

Colchester

New London County

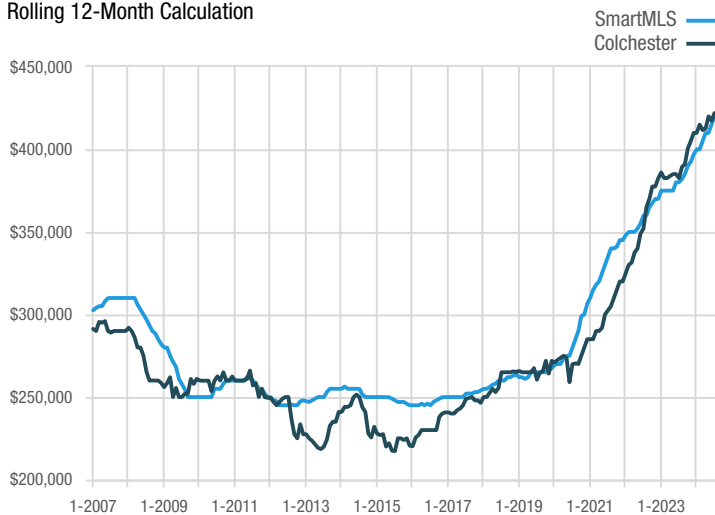
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	21	18	- 14.3%	132	112	- 15.2%
Pending Sales	14	16	+ 14.3%	103	96	- 6.8%
Closed Sales	14	12	- 14.3%	91	96	+ 5.5%
Days on Market Until Sale	44	16	- 63.6%	37	20	- 45.9%
Median Sales Price*	\$478,000	\$437,500	- 8.5%	\$400,000	\$430,000	+ 7.5%
Average Sales Price*	\$467,643	\$460,450	- 1.5%	\$415,781	\$446,332	+ 7.3%
Percent of List Price Received*	103.2%	101.6%	- 1.6%	103.9%	103.9%	0.0%
Inventory of Homes for Sale	43	18	- 58.1%	—	—	—
Months Supply of Inventory	3.2	1.4	- 56.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	5	—	9	9	0.0%
Pending Sales	0	3	—	10	8	- 20.0%
Closed Sales	3	1	- 66.7%	10	6	- 40.0%
Days on Market Until Sale	7	18	+ 157.1%	15	14	- 6.7%
Median Sales Price*	\$439,000	\$450,000	+ 2.5%	\$287,500	\$320,000	+ 11.3%
Average Sales Price*	\$423,333	\$450,000	+ 6.3%	\$298,810	\$306,917	+ 2.7%
Percent of List Price Received*	109.8%	100.0%	- 8.9%	104.7%	101.2%	- 3.3%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.2	—	—	—	—

* 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.

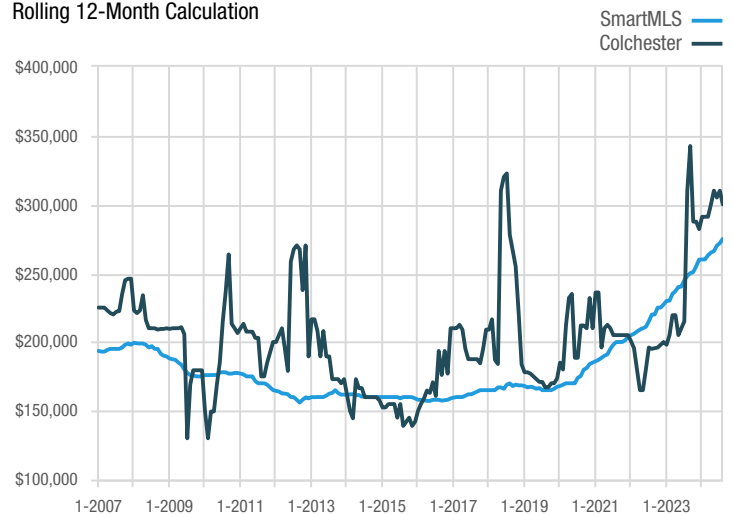
Median Sales Price - Single Family

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.