

Simsbury

Hartford County

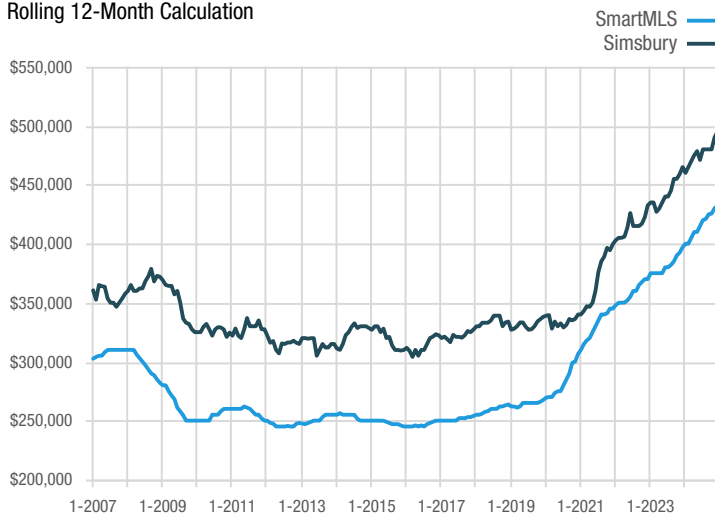
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	9	+ 50.0%	296	268	- 9.5%
Pending Sales	14	18	+ 28.6%	261	239	- 8.4%
Closed Sales	26	27	+ 3.8%	271	237	- 12.5%
Days on Market Until Sale	17	14	- 17.6%	21	14	- 33.3%
Median Sales Price*	\$475,000	\$510,000	+ 7.4%	\$465,000	\$495,000	+ 6.5%
Average Sales Price*	\$511,804	\$525,263	+ 2.6%	\$515,744	\$535,768	+ 3.9%
Percent of List Price Received*	104.9%	106.0%	+ 1.0%	105.2%	107.8%	+ 2.5%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	1	- 83.3%	70	84	+ 20.0%
Pending Sales	5	5	0.0%	64	82	+ 28.1%
Closed Sales	7	7	0.0%	63	82	+ 30.2%
Days on Market Until Sale	5	13	+ 160.0%	12	14	+ 16.7%
Median Sales Price*	\$277,350	\$233,000	- 16.0%	\$250,000	\$263,750	+ 5.5%
Average Sales Price*	\$277,193	\$359,714	+ 29.8%	\$283,741	\$311,139	+ 9.7%
Percent of List Price Received*	105.7%	104.8%	- 0.9%	108.7%	106.5%	- 2.0%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

* 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.

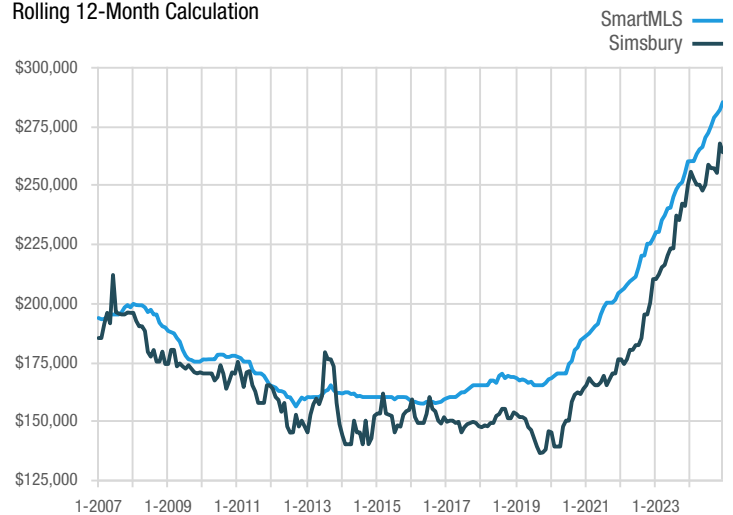
Median Sales Price - Single Family

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.