

Eastern Connecticut Association of REALTORS®

First Quarter New London and Windham County SOLD Comparisons - 2026 vs. 2025

using data obtained from Smart MLS, Inc.

	2026 1Q units	2026 1Q Volume	2026 1Q Average	2026 1Q Median	Days On Market	% Sale to List
Single Family	608	\$284,682,677	\$468,228	\$390,000	49	99.00%
Condo	84	\$25,850,496	\$307,744	\$272,500	41	99.00%
Mobile	32	\$3,619,500	\$113,109	\$107,450	38	99.00%
Land (Residential)	44	\$6,160,300	\$140,007	\$82,800	78	104.00%
Multifamily	59	\$25,262,839	\$428,184	\$350,000	27	99.00%
Commercial	27	\$22,597,500	\$836,944	\$480,000	164	87.00%
TOTALS	854	\$368,173,312	\$431,116	\$311,250	66	97.83%

	2025 1Q units	2025 1Q Volume	2025 1Q Average	2025 1Q Median	Days On Market	% Sale to List
Single Family	650	\$282,168,302	\$434,105	\$363,000	34	100.00%
Condo	114	\$37,592,338	\$329,757	\$251,650	33	100.00%
Mobile	41	\$4,339,900	\$105,851	\$100,000	37	96.00%
Land (Residential)	68	\$9,047,900	\$133,057	\$90,000	137	98.00%
Multifamily	77	\$29,229,670	\$379,606	\$346,000	29	99.00%
Commercial	18	\$10,074,500	\$559,694	\$400,000	243	87.00%
TOTALS	968	\$372,452,610	\$384,765	\$258,442	86	96.67%

2026 vs. 2025

Single Family	-6.46%	0.89%	7.86%	7.44%	44.12%	-1.00%
Condo	-26.32%	-31.23%	-6.68%	8.29%	24.24%	-1.00%
Mobile	-21.95%	-16.60%	6.86%	7.45%	2.70%	3.13%
Land	-35.29%	-31.91%	5.22%	-8.00%	-43.07%	6.12%
Multifamily	-23.38%	-13.57%	12.80%	1.16%	-6.90%	0.00%
Commercial	50.00%	124.30%	49.54%	20.00%	-32.51%	0.00%
All	-11.78%	-1.15%	12.05%	20.43%	-22.61%	1.21%

New London County First Quarter, 2026

	2026 1Q Units	2026 1Q Volume	2026 1Q Average	2026 1Q Median	Days On Market	% Sale to List
Single Family	420	\$208,040,752	\$495,335	\$400,500	42	100.00%
	2025 1Q Units	2025 1Q Volume	2025 1Q Average	2025 1Q Median	Days On Market	% Sale to List
Single Family	451	\$203,809,057	\$451,905	\$380,000	40	98.00%
2026 vs. 2025	-6.87%	2.08%	9.61%	5.39%	5.00%	2.04%

Windham County First Quarter, 2026

	2026 1Q Units	2026 1Q Volume	2026 1Q Average	2026 1Q Median	Days On Market	% Sale to List
Single Family	188	\$76,641,925	\$407,670	\$375,000	39	100.00%
	2025 1Q Units	2025 1Q Volume	2025 1Q Average	2025 1Q Median	Days On Market	% Sale to List
Single Family	202	\$71,218,745	\$352,568	\$330,000	31	101.00%
2026 vs. 2025	-6.93%	7.61%	15.63%	13.64%	25.81%	-0.99%