

Thomaston

Litchfield County

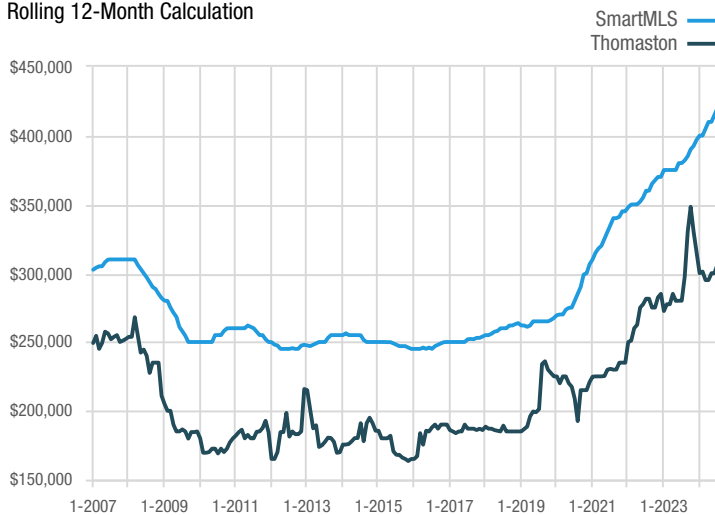
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	11	9	- 18.2%	44	38	- 13.6%
Pending Sales	6	4	- 33.3%	33	29	- 12.1%
Closed Sales	2	5	+ 150.0%	31	27	- 12.9%
Days on Market Until Sale	6	73	+ 1,116.7%	30	33	+ 10.0%
Median Sales Price*	\$362,500	\$445,000	+ 22.8%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$362,500	\$452,800	+ 24.9%	\$306,057	\$332,970	+ 8.8%
Percent of List Price Received*	107.8%	99.4%	- 7.8%	101.8%	100.7%	- 1.1%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Townhouse/Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	1	1	0.0%	8	11	+ 37.5%
Pending Sales	3	4	+ 33.3%	9	13	+ 44.4%
Closed Sales	3	2	- 33.3%	8	11	+ 37.5%
Days on Market Until Sale	8	3	- 62.5%	15	7	- 53.3%
Median Sales Price*	\$160,000	\$214,500	+ 34.1%	\$160,500	\$181,000	+ 12.8%
Average Sales Price*	\$179,967	\$214,500	+ 19.2%	\$170,113	\$189,364	+ 11.3%
Percent of List Price Received*	108.6%	113.0%	+ 4.1%	107.9%	105.1%	- 2.6%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

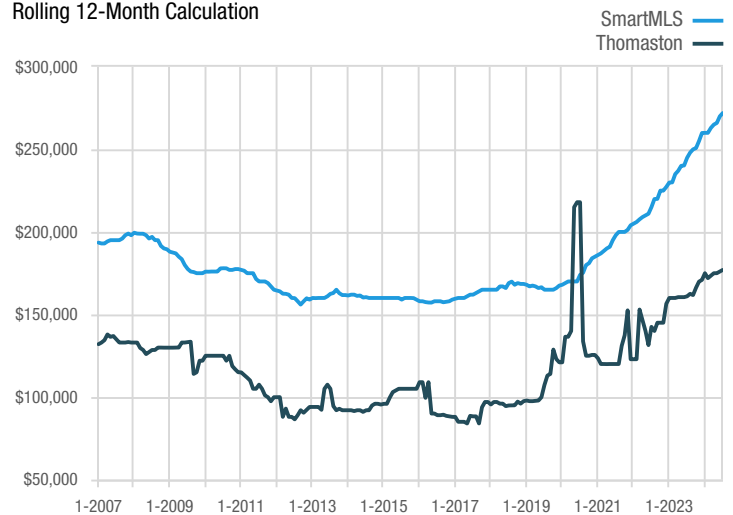
Median Sales Price - Single Family

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.