

Windham County

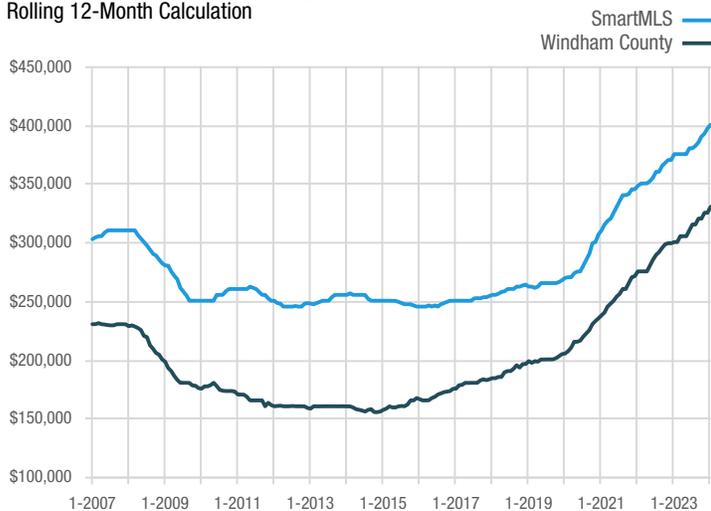
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	75	73	- 2.7%	153	147	- 3.9%
Pending Sales	79	78	- 1.3%	154	149	- 3.2%
Closed Sales	59	65	+ 10.2%	130	138	+ 6.2%
Days on Market Until Sale	42	52	+ 23.8%	38	39	+ 2.6%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$307,000	\$332,500	+ 8.3%
Average Sales Price*	\$326,911	\$361,902	+ 10.7%	\$322,818	\$358,501	+ 11.1%
Percent of List Price Received*	99.7%	101.1%	+ 1.4%	99.3%	101.1%	+ 1.8%
Inventory of Homes for Sale	127	99	- 22.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Townhouse/Condo	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	4	7	+ 75.0%	9	10	+ 11.1%
Pending Sales	2	6	+ 200.0%	10	13	+ 30.0%
Closed Sales	5	6	+ 20.0%	8	9	+ 12.5%
Days on Market Until Sale	38	27	- 28.9%	25	24	- 4.0%
Median Sales Price*	\$265,000	\$222,500	- 16.0%	\$266,500	\$215,000	- 19.3%
Average Sales Price*	\$261,400	\$230,150	- 12.0%	\$262,000	\$223,100	- 14.8%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	102.4%	100.3%	- 2.1%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

* 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.

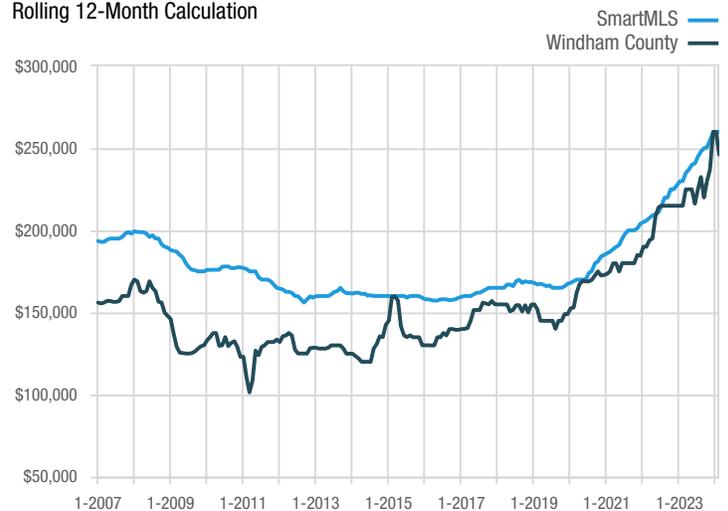
Median Sales Price - Single Family

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.