

Eastford

Windham County

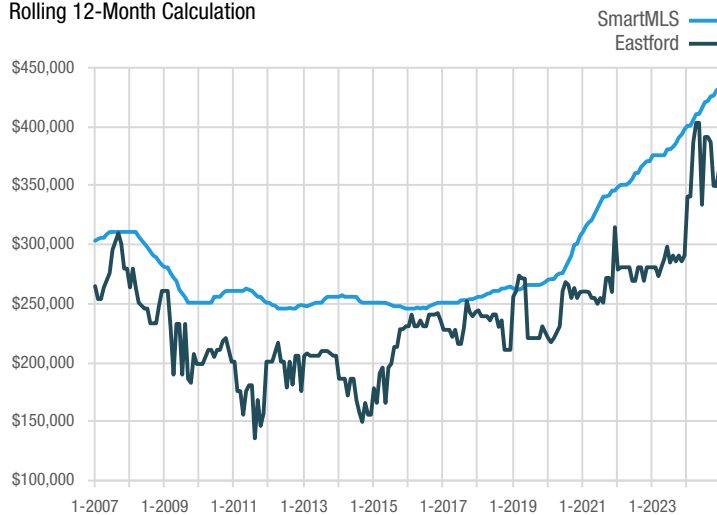
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	1	1	0.0%	23	20	- 13.0%
Pending Sales	0	2	—	25	15	- 40.0%
Closed Sales	4	2	- 50.0%	29	15	- 48.3%
Days on Market Until Sale	45	31	- 31.1%	49	21	- 57.1%
Median Sales Price*	\$377,000	\$382,500	+ 1.5%	\$290,000	\$365,000	+ 25.9%
Average Sales Price*	\$419,750	\$382,500	- 8.9%	\$357,007	\$365,207	+ 2.3%
Percent of List Price Received*	102.4%	95.7%	- 6.5%	102.1%	99.5%	- 2.5%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	0	0	0.0%	13	8	- 38.5%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Days on Market Until Sale	43	33	- 23.3%	19	12	- 36.8%
Median Sales Price*	\$270,000	\$304,900	+ 12.9%	\$270,000	\$320,450	+ 18.7%
Average Sales Price*	\$270,000	\$304,900	+ 12.9%	\$269,967	\$322,850	+ 19.6%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	100.7%	102.5%	+ 1.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

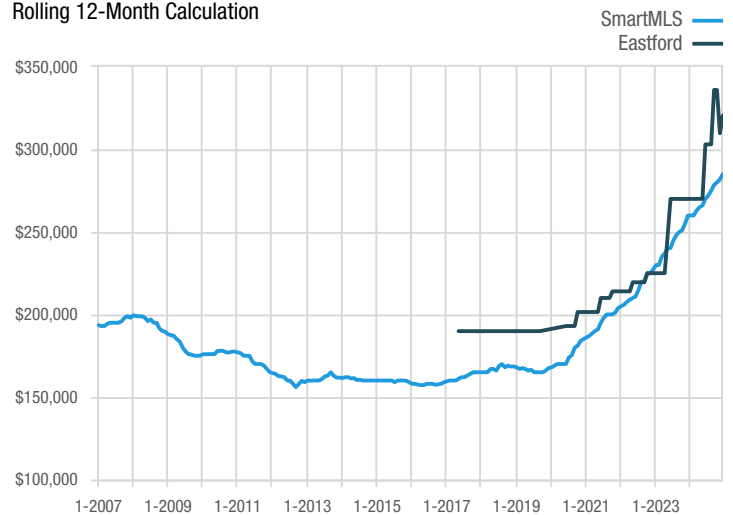
Median Sales Price - Single Family

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.