
Commercial	81	\$37,529,908	\$463,332	\$310,000	151	90%
TOTALS	4833	\$1,860,911,331	\$385,043	\$275,000	67	97%

2025 vs. 2024

Single Family	1.68%	10.60%	8.78%	8.11%	30.00%	0.00%
Condo	13.48%	25.92%	10.97%	12.48%	13.79%	-1.96%
Mobile	10.06%	13.56%	3.19%	-4.60%	10.26%	-5.15%
Land	-5.70%	1.74%	7.89%	14.61%	13.77%	-2.20%
Multifamily	-1.10%	4.04%	5.19%	6.15%	41.67%	0.00%
Commercial	-4.94%	10.91%	16.68%	12.90%	99.34%	-17.00%
All	2.32%	11.07%	8.55%	11.81%	48.13%	-2.75%

New London County, 2025

	2025 Units	2025 Volume	2025 Average	2025 Median	Days On Market	% Sale to List
Single Family	2,444	\$1,216,161,392	\$408,877	\$410,000	25	101%

New London County, 2024

	2024 Units	2024 Volume	2024 Average	2024 Median	Days On Market	% Sale to List
Single Family	2,434	\$1,118,573,104	\$408,877	\$379,000	20	102%

2025 vs. 2024	0.41%	8.72%	0.00%	8.18%	25.00%	-0.98%
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Windham County, 2025

	2025 Units	2025 Volume	2025 Average	2025 Median	Days On Market	% Sale to List
Single Family	1,074	\$439,134,834	\$408,878	\$384,400	27	101%

Windham County, 2024

	2024 Units	2024 Volume	2024 Average	2024 Median	Days On Market	% Sale to List
Single Family	1,026	\$339,919,869	\$331,306	\$350,000	20	102%

2025 vs. 2024	4.68%	29.19%	23.41%	9.83%	35.00%	-0.68%
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