

Windham

Windham County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	13	+ 44.4%	117	125	+ 6.8%
Pending Sales	14	14	0.0%	94	101	+ 7.4%
Closed Sales	17	12	- 29.4%	89	97	+ 9.0%
Days on Market Until Sale	23	25	+ 8.7%	20	19	- 5.0%
Median Sales Price*	\$308,000	\$312,450	+ 1.4%	\$308,000	\$310,000	+ 0.6%
Average Sales Price*	\$343,774	\$323,408	- 5.9%	\$323,890	\$315,173	- 2.7%
Percent of List Price Received*	101.1%	104.3%	+ 3.2%	102.3%	103.6%	+ 1.3%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	10	9	- 10.0%
Pending Sales	0	1	—	7	4	- 42.9%
Closed Sales	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	52	7	- 86.5%	27	8	- 70.4%
Median Sales Price*	\$182,500	\$285,000	+ 56.2%	\$205,000	\$270,000	+ 31.7%
Average Sales Price*	\$182,500	\$285,000	+ 56.2%	\$198,143	\$270,000	+ 36.3%
Percent of List Price Received*	104.6%	105.6%	+ 1.0%	102.2%	111.1%	+ 8.7%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.7	3.4	+ 385.7%	—	—	—

* 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.

