

Simsbury

Hartford County

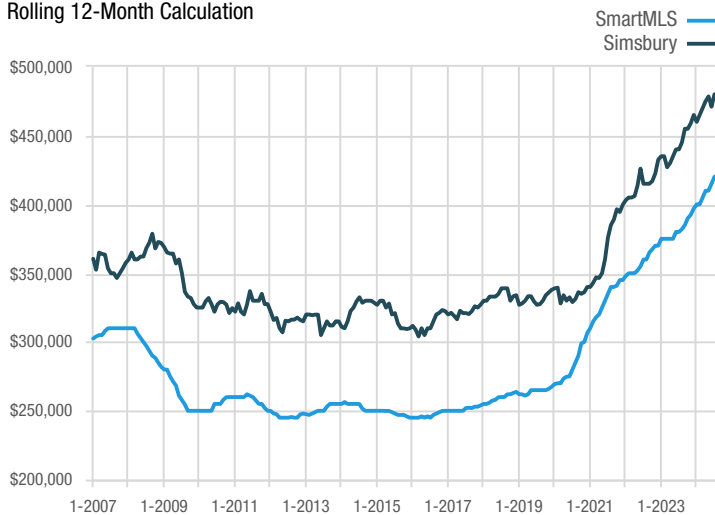
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	26	23	- 11.5%	226	196	- 13.3%
Pending Sales	35	17	- 51.4%	175	155	- 11.4%
Closed Sales	40	21	- 47.5%	172	149	- 13.4%
Days on Market Until Sale	19	11	- 42.1%	21	12	- 42.9%
Median Sales Price*	\$480,000	\$475,000	- 1.0%	\$475,000	\$510,000	+ 7.4%
Average Sales Price*	\$539,607	\$568,852	+ 5.4%	\$522,433	\$554,225	+ 6.1%
Percent of List Price Received*	103.9%	110.9%	+ 6.7%	105.7%	109.5%	+ 3.6%
Inventory of Homes for Sale	44	35	- 20.5%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	10	9	- 10.0%	46	56	+ 21.7%
Pending Sales	7	6	- 14.3%	42	51	+ 21.4%
Closed Sales	5	4	- 20.0%	38	50	+ 31.6%
Days on Market Until Sale	6	13	+ 116.7%	15	16	+ 6.7%
Median Sales Price*	\$260,000	\$340,750	+ 31.1%	\$250,000	\$256,000	+ 2.4%
Average Sales Price*	\$302,400	\$376,625	+ 24.5%	\$279,105	\$285,990	+ 2.5%
Percent of List Price Received*	115.7%	107.2%	- 7.3%	109.0%	107.8%	- 1.1%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

* 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.

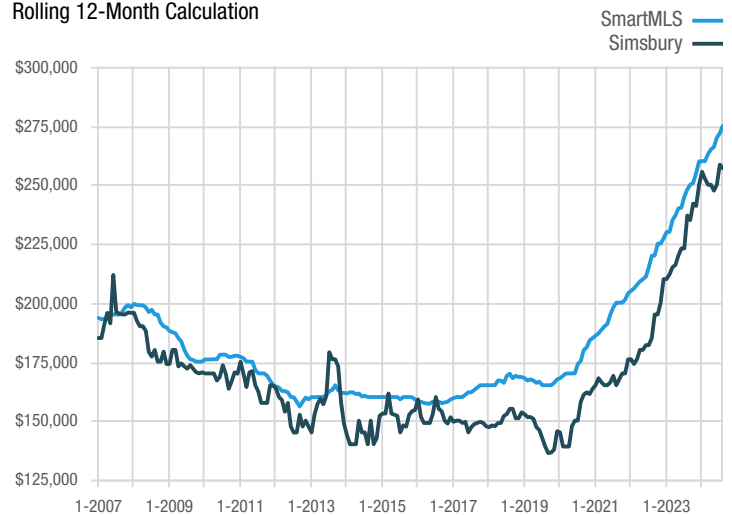
Median Sales Price - Single Family

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.