

Eastford

Windham County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	6	+ 100.0%	17	25	+ 47.1%
Pending Sales	1	3	+ 200.0%	11	16	+ 45.5%
Closed Sales	0	2	—	11	15	+ 36.4%
Days on Market Until Sale	—	6	—	57	27	- 52.6%
Median Sales Price*	—	\$441,150	—	\$360,000	\$420,000	+ 16.7%
Average Sales Price*	—	\$441,150	—	\$430,000	\$445,253	+ 3.5%
Percent of List Price Received*	—	107.0%	—	101.2%	101.2%	0.0%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	3	+ 50.0%	9	8	- 11.1%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	9	0	- 100.0%	26	72	+ 176.9%
Median Sales Price*	\$295,000	\$325,000	+ 10.2%	\$321,400	\$325,000	+ 1.1%
Average Sales Price*	\$295,000	\$325,000	+ 10.2%	\$316,675	\$325,000	+ 2.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	3.0	+ 275.0%	—	—	—

* 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.

