

Thomaston

Litchfield County

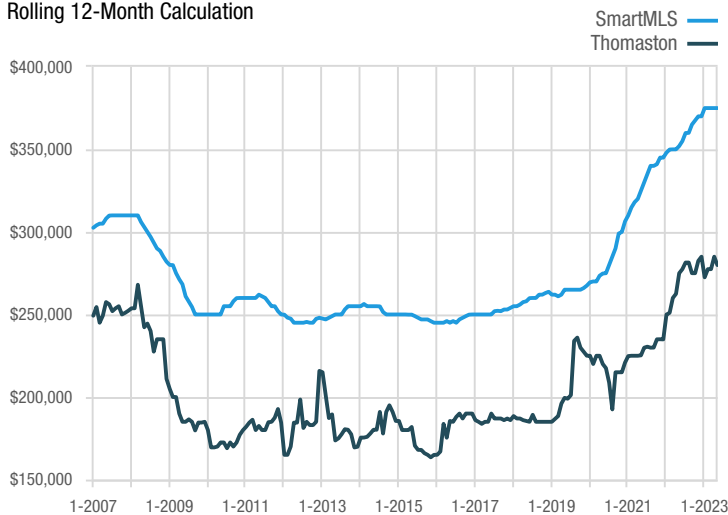
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	11	7	- 36.4%	41	25	- 39.0%
Pending Sales	7	4	- 42.9%	38	21	- 44.7%
Closed Sales	5	5	0.0%	34	22	- 35.3%
Days on Market Until Sale	76	8	- 89.5%	47	25	- 46.8%
Median Sales Price*	\$295,000	\$250,000	- 15.3%	\$280,000	\$262,500	- 6.3%
Average Sales Price*	\$306,700	\$257,600	- 16.0%	\$293,253	\$295,058	+ 0.6%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	20	12	- 40.0%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

Townhouse/Condo	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	2	0	- 100.0%	10	5	- 50.0%
Pending Sales	0	0	0.0%	9	6	- 33.3%
Closed Sales	3	1	- 66.7%	9	5	- 44.4%
Days on Market Until Sale	17	11	- 35.3%	8	19	+ 137.5%
Median Sales Price*	\$153,000	\$150,000	- 2.0%	\$153,000	\$161,000	+ 5.2%
Average Sales Price*	\$181,000	\$150,000	- 17.1%	\$178,456	\$164,200	- 8.0%
Percent of List Price Received*	106.8%	130.5%	+ 22.2%	105.2%	107.5%	+ 2.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

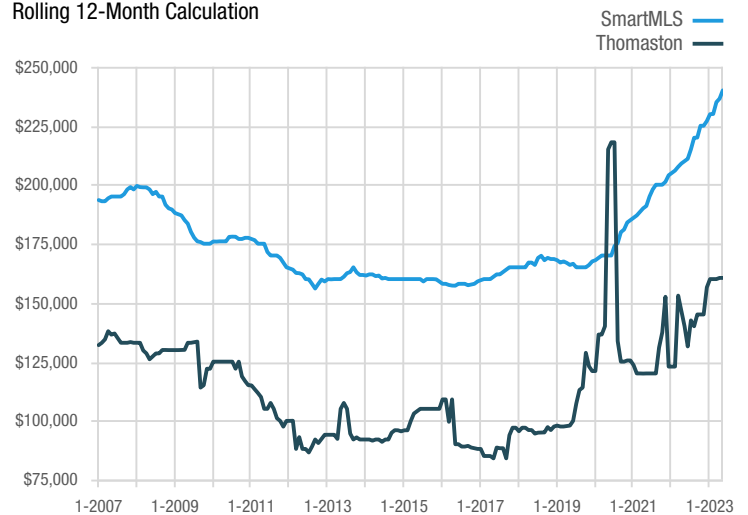
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.