



# MONTHLY

MARKET REPORT

POMFRET  
SINGLE FAMILY HOMES

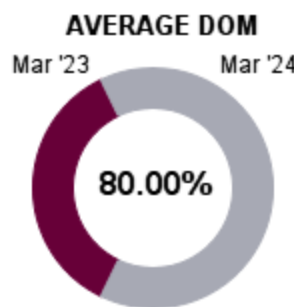
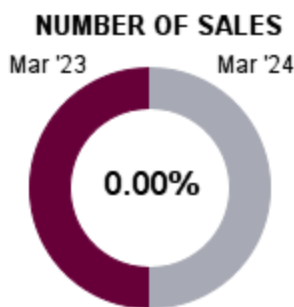
MARCH 2024



**POMFRET | March 2024**

**REAL ESTATE SNAPSHOT - Change since this time last year**

**Single Family Homes**



**-38.37%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-38.37%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-39.88%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**-39.88%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

■ Mar '23      ■ Mar '24

MARKET SUMMARY

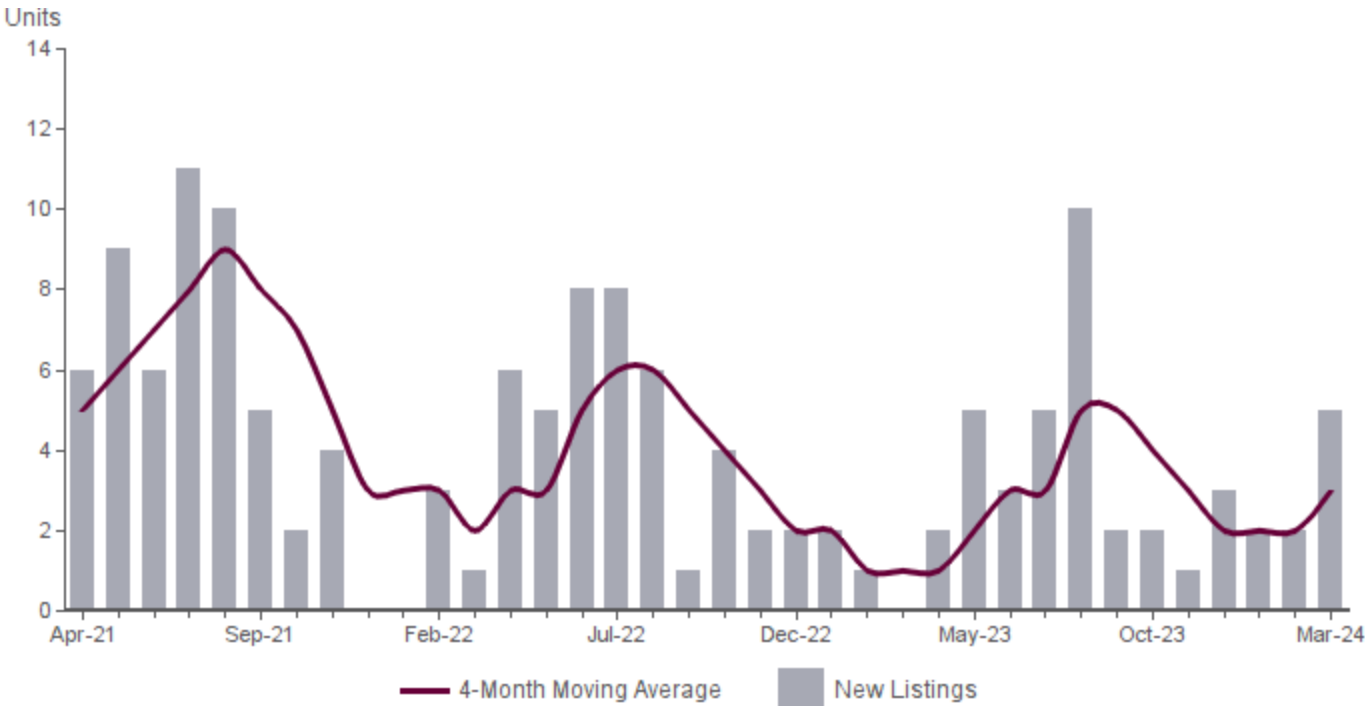
MARCH 2024 | SINGLE FAMILY HOMES

Market Summary	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	5	0	↑	9	3	200% ↑
Sold Listings	2	2	0%	5	5	0%
Median List Price (Solds)	\$229,949	\$382,500	-39.88% ↓	\$395,000	\$265,000	49.06% ↑
Median Sold Price	\$235,749	\$382,500	-38.37% ↓	\$395,000	\$265,000	49.06% ↑
Median Days on Market	54	30	80% ↑	49	16	206.25% ↑
Average List Price (Solds)	\$229,949	\$382,500	-39.88% ↓	\$385,379	\$333,960	15.4% ↑
Average Sold Price	\$235,749	\$382,500	-38.37% ↓	\$377,299	\$332,000	13.64% ↑
Average Days on Market	54	30	80% ↑	55	24	129.17% ↑
List/Sold Price Ratio	105%	100%	5% ↑	100.2%	99.2%	1.01% ↑

NEW PROPERTIES

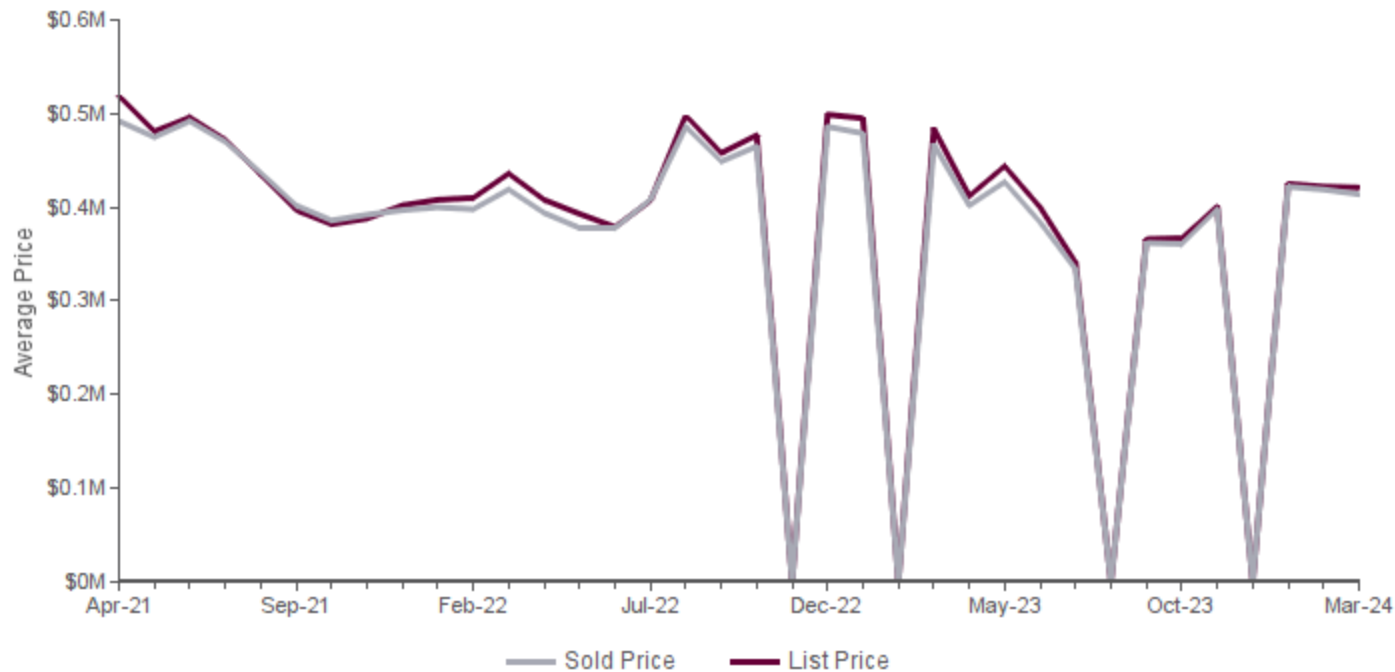
MARCH 2024 | SINGLE FAMILY HOMES

Number of new properties listed for sale during the month



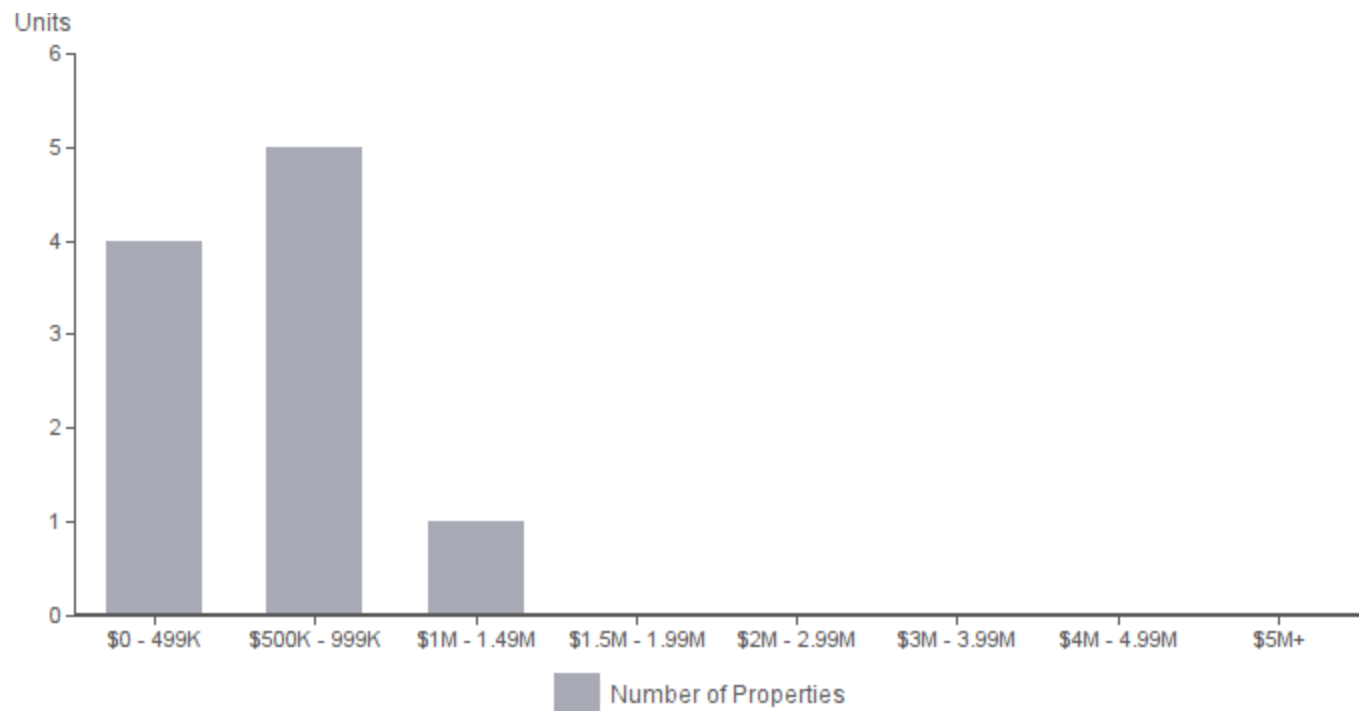
AVERAGE SALES/LIST PRICE  
MARCH 2024 | SINGLE FAMILY HOMES

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



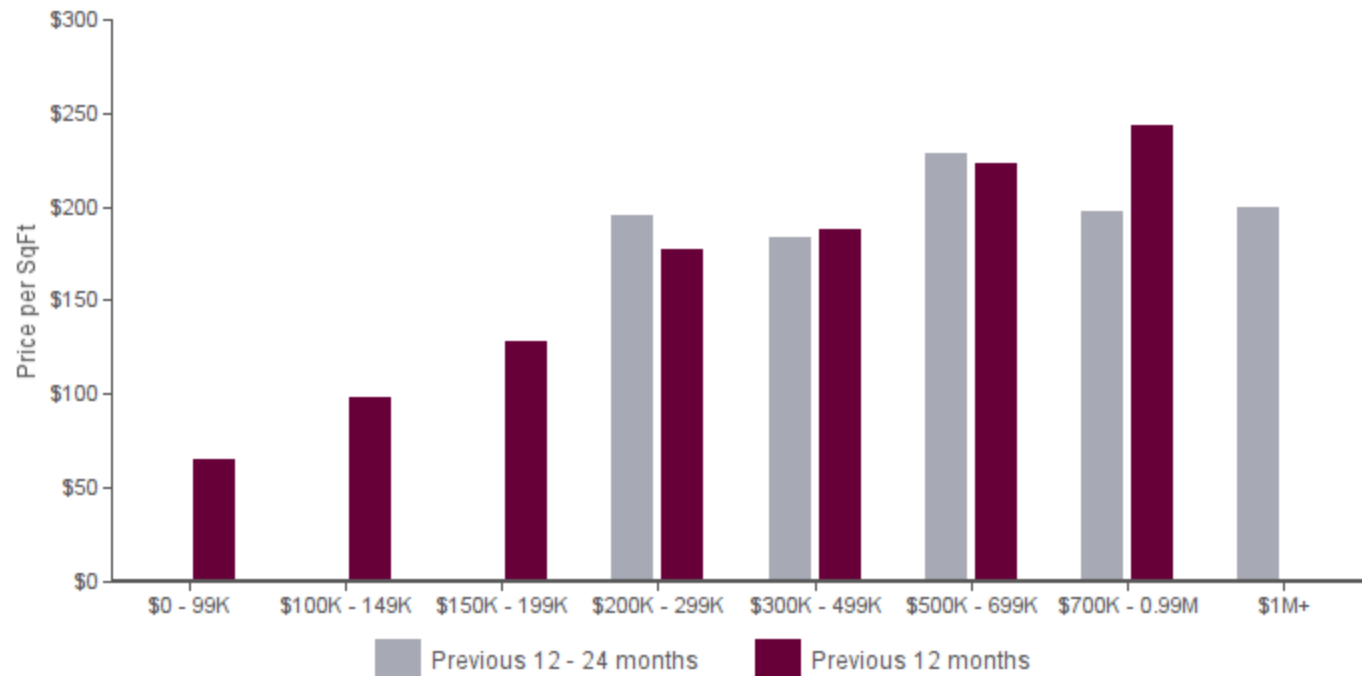
PROPERTIES FOR SALE  
MARCH 2024 | SINGLE FAMILY HOMES

Number of properties currently listed for sale by price range



AVERAGE SALES PRICE PER SQFT  
MARCH 2024 | SINGLE FAMILY HOMES

Average Sales Price per SqFt for previous two years

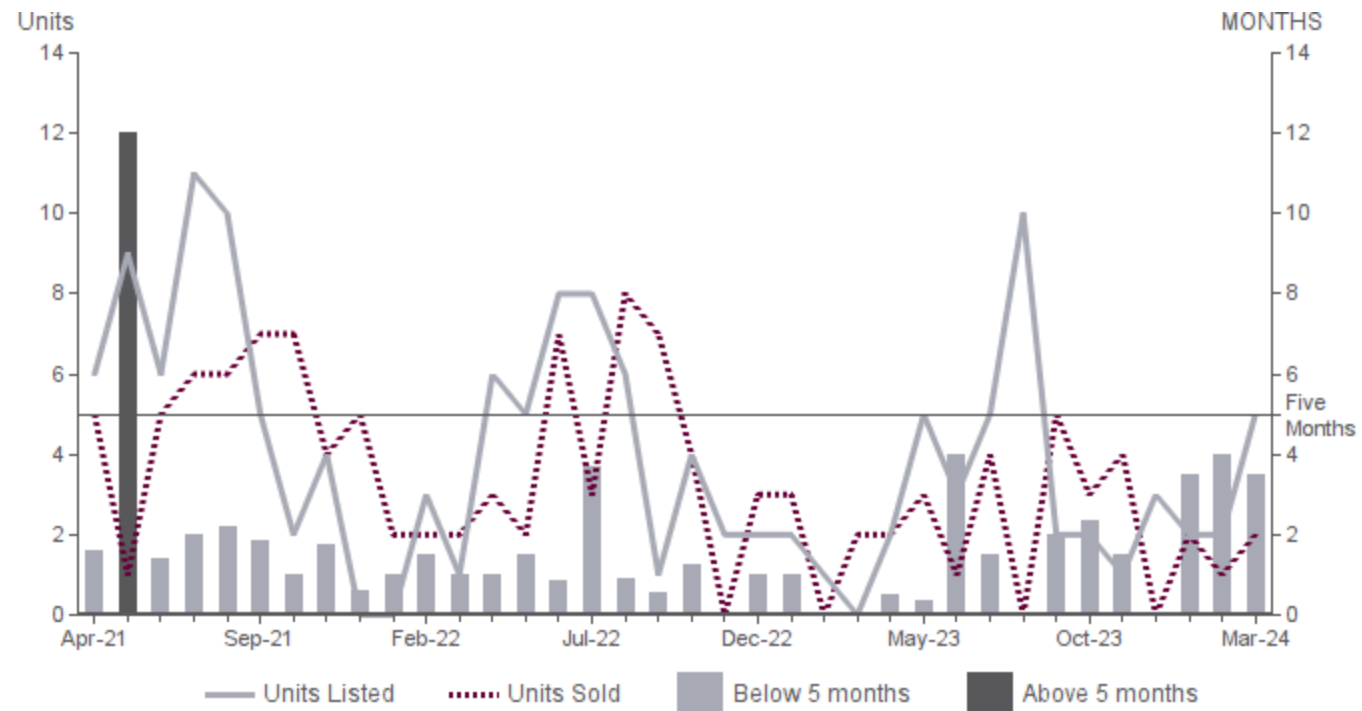


MONTHS SUPPLY OF INVENTORY  
MARCH 2024 | SINGLE FAMILY HOMES

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  

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NEW ENGLAND  
PROPERTIES

BERKSHIRE HATHAWAY IS WHO WE ARE,  
HOMESERVICES IS WHAT WE DO.

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