

South Windsor

Hartford County

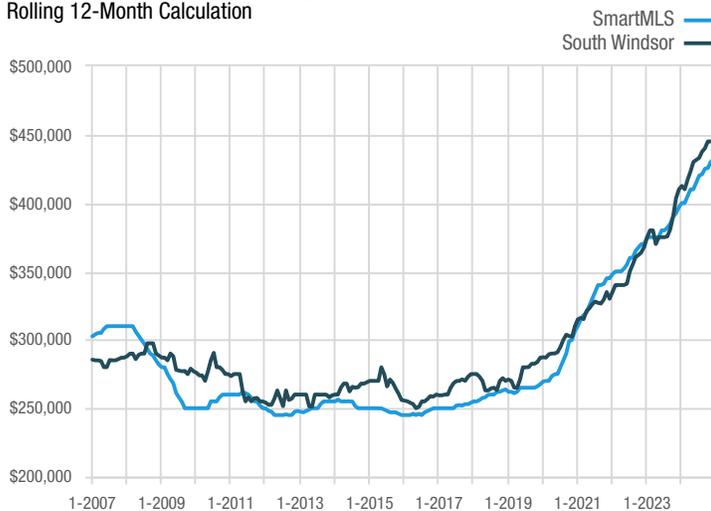
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	15	+ 36.4%	257	261	+ 1.6%
Pending Sales	16	12	- 25.0%	228	223	- 2.2%
Closed Sales	14	16	+ 14.3%	225	222	- 1.3%
Days on Market Until Sale	16	20	+ 25.0%	17	13	- 23.5%
Median Sales Price*	\$526,500	\$570,000	+ 8.3%	\$410,000	\$445,000	+ 8.5%
Average Sales Price*	\$486,386	\$540,650	+ 11.2%	\$447,228	\$484,174	+ 8.3%
Percent of List Price Received*	106.7%	100.5%	- 5.8%	105.3%	104.8%	- 0.5%
Inventory of Homes for Sale	14	22	+ 57.1%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	9	- 10.0%	98	109	+ 11.2%
Pending Sales	6	9	+ 50.0%	85	108	+ 27.1%
Closed Sales	8	9	+ 12.5%	89	103	+ 15.7%
Days on Market Until Sale	6	14	+ 133.3%	14	12	- 14.3%
Median Sales Price*	\$192,000	\$230,000	+ 19.8%	\$230,500	\$287,000	+ 24.5%
Average Sales Price*	\$231,525	\$304,778	+ 31.6%	\$253,632	\$306,450	+ 20.8%
Percent of List Price Received*	108.5%	107.7%	- 0.7%	107.9%	106.7%	- 1.1%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

* 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.

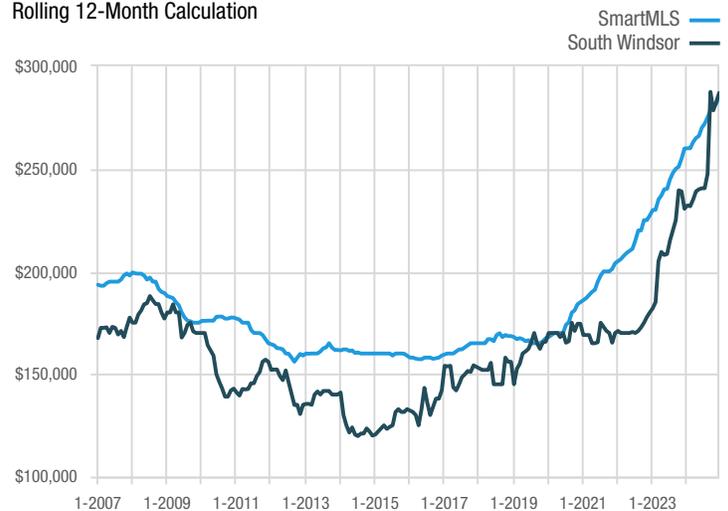
Median Sales Price - Single Family

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.