

East Haddam

Middlesex County

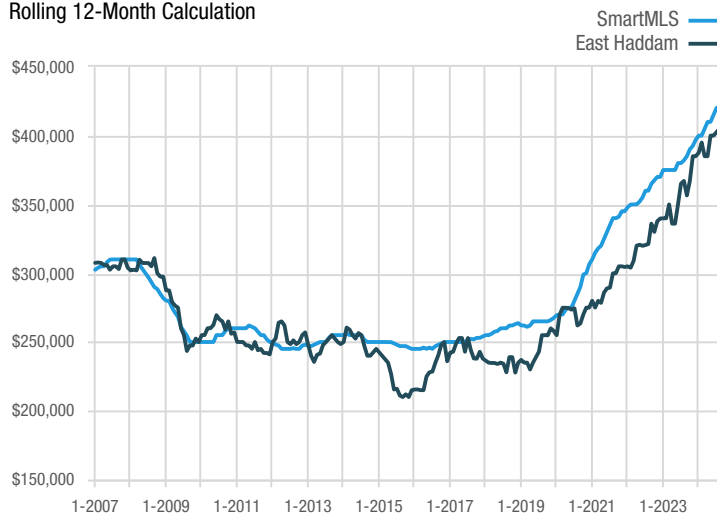
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	7	12	+ 71.4%	84	103	+ 22.6%
Pending Sales	7	15	+ 114.3%	70	78	+ 11.4%
Closed Sales	11	13	+ 18.2%	68	70	+ 2.9%
Days on Market Until Sale	27	71	+ 163.0%	31	41	+ 32.3%
Median Sales Price*	\$348,000	\$389,000	+ 11.8%	\$374,000	\$399,950	+ 6.9%
Average Sales Price*	\$340,909	\$370,854	+ 8.8%	\$425,718	\$454,731	+ 6.8%
Percent of List Price Received*	103.6%	97.7%	- 5.7%	100.4%	102.2%	+ 1.8%
Inventory of Homes for Sale	18	30	+ 66.7%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	0	0	0.0%	7	6	- 14.3%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	10	5	- 50.0%	38	26	- 31.6%
Median Sales Price*	\$249,900	\$300,000	+ 20.0%	\$234,500	\$289,750	+ 23.6%
Average Sales Price*	\$249,900	\$300,000	+ 20.0%	\$235,975	\$288,625	+ 22.3%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	98.6%	100.2%	+ 1.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

* 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.

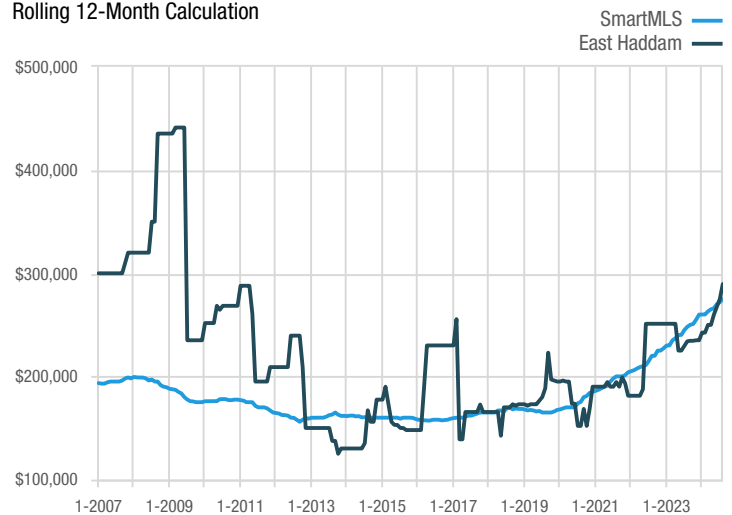
Median Sales Price - Single Family

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.