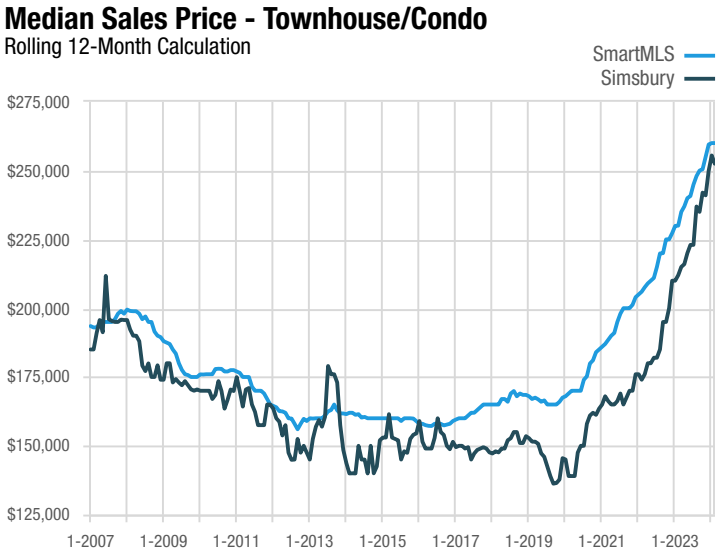
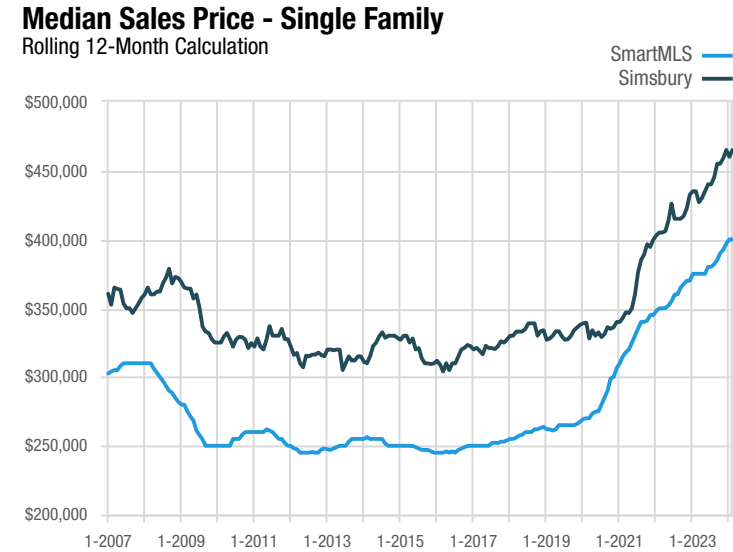


Simsbury
Hartford County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	25	22	- 12.0%	47	37	- 21.3%
Pending Sales	13	10	- 23.1%	25	25	0.0%
Closed Sales	10	12	+ 20.0%	24	22	- 8.3%
Days on Market Until Sale	45	25	- 44.4%	40	22	- 45.0%
Median Sales Price*	\$388,500	\$497,250	+ 28.0%	\$446,000	\$433,750	- 2.7%
Average Sales Price*	\$521,100	\$498,333	- 4.4%	\$513,622	\$475,505	- 7.4%
Percent of List Price Received*	100.4%	108.1%	+ 7.7%	101.5%	105.6%	+ 4.0%
Inventory of Homes for Sale	34	22	- 35.3%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	12	+ 300.0%	9	16	+ 77.8%
Pending Sales	1	10	+ 900.0%	8	14	+ 75.0%
Closed Sales	2	2	0.0%	5	8	+ 60.0%
Days on Market Until Sale	9	4	- 55.6%	13	6	- 53.8%
Median Sales Price*	\$260,000	\$230,000	- 11.5%	\$210,000	\$242,500	+ 15.5%
Average Sales Price*	\$260,000	\$230,000	- 11.5%	\$225,400	\$262,313	+ 16.4%
Percent of List Price Received*	108.4%	107.0%	- 1.3%	103.4%	108.5%	+ 4.9%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

* 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.



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.