

Windham

Windham County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	12	- 29.4%	108	112	+ 3.7%
Pending Sales	14	14	0.0%	80	88	+ 10.0%
Closed Sales	11	13	+ 18.2%	72	85	+ 18.1%
Days on Market Until Sale	16	17	+ 6.3%	19	18	- 5.3%
Median Sales Price*	\$274,000	\$308,000	+ 12.4%	\$309,000	\$310,000	+ 0.3%
Average Sales Price*	\$305,455	\$319,262	+ 4.5%	\$319,195	\$313,997	- 1.6%
Percent of List Price Received*	102.4%	100.0%	- 2.3%	102.6%	103.4%	+ 0.8%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	3	+ 50.0%	10	9	- 10.0%
Pending Sales	2	0	- 100.0%	7	3	- 57.1%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	19	—	—	17	8	- 52.9%
Median Sales Price*	\$202,500	—	—	\$223,000	\$262,500	+ 17.7%
Average Sales Price*	\$202,500	—	—	\$204,400	\$262,500	+ 28.4%
Percent of List Price Received*	103.7%	—	—	101.2%	113.8%	+ 12.5%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.5	4.2	+ 180.0%	—	—	—

* 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.

