

Colchester

New London County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	15	- 34.8%	170	145	- 14.7%
Pending Sales	18	20	+ 11.1%	141	124	- 12.1%
Closed Sales	18	19	+ 5.6%	133	113	- 15.0%
Days on Market Until Sale	6	14	+ 133.3%	18	24	+ 33.3%
Median Sales Price*	\$429,950	\$480,000	+ 11.6%	\$452,500	\$514,900	+ 13.8%
Average Sales Price*	\$471,050	\$513,274	+ 9.0%	\$484,888	\$530,004	+ 9.3%
Percent of List Price Received*	107.5%	104.8%	- 2.5%	104.7%	104.3%	- 0.4%
Inventory of Homes for Sale	35	26	- 25.7%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	1	- 80.0%	21	17	- 19.0%
Pending Sales	3	0	- 100.0%	15	15	0.0%
Closed Sales	1	0	- 100.0%	13	15	+ 15.4%
Days on Market Until Sale	6	—	—	13	12	- 7.7%
Median Sales Price*	\$590,000	—	—	\$325,000	\$374,000	+ 15.1%
Average Sales Price*	\$590,000	—	—	\$347,271	\$361,993	+ 4.2%
Percent of List Price Received*	109.3%	—	—	107.5%	104.5%	- 2.8%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.3	0.5	- 78.3%	—	—	—

* 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.

