



SOLD

56-48 OLD FARMS ROAD | WILLINGTON, CT

© SmartMLS, Inc. 2

QUARTERLY

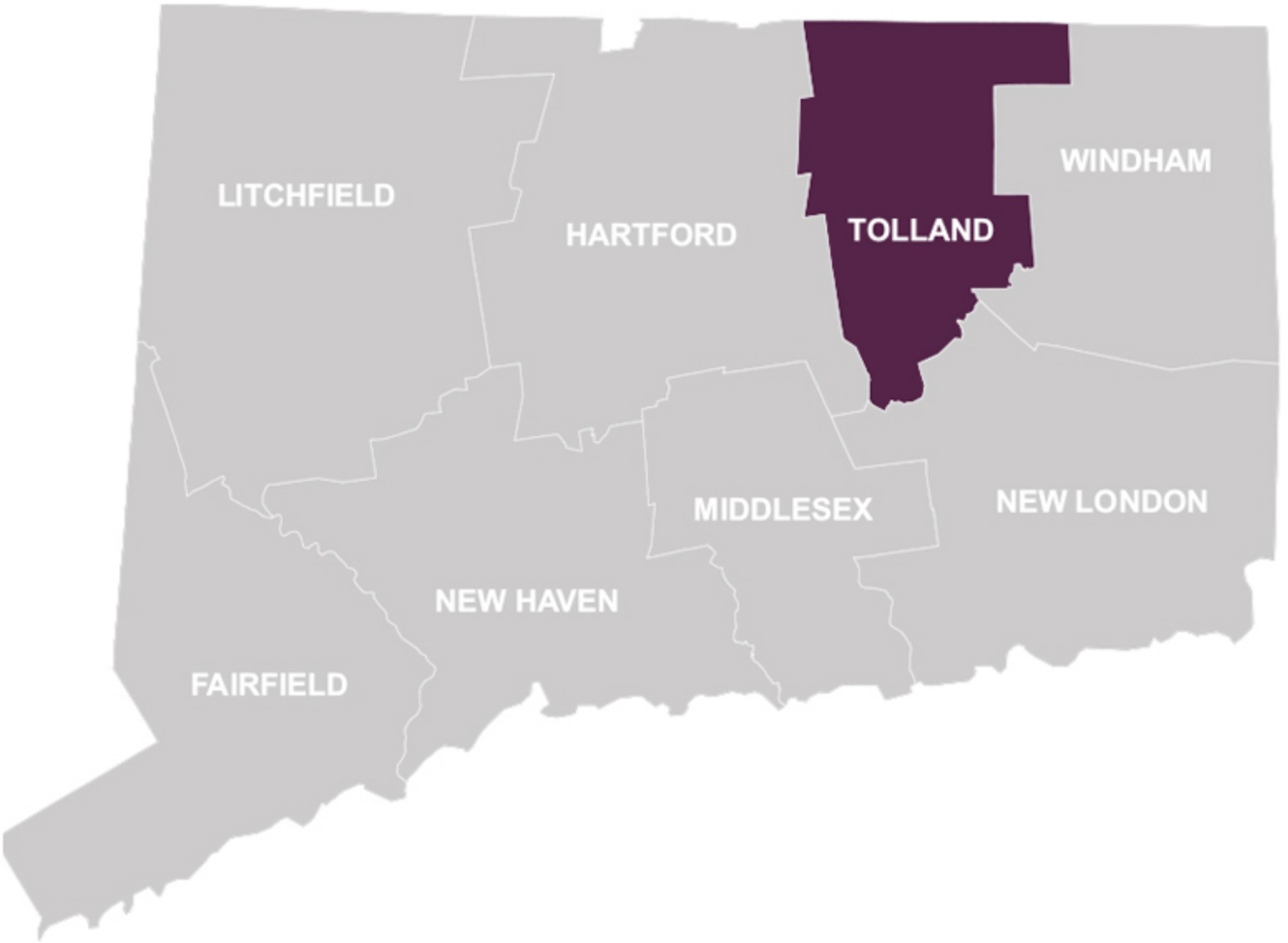
MARKET REPORT

TOLLAND COUNTY

Q1 2024

TOLLAND COUNTY

Q1 2024





TOLLAND COUNTY

ALL PROPERTY TYPES **M** **Q**

ANDOVER **M** **Q**

Single Family Homes [M](#) [Q](#)

COLUMBIA **M** **Q**

Single Family Homes [M](#) [Q](#)

ELLINGTON **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

MANSFIELD **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

STAFFORD **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

UNION **M** **Q**

Single Family Homes [M](#) [Q](#)

WILLINGTON **M** **Q**

Single Family Homes [M](#) [Q](#)

BOLTON **M** **Q**

Single Family Homes [M](#) [Q](#)

COVENTRY **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

HEBRON **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

SOMERS **M** **Q**

Single Family Homes [M](#) [Q](#)

TOLLAND **M** **Q**

Single Family Homes [M](#) [Q](#)

VERNON **M** **Q**

Single Family Homes [M](#) [Q](#) Condo-Townhome [M](#) [Q](#)

M MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

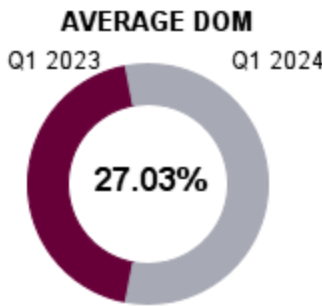
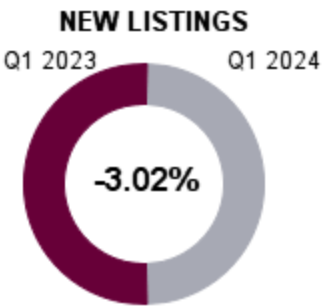
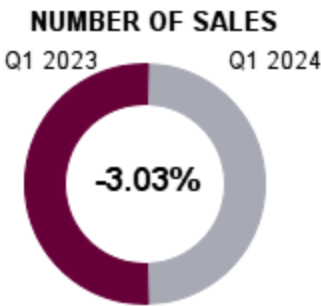
Q QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

Cities, areas, neighborhoods or property types within a county that are not represented indicate there is not enough sold data to produce a monthly or quarterly report for that specific city. If you are interested in information for a specific city, area, neighborhood and/or property type, please contact us.

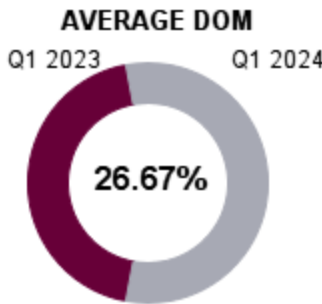
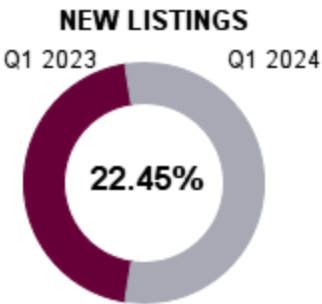
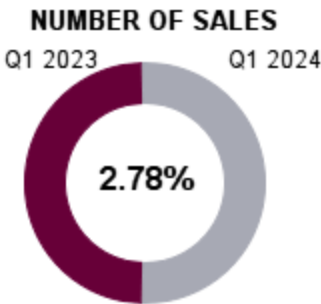
TOLLAND COUNTY | Q1 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



Condo-Townhome



■ Q1 2023 ■ Q1 2024

REAL ESTATE SNAPSHOT

TOLLAND COUNTY

All Property Types | Q1 2024

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	317	314	0.96% ↑	317	314	0.96% ↑
Sold Listings	261	267	-2.25% ↓	261	267	-2.25% ↓
Median List Price (Solds)	\$319,000	\$295,000	8.14% ↑	\$319,000	\$295,000	8.14% ↑
Median Sold Price	\$330,000	\$297,000	11.11% ↑	\$330,000	\$297,000	11.11% ↑
Median Days on Market	34	12	183.33% ↑	34	12	183.33% ↑
Average List Price (Solds)	\$337,400	\$314,678	7.22% ↑	\$337,400	\$314,678	7.22% ↑
Average Sold Price	\$342,741	\$318,440	7.63% ↑	\$342,741	\$318,440	7.63% ↑
Average Days on Market	46	36	27.78% ↑	46	36	27.78% ↑
List/Sold Price Ratio	102.6%	101.6%	0.91% ↑	102.6%	101.6%	0.91% ↑

Market Area	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change
Andover	7	10	-30% ↓	4	7	-43% ↓	\$357 K	\$422 K	-16% ↓	6	6	0.00%
Single Family Homes	7	10	-30% ↓	4	7	-43% ↓	\$357 K	\$422 K	-16% ↓	6	6	0.00%
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Bolton	8	17	-53% ↓	9	9	0.00%	\$435 K	\$310 K	40% ↑	36	4	800% ↑
Single Family Homes	8	17	-53% ↓	9	9	0.00%	\$435 K	\$310 K	40% ↑	36	4	800% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Columbia	8	11	-27% ↓	11	6	83% ↑	\$370 K	\$368 K	0.46% ↑	29	20	45% ↑
Single Family Homes	8	11	-27% ↓	11	6	83% ↑	\$370 K	\$368 K	0.46% ↑	29	20	45% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Coventry	26	37	-30% ↓	26	32	-19% ↓	\$269 K	\$285 K	-5.70% ↓	25	14	79% ↑
Single Family Homes	25	34	-26% ↓	24	30	-20% ↓	\$285 K	\$285 K	-0.02% ↓	25	14	79% ↑
Condo-Townhome	1	3	-67% ↓	2	2	0.00%	\$228 K	\$349 K	-35% ↓	18	222	-92% ↓
Ellington	27	30	-10% ↓	28	25	12% ↑	\$371 K	\$330 K	12% ↑	16	18	-11% ↓
Single Family Homes	21	25	-16% ↓	26	20	30% ↑	\$390 K	\$377 K	3.52% ↑	21	23	-8.70% ↓
Condo-Townhome	6	5	20% ↑	2	5	-60% ↓	\$181 K	\$191 K	-5.50% ↓	9	14	-36% ↓
Hebron	19	19	0.00%	19	18	5.56% ↑	\$365 K	\$422 K	-14% ↓	29	47	-38% ↓
Single Family Homes	18	17	5.88% ↑	19	17	12% ↑	\$365 K	\$429 K	-15% ↓	29	50	-42% ↓
Condo-Townhome	1	2	-50% ↓	0	1		\$0	\$350 K		0	15	
Mansfield	29	25	16% ↑	27	33	-18% ↓	\$327 K	\$283 K	16% ↑	39	19	105% ↑
Single Family Homes	21	22	-4.55% ↓	21	28	-25% ↓	\$365 K	\$297 K	23% ↑	35	22	59% ↑
Condo-Townhome	8	3	167% ↑	6	5	20% ↑	\$150 K	\$162 K	-7.41% ↓	48	13	269% ↑
Somers	35	25	40% ↑	16	26	-38% ↓	\$415 K	\$428 K	-2.92% ↓	56	31	81% ↑
Single Family Homes	32	24	33% ↑	15	22	-32% ↓	\$410 K	\$434 K	-5.58% ↓	56	23	143% ↑
Condo-Townhome	3	1	200% ↑	1	4	-75% ↓	\$425 K	\$410 K	3.66% ↑	225	43	423% ↑
Stafford	25	35	-29% ↓	26	27	-3.70% ↓	\$293 K	\$265 K	10% ↑	47	14	236% ↑
Single Family Homes	20	31	-35% ↓	24	25	-4.00% ↓	\$305 K	\$270 K	13% ↑	42	14	200% ↑
Condo-Townhome	5	4	25% ↑	2	2	0.00%	\$177 K	\$160 K	11% ↑	77	8	863% ↑
Tolland	39	38	2.63% ↑	25	23	8.70% ↑	\$420 K	\$325 K	29% ↑	22	7	214% ↑
Single Family Homes	33	32	3.13% ↑	25	21	19% ↑	\$420 K	\$340 K	24% ↑	22	7	214% ↑
Condo-Townhome	6	6	0.00%	0	2		\$0	\$192 K		0	5	
Vernon	77	59	31% ↑	63	53	19% ↑	\$266 K	\$210 K	27% ↑	31	5	520% ↑
Single Family Homes	48	35	37% ↑	40	40	0.00%	\$288 K	\$263 K	9.71% ↑	33	5	560% ↑
Condo-Townhome	29	24	21% ↑	23	13	77% ↑	\$195 K	\$115 K	70% ↑	21	4	425% ↑

REAL ESTATE SNAPSHOT | Q1 2024

TOLLAND COUNTY

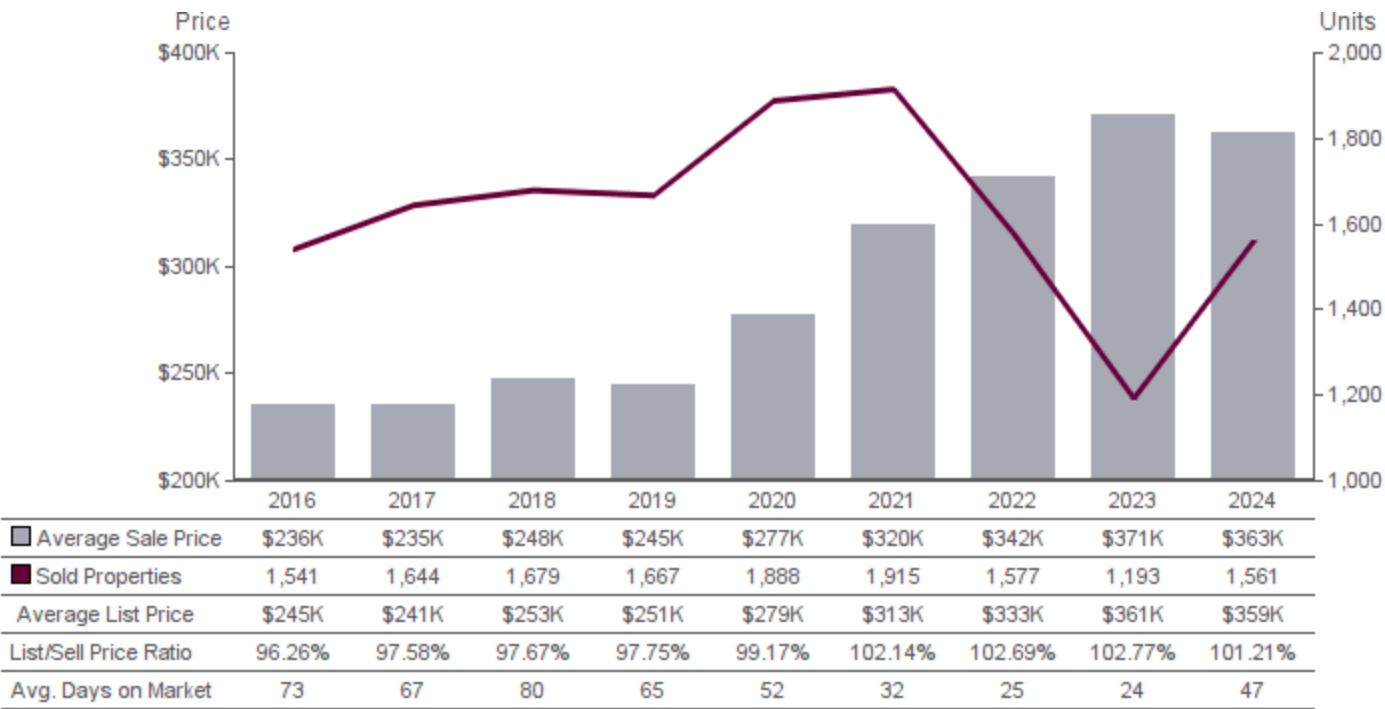
Market Area	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change	Q1 2024	Q1 2023	% Change
Willington	14	8	75% ↑	7	8	-13% ↓	\$320 K	\$294 K	9.03% ↑	13	9	44% ↑
Single Family Homes	13	7	86% ↑	6	6	0.00% ↔	\$353 K	\$326 K	8.17% ↑	11	9	22% ↑
Condo-Townhome	1	1	0.00% ↔	1	2	-50% ↓	\$198 K	\$163 K	21% ↑	81	20	305% ↑
Total	317	314	0.96% ↑	261	267	-2.25% ↓	\$330 K	\$297 K	11% ↑	34	12	183% ↑
Single Family Homes	257	265	-3.02% ↓	224	231	-3.03% ↓	\$355 K	\$305 K	16% ↑	34	13	162% ↑
Condo-Townhome	60	49	22% ↑	37	36	2.78% ↑	\$195 K	\$170 K	15% ↑	33	9	267% ↑

MARKET OVERVIEW
Q1 2024 | SINGLE FAMILY HOMES

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	257	265	-3.02% ↓	257	265	-3.02% ↓
Sold Listings	224	231	-3.03% ↓	224	231	-3.03% ↓
Median List Price (Solds)	\$342,450	\$299,999	14.15% ↑	\$342,450	\$299,999	14.15% ↑
Median Sold Price	\$355,000	\$305,000	16.39% ↑	\$355,000	\$305,000	16.39% ↑
Median Days on Market	34	13	161.54% ↑	34	13	161.54% ↑
Average List Price (Solds)	\$358,340	\$331,399	8.13% ↑	\$358,340	\$331,399	8.13% ↑
Average Sold Price	\$362,604	\$334,681	8.34% ↑	\$362,604	\$334,681	8.34% ↑
Average Days on Market	47	37	27.03% ↑	47	37	27.03% ↑
List/Sold Price Ratio	102%	101.3%	0.69% ↑	102%	101.3%	0.69% ↑

TEN-YEAR MARKET HISTORY
Q1 2024 | SINGLE FAMILY HOMES

Average Sale Price vs. Number of Sold Properties each Year
** Sold Properties for current year are annualized based on actual sales year-to-date



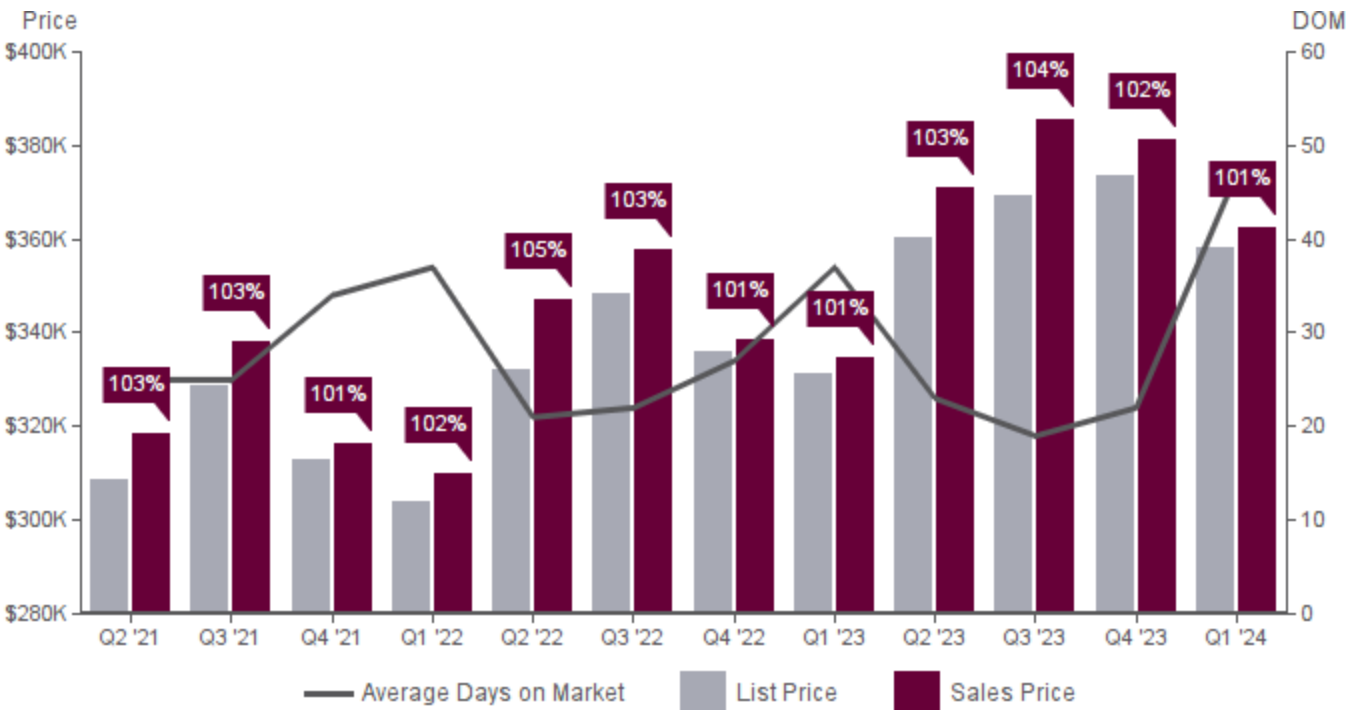
AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
Q1 2024 | SINGLE FAMILY HOMES

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



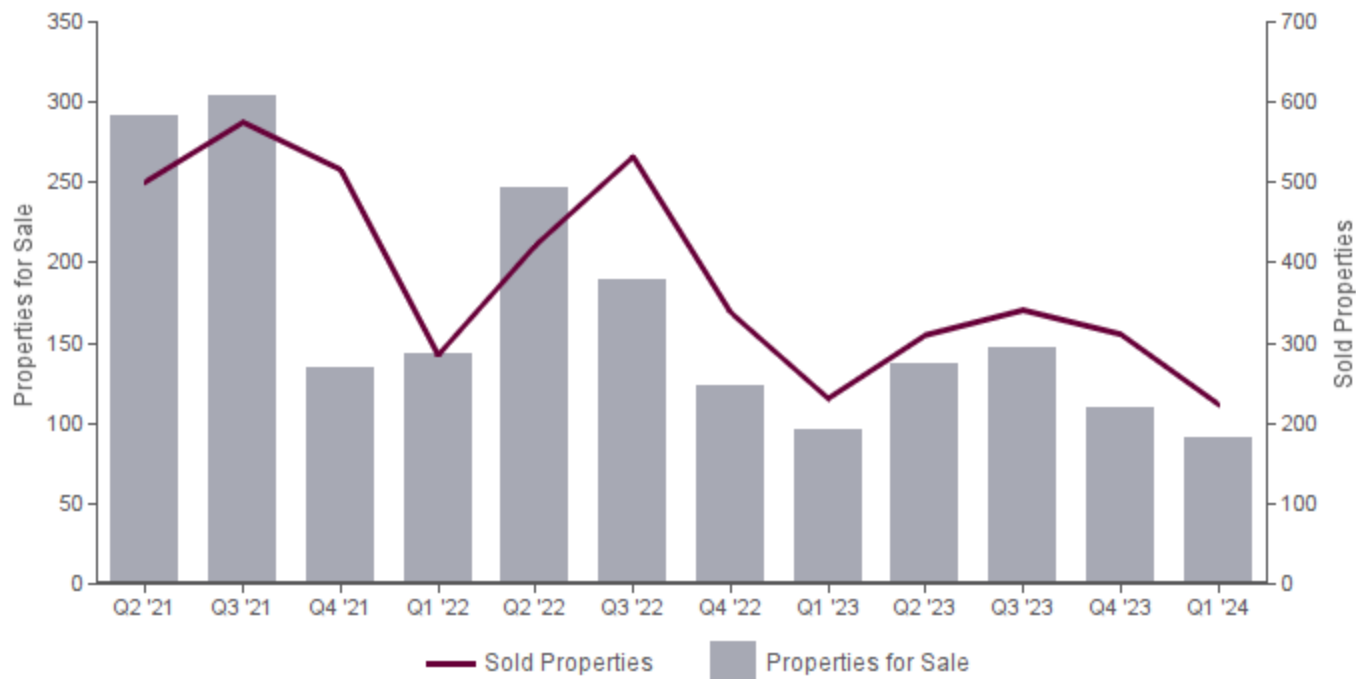
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | SINGLE FAMILY HOMES

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



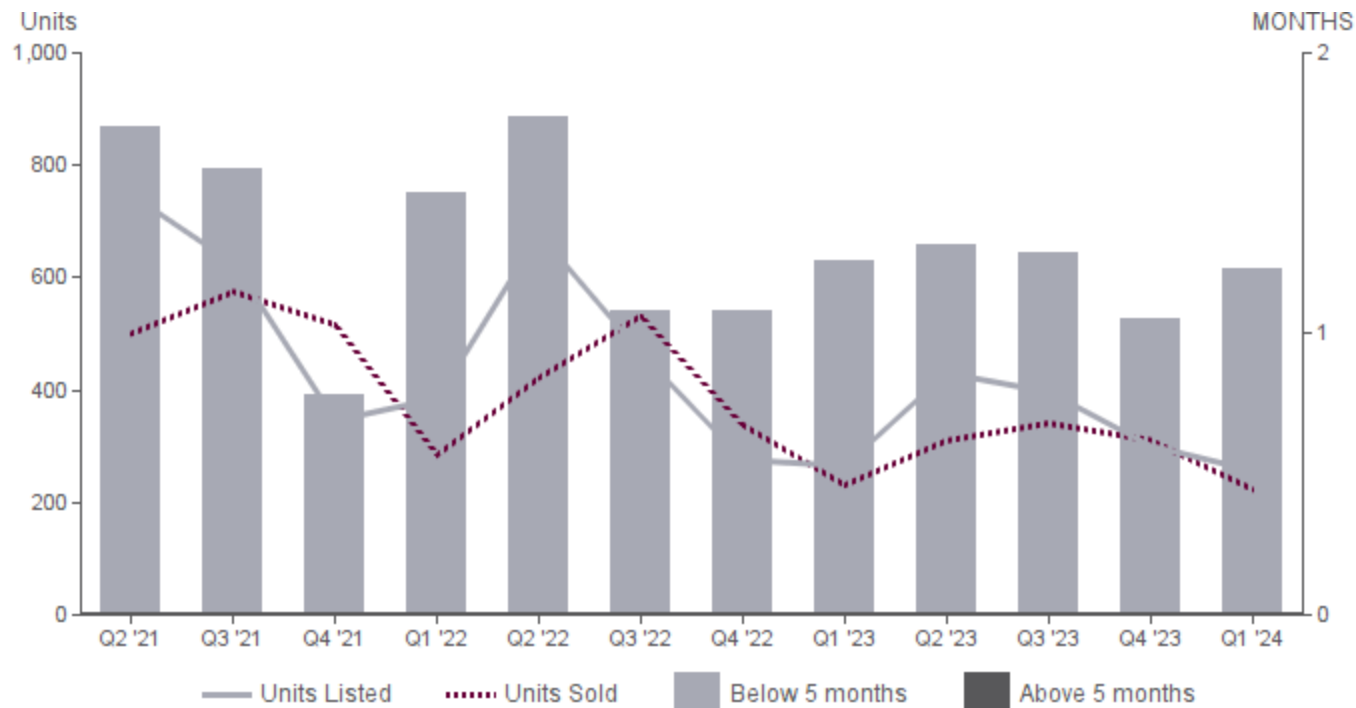
PROPERTIES FOR SALE AND SOLD PROPERTIES
Q1 2024 | SINGLE FAMILY HOMES

Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



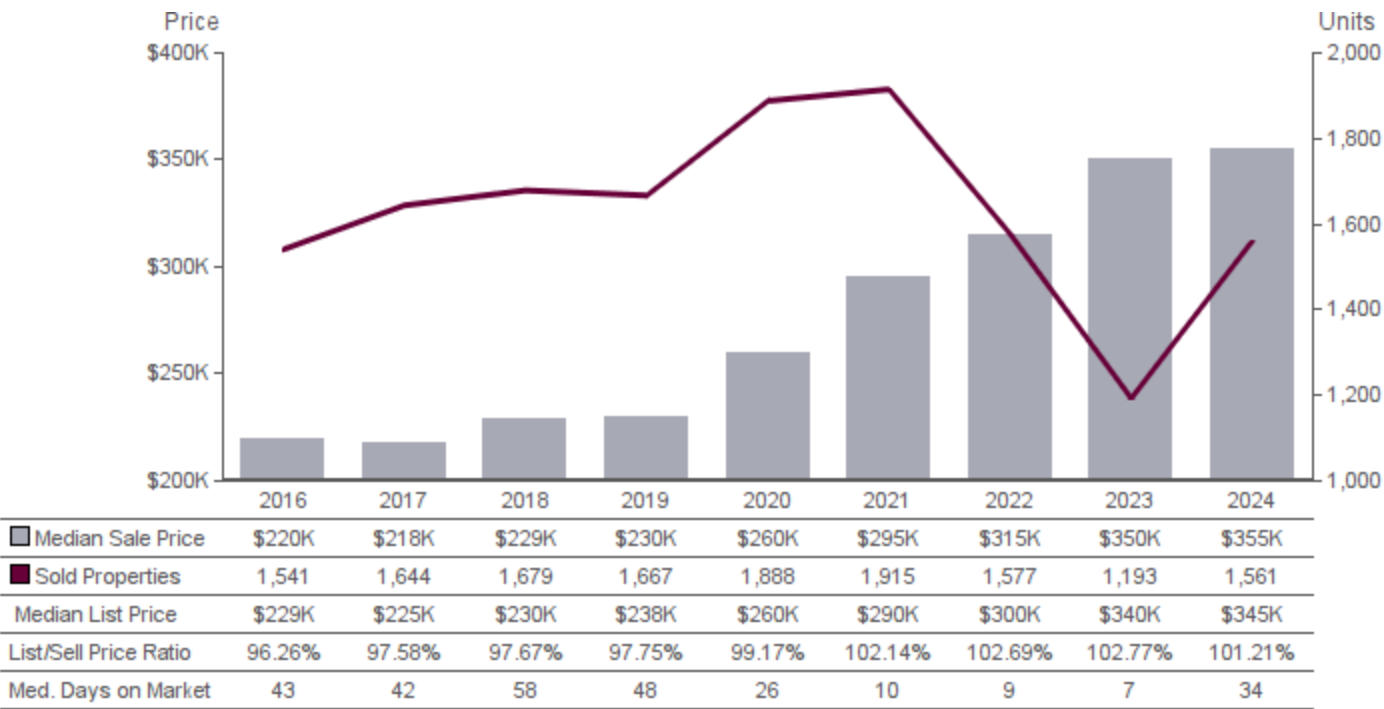
MONTHS SUPPLY OF INVENTORY
Q1 2024 | SINGLE FAMILY HOMES

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.



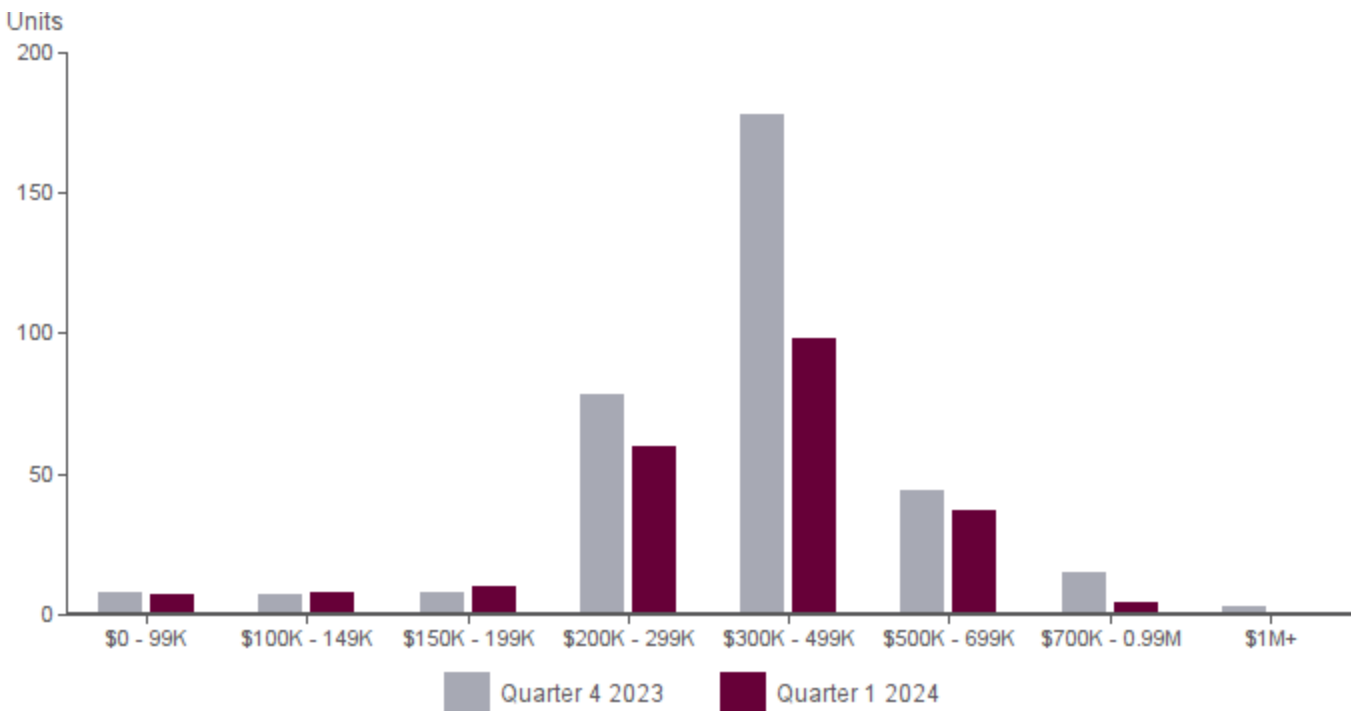
MEDIAN SALE PRICE AND UNITS SOLD
Q1 2024 | SINGLE FAMILY HOMES

Median Sale Price vs. Number of Sold Properties each Year



PROPERTIES SOLD BY PRICE RANGE (IN THOUSANDS)
Q1 2024 | SINGLE FAMILY HOMES

Number of properties sold in the previous two quarters

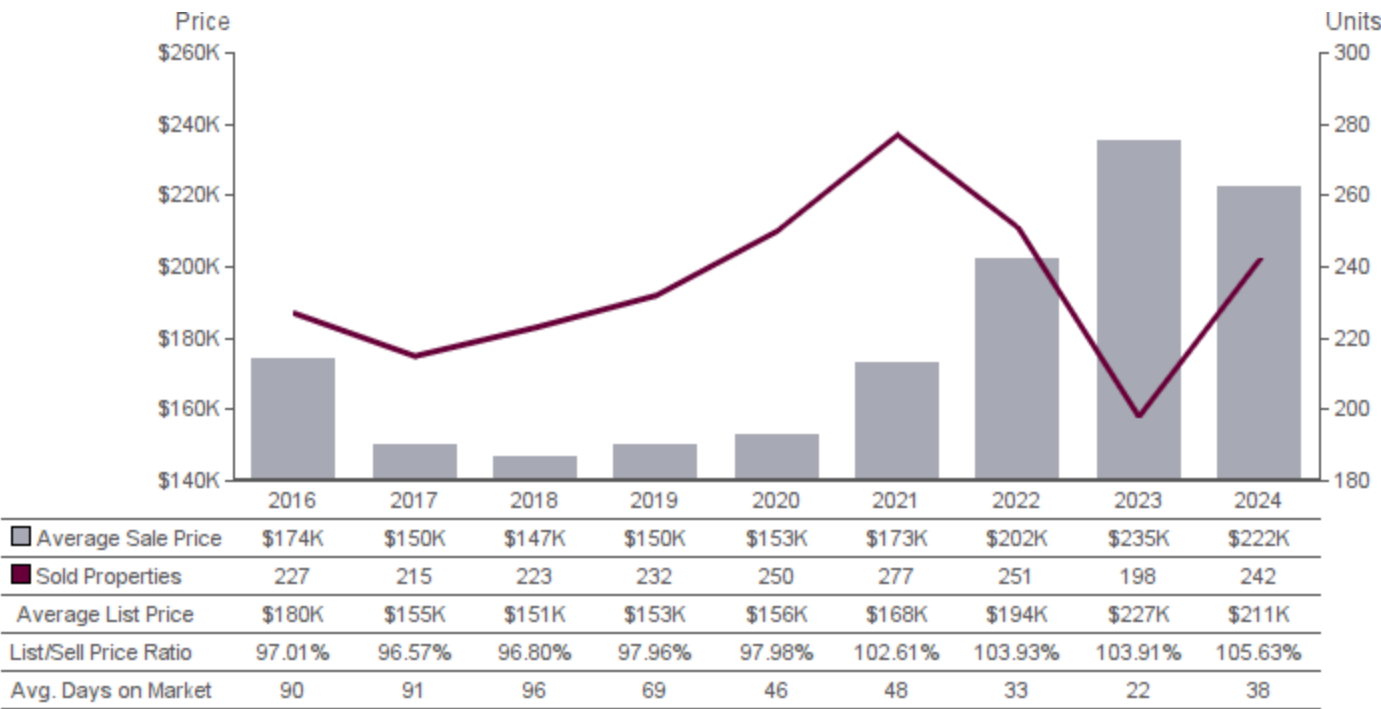


MARKET OVERVIEW
Q1 2024 | CONDO-TOWNHOME

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	60	49	22.45% ↑	60	49	22.45% ↑
Sold Listings	37	36	2.78% ↑	37	36	2.78% ↑
Median List Price (Solds)	\$189,900	\$162,450	16.9% ↑	\$189,900	\$162,450	16.9% ↑
Median Sold Price	\$195,000	\$170,000	14.71% ↑	\$195,000	\$170,000	14.71% ↑
Median Days on Market	33	9	266.67% ↑	33	9	266.67% ↑
Average List Price (Solds)	\$210,627	\$207,388	1.56% ↑	\$210,627	\$207,388	1.56% ↑
Average Sold Price	\$222,486	\$214,230	3.85% ↑	\$222,486	\$214,230	3.85% ↑
Average Days on Market	38	30	26.67% ↑	38	30	26.67% ↑
List/Sold Price Ratio	106.3%	104.1%	2.1% ↑	106.3%	104.1%	2.1% ↑

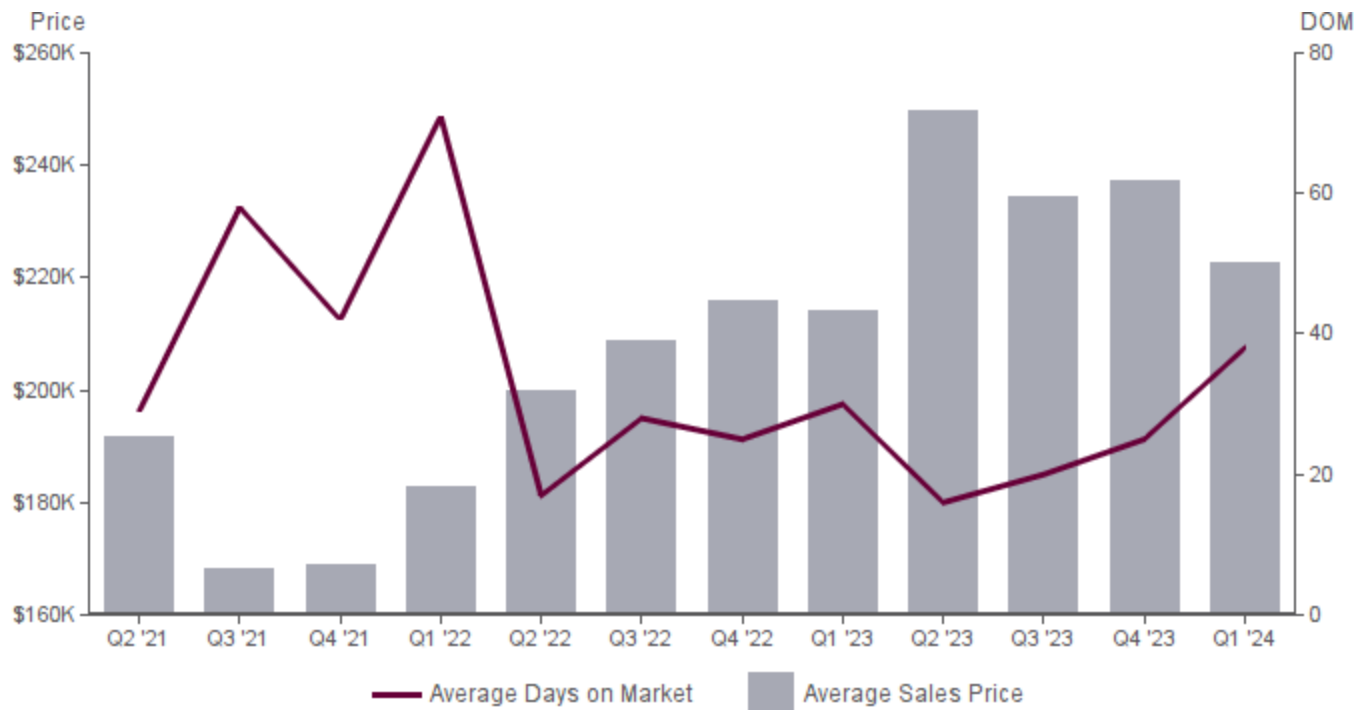
TEN-YEAR MARKET HISTORY
Q1 2024 | CONDO-TOWNHOME

Average Sale Price vs. Number of Sold Properties each Year
** Sold Properties for current year are annualized based on actual sales year-to-date



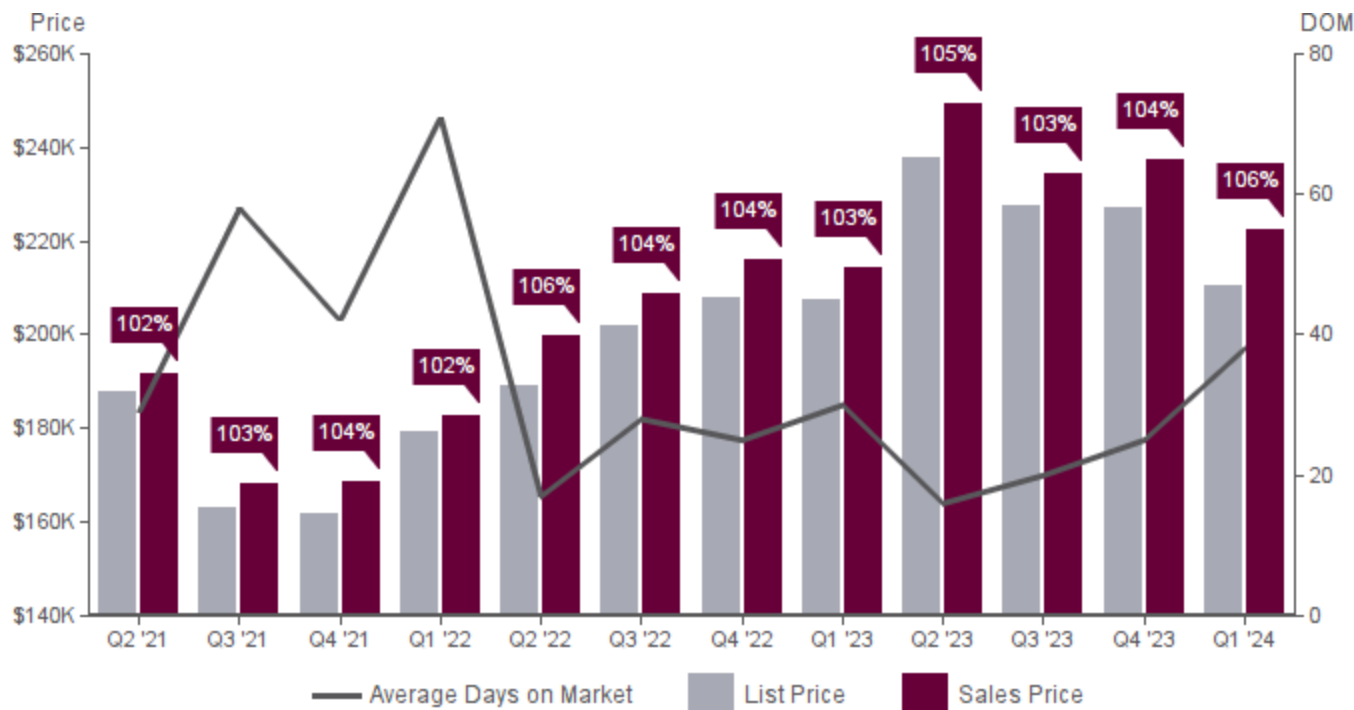
AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
Q1 2024 | CONDO-TOWNHOME

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | CONDO-TOWNHOME

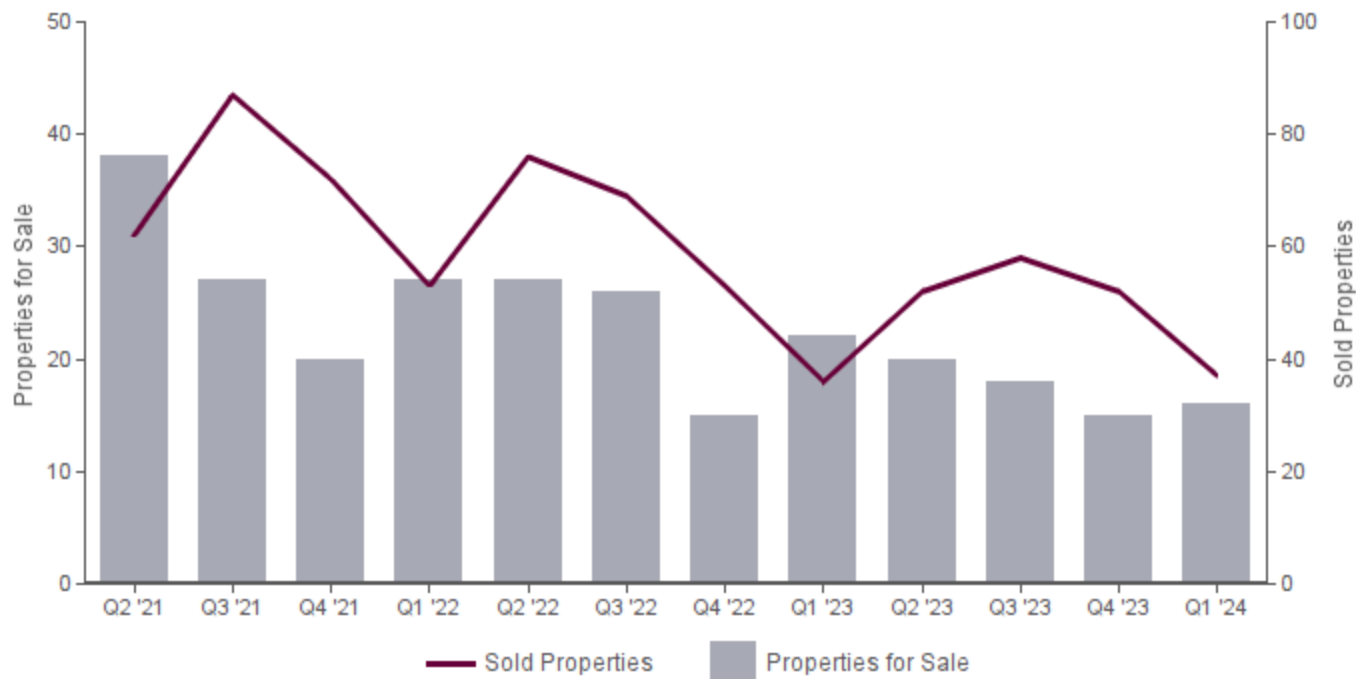
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2024 | CONDO-TOWNHOME

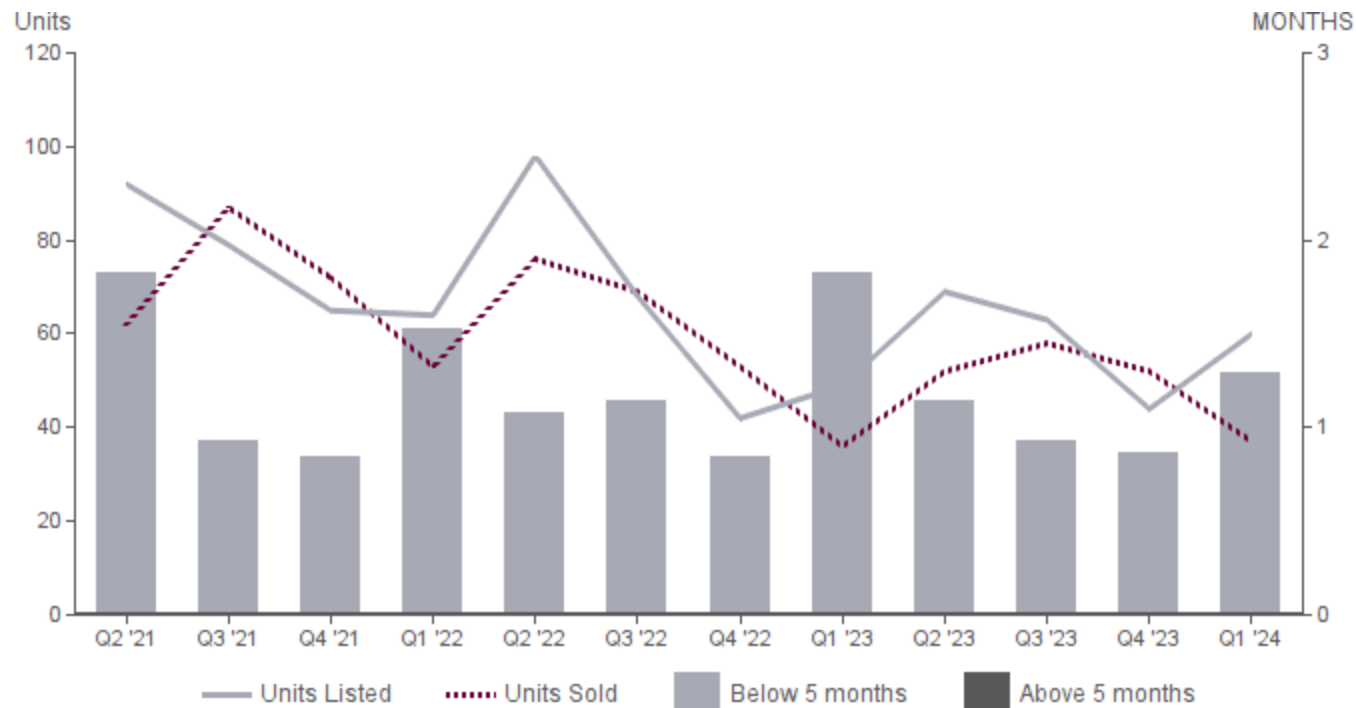
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

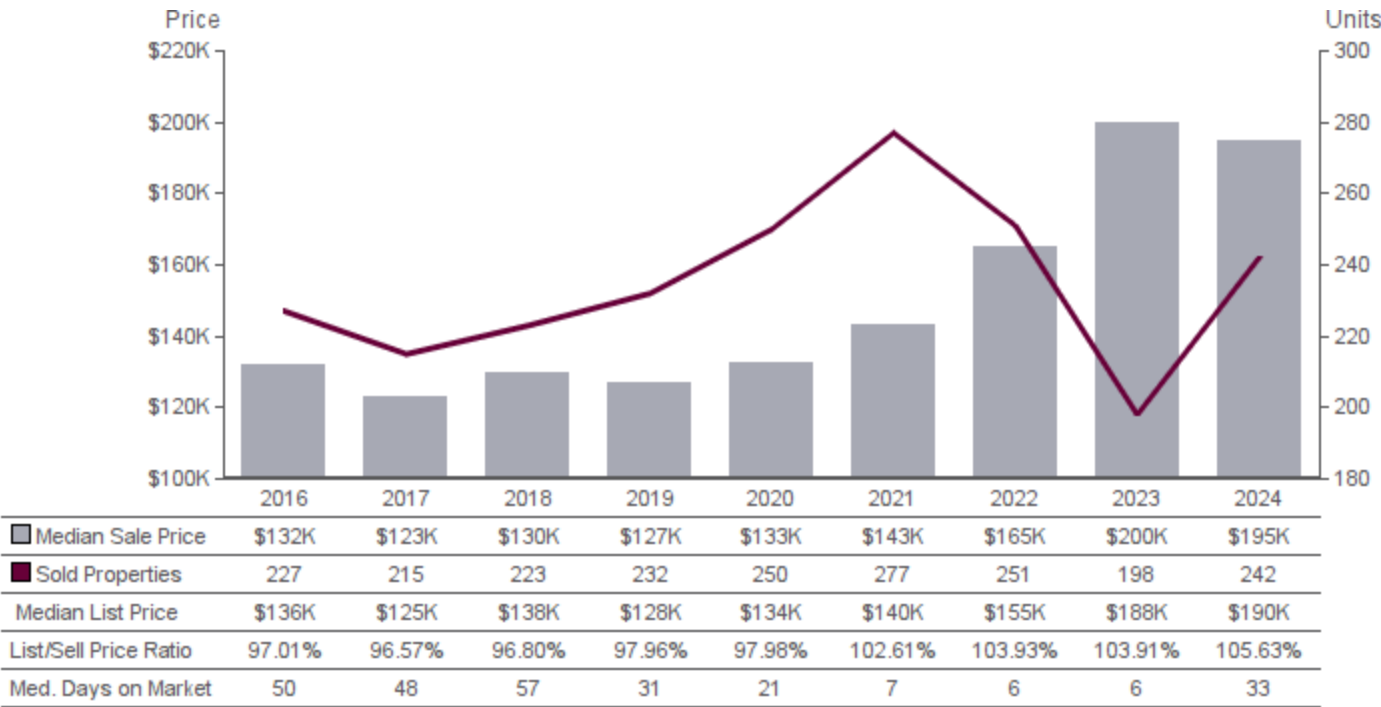
Q1 2024 | CONDO-TOWNHOME

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.



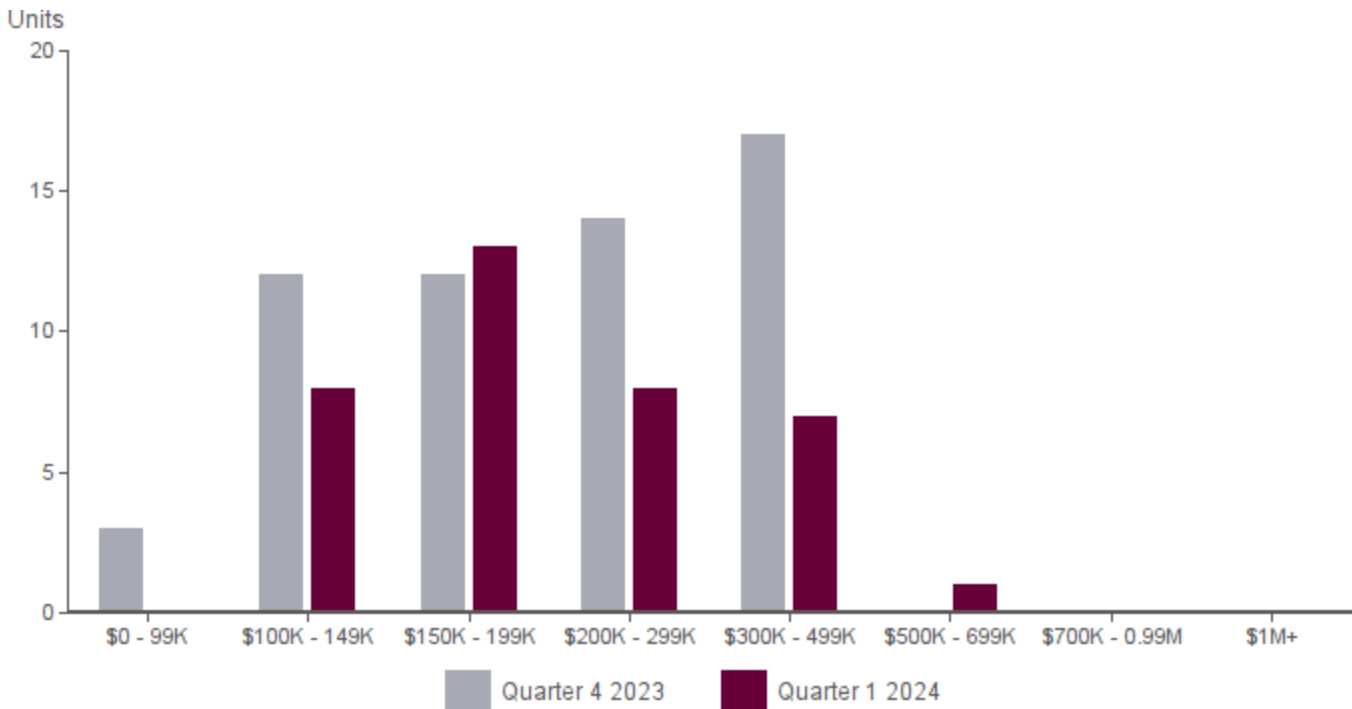
MEDIAN SALE PRICE AND UNITS SOLD
Q1 2024 | CONDO-TOWNHOME

Median Sale Price vs. Number of Sold Properties each Year



PROPERTIES SOLD BY PRICE RANGE (IN THOUSANDS)
Q1 2024 | CONDO-TOWNHOME

Number of properties sold in the previous two quarters



START YOUR STORY WITH US



WITH UNIVERSAL ACCESS TO
50,000+ agents | 1,500+ offices | 50 states
12 Countries & Territories | 4 Continents

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

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

©2023 An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.

The statistics presented in the Quarterly Market Report are compiled based on figures and data generated by IDC Global and Datafloat for the benefit of Berkshire Hathaway HomeServices New England Properties. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

Copyright ©2024 Berkshire Hathaway HomeServices New England Properties.
Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation.