

Colchester

New London County

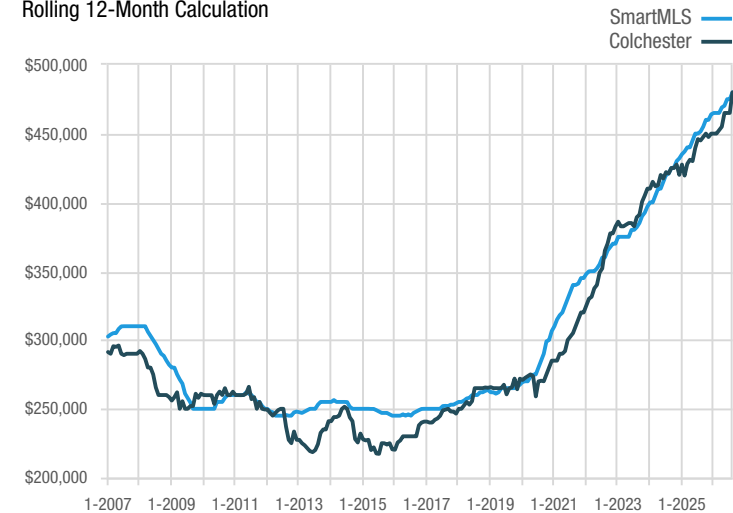
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	23	18	- 21.7%	147	130	- 11.6%
Pending Sales	19	19	0.0%	123	105	- 14.6%
Closed Sales	20	16	- 20.0%	115	93	- 19.1%
Days on Market Until Sale	19	41	+ 115.8%	20	26	+ 30.0%
Median Sales Price*	\$390,000	\$526,500	+ 35.0%	\$457,500	\$520,000	+ 13.7%
Average Sales Price*	\$466,579	\$533,544	+ 14.4%	\$487,073	\$531,809	+ 9.2%
Percent of List Price Received*	105.7%	103.3%	- 2.3%	104.2%	104.2%	0.0%
Inventory of Homes for Sale	32	31	- 3.1%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	3	0	- 100.0%	16	16	0.0%
Pending Sales	1	4	+ 300.0%	12	15	+ 25.0%
Closed Sales	3	4	+ 33.3%	12	15	+ 25.0%
Days on Market Until Sale	3	15	+ 400.0%	13	12	- 7.7%
Median Sales Price*	\$210,000	\$358,000	+ 70.5%	\$320,000	\$374,000	+ 16.9%
Average Sales Price*	\$327,333	\$331,225	+ 1.2%	\$327,044	\$361,993	+ 10.7%
Percent of List Price Received*	113.6%	104.4%	- 8.1%	107.4%	104.5%	- 2.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

* 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.

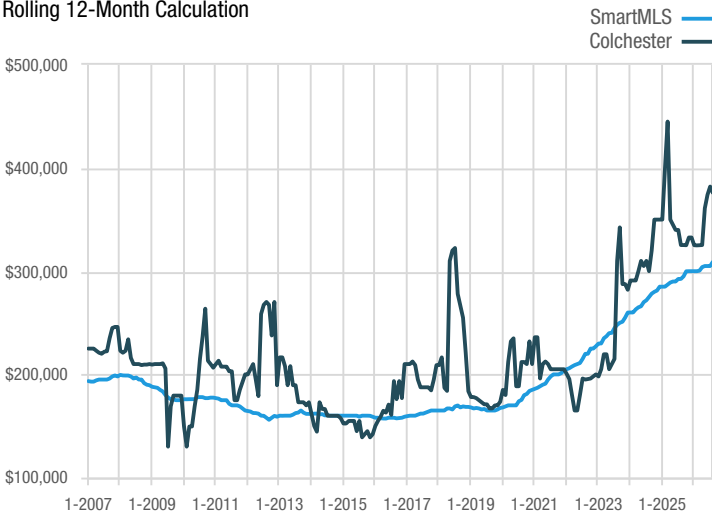
Median Sales Price - Single Family

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.