

Thomaston

Litchfield County

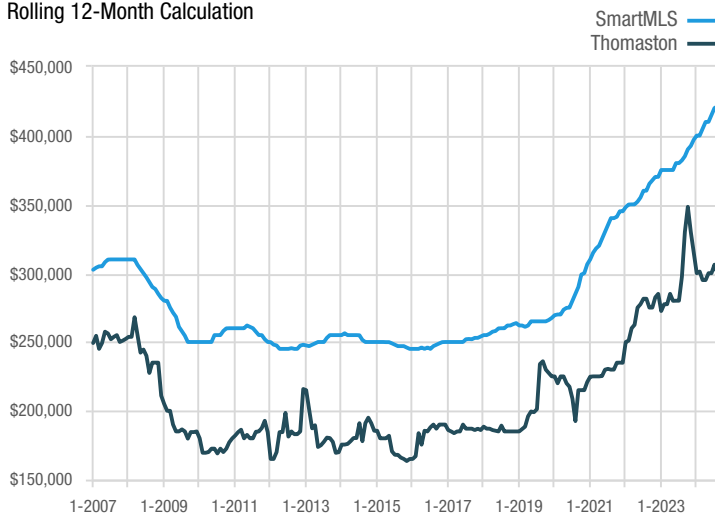
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	7	8	+ 14.3%	51	46	- 9.8%
Pending Sales	7	4	- 42.9%	40	33	- 17.5%
Closed Sales	9	4	- 55.6%	40	31	- 22.5%
Days on Market Until Sale	27	13	- 51.9%	30	30	0.0%
Median Sales Price*	\$440,000	\$273,250	- 37.9%	\$315,000	\$300,000	- 4.8%
Average Sales Price*	\$417,111	\$328,775	- 21.2%	\$331,044	\$332,429	+ 0.4%
Percent of List Price Received*	102.4%	101.6%	- 0.8%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	2.5	3.7	+ 48.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	2	2	0.0%	10	13	+ 30.0%
Pending Sales	1	0	- 100.0%	10	13	+ 30.0%
Closed Sales	1	3	+ 200.0%	9	14	+ 55.6%
Days on Market Until Sale	2	28	+ 1,300.0%	13	12	- 7.7%
Median Sales Price*	\$175,000	\$205,000	+ 17.1%	\$161,000	\$185,500	+ 15.2%
Average Sales Price*	\$175,000	\$250,000	+ 42.9%	\$170,656	\$202,357	+ 18.6%
Percent of List Price Received*	103.0%	103.0%	0.0%	107.4%	104.7%	- 2.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

* 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.

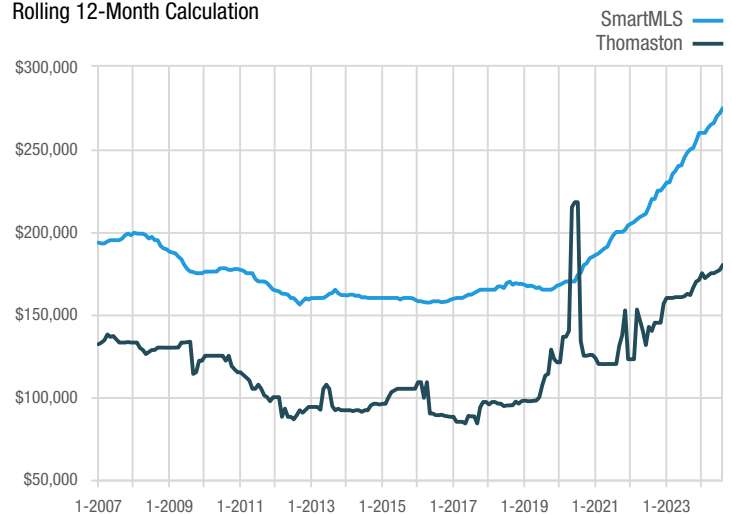
Median Sales Price - Single Family

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.