

East Haddam

Middlesex County

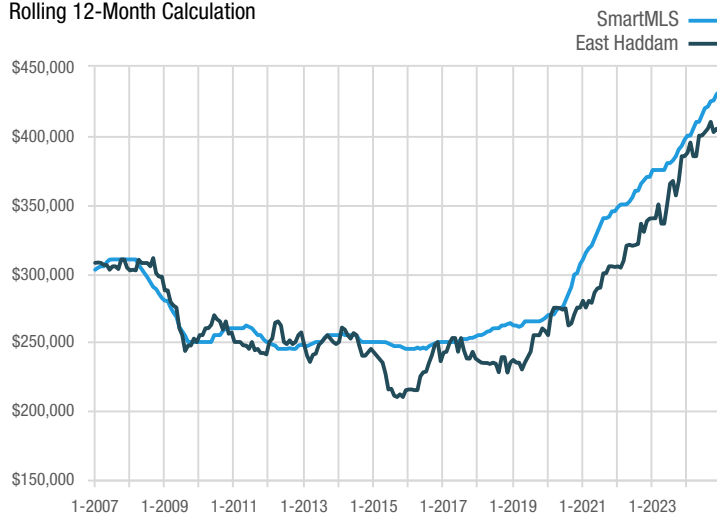
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	4	9	+ 125.0%	125	147	+ 17.6%
Pending Sales	10	11	+ 10.0%	105	119	+ 13.3%
Closed Sales	12	14	+ 16.7%	108	116	+ 7.4%
Days on Market Until Sale	25	44	+ 76.0%	29	34	+ 17.2%
Median Sales Price*	\$387,500	\$387,500	0.0%	\$385,000	\$402,500	+ 4.5%
Average Sales Price*	\$360,825	\$433,479	+ 20.1%	\$425,468	\$457,546	+ 7.5%
Percent of List Price Received*	97.1%	99.9%	+ 2.9%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	18	20	+ 11.1%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	0	0	0.0%	8	9	+ 12.5%
Pending Sales	0	0	0.0%	5	8	+ 60.0%
Closed Sales	0	0	0.0%	5	8	+ 60.0%
Days on Market Until Sale	—	—	—	32	19	- 40.6%
Median Sales Price*	—	—	—	\$235,000	\$292,500	+ 24.5%
Average Sales Price*	—	—	—	\$240,760	\$309,688	+ 28.6%
Percent of List Price Received*	—	—	—	98.9%	102.5%	+ 3.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

* 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.

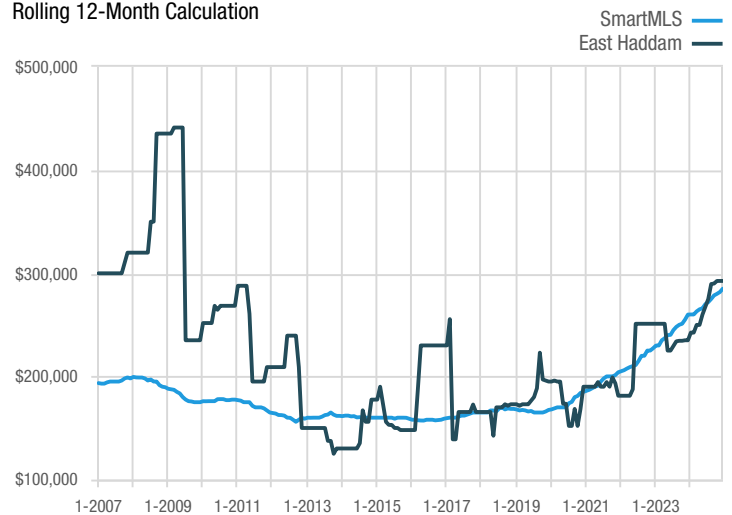
Median Sales Price - Single Family

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.