

Colchester

New London County

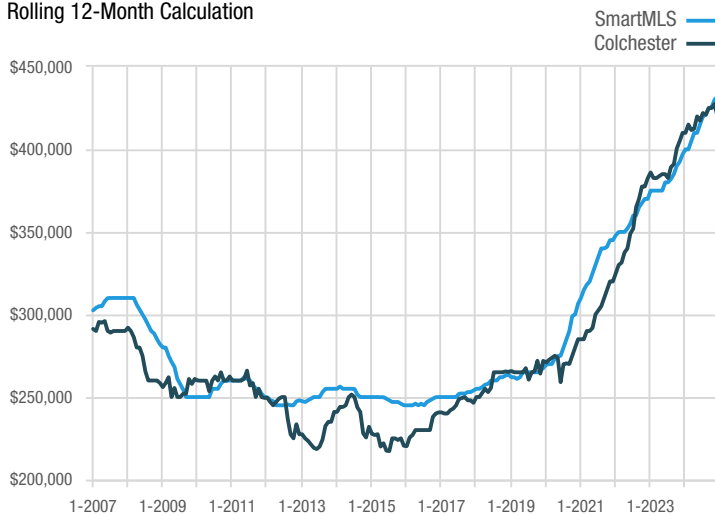
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	5	14	+ 180.0%	183	166	- 9.3%
Pending Sales	12	7	- 41.7%	164	127	- 22.6%
Closed Sales	13	6	- 53.8%	156	131	- 16.0%
Days on Market Until Sale	19	18	- 5.3%	33	20	- 39.4%
Median Sales Price*	\$430,000	\$360,000	- 16.3%	\$410,000	\$420,000	+ 2.4%
Average Sales Price*	\$447,500	\$340,667	- 23.9%	\$426,616	\$440,205	+ 3.2%
Percent of List Price Received*	101.2%	98.5%	- 2.7%	103.5%	103.4%	- 0.1%
Inventory of Homes for Sale	20	30	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.8	+ 86.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	15	11	- 26.7%
Pending Sales	1	1	0.0%	13	12	- 7.7%
Closed Sales	2	0	- 100.0%	13	11	- 15.4%
Days on Market Until Sale	10	—	—	13	15	+ 15.4%
Median Sales Price*	\$415,950	—	—	\$282,000	\$350,000	+ 24.1%
Average Sales Price*	\$415,950	—	—	\$308,077	\$364,227	+ 18.2%
Percent of List Price Received*	100.4%	—	—	104.3%	103.1%	- 1.2%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

* 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.

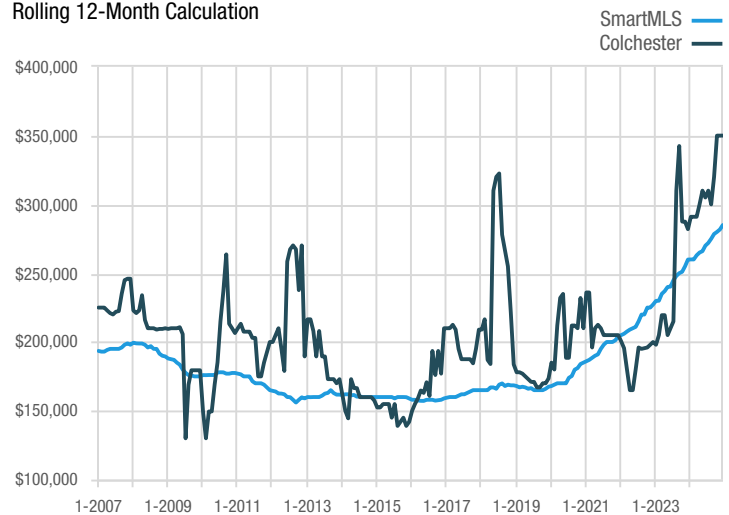
Median Sales Price - Single Family

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.