

NEW LONDON COUNTY 2025 SALES BY TOWN

For Single Family Homes*



Town	# of sales	Volume	Average Sale Price	Median Sale Price	Days on Market	% of Sale Price to List Price
Bozrah	29	\$12,388,40	\$427,186	\$410,000	37	100%
Colchester	183	\$86,230,289	\$471,204	\$450,000	28	103%
East Lyme	181	\$121,833,90	\$673,116	\$550,000	37	100%
Franklin	18	\$6,576,390	\$365,355	\$353,745	27	96%
Griswold	103	\$39,956,861	\$387,931	\$360,000	27	99%
Groton	253	\$142,826,269	\$564,531	\$435,000	27	99%
Lebanon	71	\$28,789,898	\$405,492	\$367,000	27	101%
Ledyard	197	\$87,380,414	\$443,555	\$425,000	22	103%
Lisbon	45	\$18,069,592	\$401,546	\$397,000	22	101%
Lyme	36	\$29,919,600	\$831,100	\$710,000	84	95%
Montville	209	\$79,022,062	\$378,096	\$356,000	29	101%
New London	119	\$44,867,000	\$377,034	\$330,000	41	99%
North Stonington	53	\$26,769,220	\$505,080	\$460,000	21	101%
Norwich	331	\$102,828,622	\$310,660	\$305,000	37	99%
Old Lyme	98	\$75,248,466	\$767,841	\$633,500	61	96%
Preston	46	\$20,276,000	\$440,783	\$417,500	36	100%
Salem	42	\$18,751,667	\$446,468	\$430,000	37	100%
Sprague	19	\$7,104,500	\$373,921	\$350,000	31	100%
Stonington	184	\$160,486,898	\$872,211	\$612,500	45	97%
Voluntown	30	\$14,669,750	\$488,992	\$442,500	34	102%
Waterford	197	\$95,537,399	\$484,961	\$423,000	37	99%

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NEW LONDON COUNTY 2025 SALES BY TOWN For Multifamily Homes*



Town	# of sales	Volume	Average Sale Price	Median Sale	Days on Market	% of Sale Price to List Price
Bozrah						
Colchester	2	\$568,500	\$284,250	\$284,250	100	93%
East Lyme	6	\$3,238,000	\$539,667	\$506,500	42	93%
Franklin						
Griswold	12	\$3,948,800	\$329,067	\$325,000	21	97%
Groton	20	\$8,939,400	\$446,970	\$404,500	16	101%
Lebanon	2	\$700,000	\$350,000	\$350,000	1	100%
Ledyard	3	\$1,376,100	\$458,700	\$430,350	7	95%
Lisbon	1	\$300,000	\$300,000	\$300,000	7	109%
Lyme						
Montville	4	\$2,290,000	\$572,500	\$435,000	42	98%
New London	55	\$22,656,600	\$411,938	\$385,000	43	103%
North Stonington						
Norwich	116	\$37,166,327	\$320,399	\$310,000	40	101%
Old Lyme						
Preston	1	\$340,000	\$340,000	\$340,000	82	89%
Salem						
Sprague	7	\$2,375,000	\$339,286	\$310,000	11	105%
Stonington	9	\$5,470,000	\$607,778	\$568,000	50	98%
Voluntown	1	\$250,000	\$250,000	\$250,000	12	91%
Waterford	4	\$1,618,000	\$404,500	\$439,000	33	97%

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NEW LONDON COUNTY 2025 SALES BY TOWN

For Condominiums*



Town	# of sales	Volume	Average Sale Price	Median Sale	Days on Market	% of Sale Price to List Price
Bozrah						
Colchester	22	\$8,170,425	\$371,383	\$332,663	12	106%
East Lyme	72	\$29,025,638	\$403,134	\$389,450	29	99%
Franklin						
Griswold	16	\$3,405,900	\$212,869	\$202,500	17	101%
Groton	73	\$29,644,399	\$406,088	\$267,500	45	100%
Lebanon						
Ledyard	16	\$3,445,500	\$215,344	\$221,500	9	104%
Lisbon						
Lyme						
Montville	17	\$4,857,900	\$285,759	\$292,000	65	101%
New London	47	\$9,556,407	\$203,328	\$170,000	32	96%
North Stonington						
Norwich	84	\$18,718,183	\$222,836	\$229,000	31	99%
Old Lyme	5	\$2,574,000	\$514,800	\$495,000	10	99%
Preston						
Salem	8	\$983,000	\$122,875	\$125,000	29	91%
Sprague						
Stonington	35	\$22,382,353	\$639,496	\$679,500	31	100%
Voluntown						
Waterford	33	\$10,217,800	\$309,630	\$331,000	20	99%

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NEW LONDON COUNTY 2025 SALES BY TOWN For Mobile Homes*



Town	# of sale	Volume	Average Sale Price	Median Sale	Days on Market	% of Sale Price to List Price
Bozrah						
Colchester	7	\$1,385,50	\$197,92	\$213,00	45	98%
East Lyme						
Franklin						
Griswold	11	\$914,600	\$83,145	\$80,000	53	88%
Groton	35	\$3,427,00	\$97,914	\$89,900	56	91%
Lebanon						
Ledyard	12	\$1,583,50	\$131,95	\$117,90	36	97%
Lisbon	6	\$426,480	\$71,080	\$68,250	32	88%
Lyme						
Montville	9	\$1,066,50	\$118,50	\$125,00	37	93%
New London						
North Stonington	1	\$92,500	\$92,500	\$92,500	21	92%
Norwich	25	\$2,148,80	\$85,952	\$84,000	39	96%
Old Lyme						
Preston						
Salem						
Sprague						
Stonington	10	\$1,463,00	\$146,30	\$145,00	47	95%
Voluntown						
Waterford	1	\$70,000	\$70,000	\$70,000	18	88%

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NEW LONDON COUNTY 2025 SALES BY TOWN

For Residential Land*



Town	# of sales	Volume	Average Sale Price	Median Sale	Days on Market	% of Sale Price to List Price
Bozrah	3	\$800,000	\$266,667	\$125,000	111	133%
Colchester	16	\$2,038,00	\$127,375	\$112,500	127	91%
East Lyme	13	\$2,971,20	\$228,554	\$165,000	92	97%
Franklin	2	\$259,900	\$129,950	\$129,950	72	91%
Griswold	4	\$395,000	\$98,750	\$85,000	94	75%
Groton	6	\$1,650,00	\$275,000	\$227,000	55	97%
Lebanon	7	\$683,000	\$97,571	\$103,000	161	94%
Ledyard	8	\$1,827,25	\$228,406	\$87,500	293	89%
Lisbon	8	\$821,000	\$102,625	\$107,500	150	94%
Lyme	2	\$644,000	\$322,000	\$322,000	94	99%
Montville	11	\$1,731,80	\$157,436	\$88,000	182	80%
New London	1	\$30,000	\$30,000	\$30,000	50	100%
North Stonington	9	\$2,154,40	\$239,378	\$262,500	96	83%
Norwich	22	\$988,288	\$44,922	\$39,000	110	75%
Old Lyme	7	\$1,039,00	\$148,429	\$135,000	546	94%
Preston	3	\$421,000	\$140,333	\$86,000	115	88%
Salem	3	\$266,500	\$88,833	\$59,500	39	104%
Sprague	3	\$176,125	\$58,708	\$60,000	161	92%
Stonington	15	\$4,222,00	\$281,467	\$180,000	113	81%
Voluntown	2	\$255,500	\$127,750	\$127,750	588	94%
Waterford	9	\$2,741,00	\$304,556	\$130,000	141	94%

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Eastern Connecticut Association of REALTORS®

**NEW LONDON COUNTY 2025 SALES BY TOWN
For Commercial Properties***



Town	# of sale	Volume	Average Sale Price	Median Sale	Days on Market	% of Sale Price to List Price
Bozrah						
Colchester						
East Lyme						
Franklin						
Griswold						
Groton	1	\$1,150,000	\$1,150,000	\$1,150,000	1	100%
Lebanon						
Ledyard						
Lisbon						
Lyme						
Montville						
New London	2	\$519,000	\$259,500	\$259,500	1668	99%
North Stonington						
Norwich	5	\$1,945,750	\$389,150	\$293,750	303	79%
Old Lyme						
Preston						
Salem						
Sprague	1	\$82,000	\$82,000	\$82,000	132	91%
Stonington	1	\$1,080,000	\$1,080,000	\$1,080,000	46	90%
Voluntown						
Waterford	1	\$325,000	\$325,000	\$325,000	98	71%

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