

Colchester

New London County

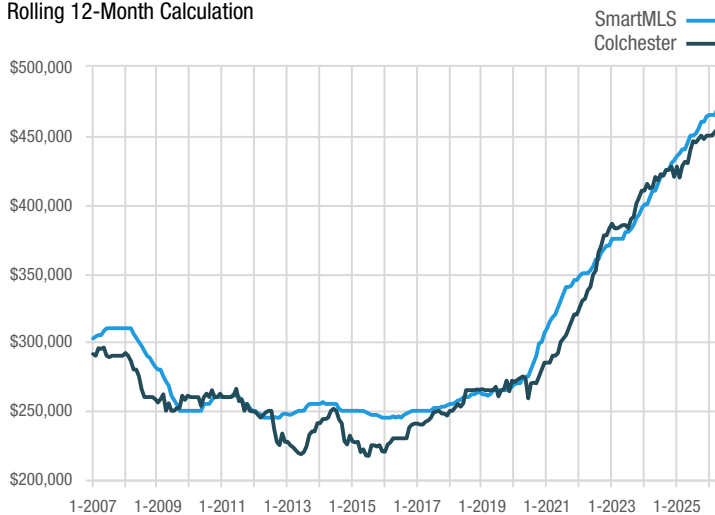
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	16	16	0.0%	52	57	+ 9.6%
Pending Sales	12	16	+ 33.3%	52	46	- 11.5%
Closed Sales	11	10	- 9.1%	52	35	- 32.7%
Days on Market Until Sale	7	13	+ 85.7%	24	35	+ 45.8%
Median Sales Price*	\$460,000	\$465,000	+ 1.1%	\$435,500	\$460,000	+ 5.6%
Average Sales Price*	\$519,227	\$482,680	- 7.0%	\$483,862	\$496,333	+ 2.6%
Percent of List Price Received*	104.9%	104.4%	- 0.5%	102.4%	102.3%	- 0.1%
Inventory of Homes for Sale	23	23	0.0%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	4	—	6	9	+ 50.0%
Pending Sales	1	4	+ 300.0%	4	7	+ 75.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Days on Market Until Sale	2	12	+ 500.0%	17	8	- 52.9%
Median Sales Price*	\$260,000	\$210,000	- 19.2%	\$327,500	\$212,000	- 35.3%
Average Sales Price*	\$260,000	\$210,000	- 19.2%	\$340,500	\$331,000	- 2.8%
Percent of List Price Received*	103.8%	100.0%	- 3.7%	102.5%	102.2%	- 0.3%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	1.5	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.

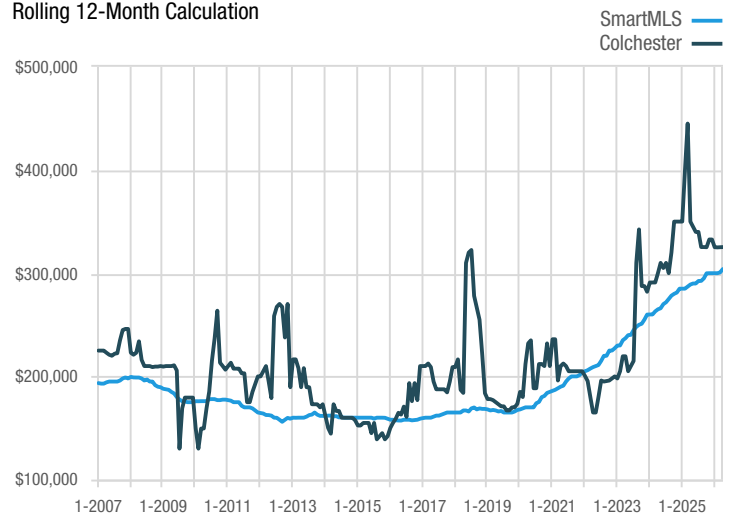
Median Sales Price - Single Family

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.