

## Eastford

### Windham County

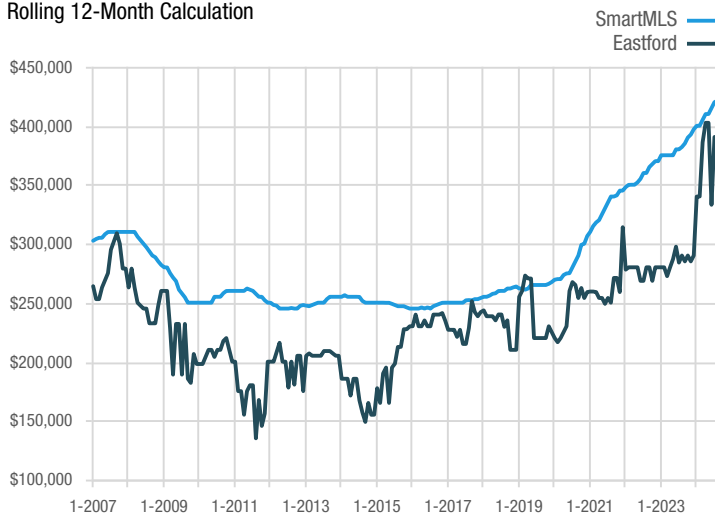
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	1	- 66.7%	16	10	- 37.5%
Pending Sales	3	1	- 66.7%	18	8	- 55.6%
Closed Sales	0	2	—	20	9	- 55.0%
Days on Market Until Sale	—	9	—	39	40	+ 2.6%
Median Sales Price*	—	<b>\$407,000</b>	—	\$285,000	<b>\$395,000</b>	+ 38.6%
Average Sales Price*	—	<b>\$407,000</b>	—	\$345,320	<b>\$372,556</b>	+ 7.9%
Percent of List Price Received*	—	<b>95.7%</b>	—	102.3%	<b>99.5%</b>	- 2.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	1	—	13	5	- 61.5%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	5	2	- 60.0%
Median Sales Price*	—	—	—	\$270,000	<b>\$351,500</b>	+ 30.2%
Average Sales Price*	—	—	—	\$270,000	<b>\$351,500</b>	+ 30.2%
Percent of List Price Received*	—	—	—	103.9%	<b>107.6%</b>	+ 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

\* 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.

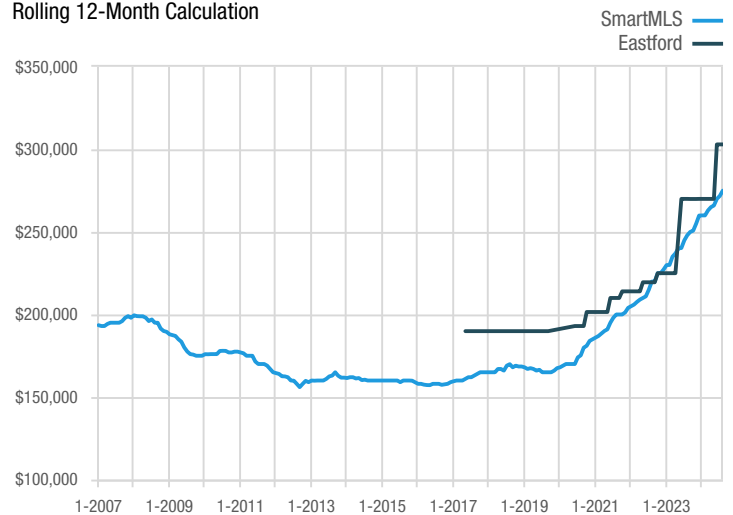
### Median Sales Price - Single Family

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.