

Eastern Connecticut Association of REALTORS®
Second Quarter New London and Windham County SOLD Comparisons - 2026 vs. 2025
 using data obtained from Smart MLS, Inc.

	2026 2Q units	2026 2Q Volume	2026 2Q Average	2026 2Q Median	Cumulative Days On Market	Original % Sale to List
Single Family	876	\$430,196,101	\$491,091.44	\$425,000	30	102%
Condo	148	\$49,944,715	\$337,464	\$279,500	39	100%
Mobile	58	\$10,998,445	\$189,628	\$105,250	199	87%
Land (Residential)	49	\$10,240,945	\$208,999	\$110,000	169	88%
Multifamily	102	\$44,654,534	\$437,790	\$381,250	29	100%
Commercial	24	\$13,224,900	\$551,038	\$340,500	218	83%
TOTALS	1257	\$559,259,640	\$444,916	\$310,000	114	93.33%

	2025 2Q units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Cumulative Days On Market	Original % 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%

2026 vs. 2025

Single Family	1.27%	8.82%	7.46%	6.25%	-3.23%	0.00%
Condo	10.45%	21.06%	9.61%	6.48%	5.41%	-1.96%
Mobile	26.09%	125.29%	78.67%	3.69%	314.58%	-9.38%
Land	-30.00%	-37.91%	-11.30%	10.06%	-1.74%	-6.38%
Multifamily	9.68%	36.50%	24.46%	10.51%	7.41%	-1.96%
Commercial	71.43%	51.80%	-11.45%	2.41%	-2.68%	-4.60%
All	2.86%	11.99%	8.87%	4.20%	26.90%	-3.95%

New London County Second Quarter, 2026

	2026 2Q Units	2026 2Q Volume	2026 2Q Average	2026 2Q Median	Cumulative Days On Market	Original % Sale to List
Single Family	596	\$312,527,302	\$524,375	\$441,500	29	102%
	2025 2Q Units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Cumulative Days On Market	Original % Sale to List
Single Family	585	\$281,083,208	\$480,484	\$405,000	31	103%
2026 vs. 2025	1.88%	11.19%	9.13%	9.01%	-6.45%	-0.97%

Windham County Second Quarter, 2026

	2026 2Q Units	2026 2Q Volume	2026 2Q Average	2026 2Q Median	Cumulative Days On Market	Original % Sale to List
Single Family	280	\$117,668,799	\$420,246	\$394,250	31	102%
	2025 2Q Units	2025 2Q Volume	2025 2Q Average	2025 2Q Median	Cumulative Days On Market	Original % Sale to List
Single Family	280	\$114,236,136	\$407,986	\$389,500	32	101%
2026 vs. 2025	0.00%	3.00%	3.00%	1.22%	-3.13%	0.99%