



831 WRIGHTS CROSSING ROAD | POMFRET, CT

QUARTERLY

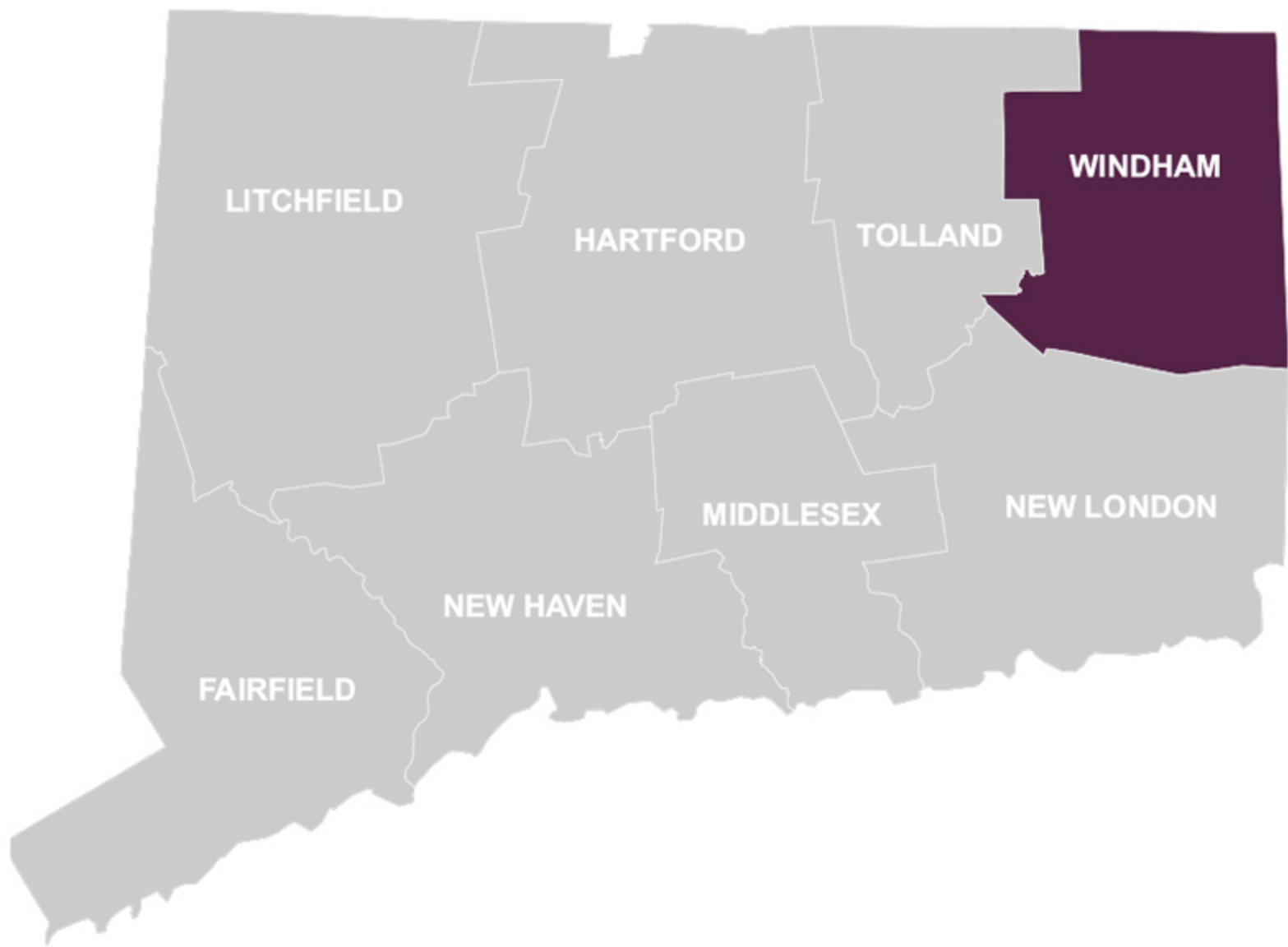
MARKET REPORT

WINDHAM COUNTY

Q1 2024

WINDHAM COUNTY

Q1 2024





WINDHAM COUNTY

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

ASHFORD **M** **Q**

Single Family Homes **M** **Q**

CANTERBURY **M** **Q**

Single Family Homes **M** **Q**

EASTFORD **M** **Q**

Single Family Homes **M** **Q**

KILLINGLY **M** **Q**

Single Family Homes **M** **Q** Condo-Townhome **M** **Q**

POMFRET **M** **Q**

Single Family Homes **M** **Q**

SCOTLAND **M** **Q**

Single Family Homes **M** **Q**

THOMPSON **M** **Q**

Single Family Homes **M** **Q**

WOODSTOCK **M** **Q**

Single Family Homes **M** **Q** Condo-Townhome **M** **Q**

BROOKLYN **M** **Q**

Single Family Homes **M** **Q**

CHAPLIN **M** **Q**

Single Family Homes **M** **Q**

HAMPTON **M** **Q**

Single Family Homes **M** **Q**

PLAINFIELD **M** **Q**

Single Family Homes **M** **Q**

PUTNAM **M** **Q**

Single Family Homes **M** **Q** Condo-Townhome **M** **Q**

STERLING **M** **Q**

Single Family Homes **M** **Q**

WINDHAM **M** **Q**

Single Family Homes **M** **Q**

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

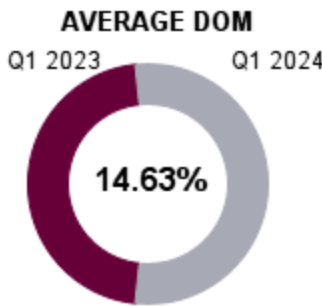
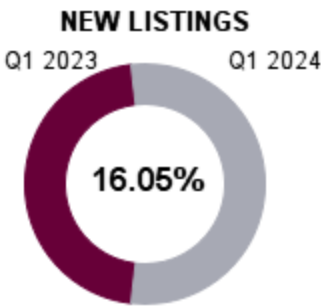
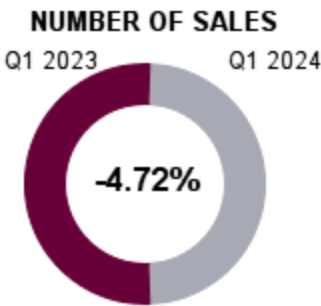
Q QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

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.

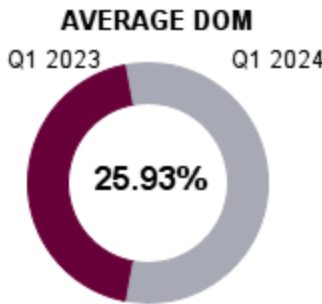
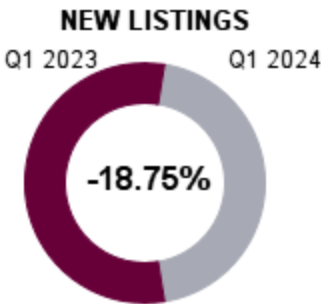
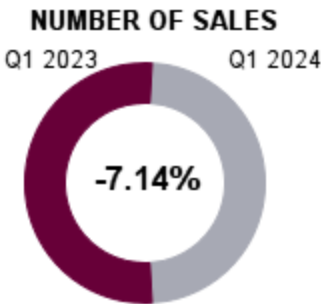
WINDHAM COUNTY | Q1 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



Condo-Townhome



■ Q1 2023 ■ Q1 2024

REAL ESTATE SNAPSHOT

WINDHAM COUNTY

All Property Types | Q1 2024

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	308	275	12% ↑	308	275	12% ↑
Sold Listings	235	247	-4.86% ↓	235	247	-4.86% ↓
Median List Price (Solds)	\$319,900	\$289,500	10.5% ↑	\$319,900	\$289,500	10.5% ↑
Median Sold Price	\$324,900	\$292,000	11.27% ↑	\$324,900	\$292,000	11.27% ↑
Median Days on Market	35	19	84.21% ↑	35	19	84.21% ↑
Average List Price (Solds)	\$334,562	\$307,621	8.76% ↑	\$334,562	\$307,621	8.76% ↑
Average Sold Price	\$336,127	\$306,859	9.54% ↑	\$336,127	\$306,859	9.54% ↑
Average Days on Market	47	40	17.5% ↑	47	40	17.5% ↑
List/Sold Price Ratio	101.2%	100%	1.27% ↑	101.2%	100%	1.27% ↑

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
Ashford	6	13	-54% ↓	4	14	-71% ↓	\$247 K	\$348 K	-29% ↓	142	20	610% ↑
Single Family Homes	5	13	-62% ↓	4	14	-71% ↓	\$247 K	\$348 K	-29% ↓	142	20	610% ↑
Condo-Townhome	1	0	↑	0	0		\$0	\$0		0	0	
Brooklyn	22	32	-31% ↓	15	25	-40% ↓	\$400 K	\$330 K	21% ↑	35	18	94% ↑
Single Family Homes	22	30	-27% ↓	15	22	-32% ↓	\$400 K	\$331 K	21% ↑	35	19	84% ↑
Condo-Townhome	0	2	↓	0	3	↓	\$0	\$294 K	↓	0	18	↓
Canterbury	10	8	25% ↑	10	10	0.00%	\$383 K	\$333 K	15% ↑	16	63	-75% ↓
Single Family Homes	10	8	25% ↑	10	10	0.00%	\$383 K	\$333 K	15% ↑	16	63	-75% ↓
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Chaplin	7	6	17% ↑	6	4	50% ↑	\$326 K	\$268 K	22% ↑	38	7	443% ↑
Single Family Homes	7	6	17% ↑	6	4	50% ↑	\$326 K	\$268 K	22% ↑	38	7	443% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Eastford	4	16	-75% ↓	4	9	-56% ↓	\$430 K	\$265 K	62% ↑	48	31	55% ↑
Single Family Homes	2	7	-71% ↓	3	9	-67% ↓	\$440 K	\$265 K	66% ↑	76	31	145% ↑
Condo-Townhome	2	9	-78% ↓	1	0	↑	\$336 K	\$0	↑	15	0	↑
Hampton	6	4	50% ↑	5	4	25% ↑	\$430 K	\$345 K	25% ↑	7	48	-85% ↓
Single Family Homes	6	4	50% ↑	5	4	25% ↑	\$430 K	\$345 K	25% ↑	7	48	-85% ↓
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Killingly	54	42	29% ↑	46	41	12% ↑	\$306 K	\$270 K	13% ↑	45	16	181% ↑
Single Family Homes	46	36	28% ↑	45	39	15% ↑	\$305 K	\$270 K	13% ↑	45	16	181% ↑
Condo-Townhome	8	6	33% ↑	1	2	-50% ↓	\$380 K	\$209 K	82% ↑	70	42	67% ↑
Plainfield	35	52	-33% ↓	29	43	-33% ↓	\$295 K	\$280 K	5.36% ↑	37	16	131% ↑
Single Family Homes	32	44	-27% ↓	27	40	-33% ↓	\$299 K	\$289 K	3.64% ↑	37	16	131% ↑
Condo-Townhome	3	8	-63% ↓	2	3	-33% ↓	\$235 K	\$237 K	-0.83% ↓	46	20	130% ↑
Pomfret	9	3	200% ↑	5	5	0.00%	\$395 K	\$265 K	49% ↑	49	16	206% ↑
Single Family Homes	9	3	200% ↑	5	5	0.00%	\$395 K	\$265 K	49% ↑	49	16	206% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Putnam	24	23	4.35% ↑	19	16	19% ↑	\$300 K	\$313 K	-4.00% ↓	29	14	107% ↑
Single Family Homes	14	18	-22% ↓	14	11	27% ↑	\$318 K	\$315 K	0.79% ↑	30	12	150% ↑
Condo-Townhome	10	5	100% ↑	5	5	0.00%	\$230 K	\$275 K	-16% ↓	12	21	-43% ↓
Scotland	2	2	0.00%	3	5	-40% ↓	\$359 K	\$287 K	25% ↑	47	27	74% ↑
Single Family Homes	2	2	0.00%	3	5	-40% ↓	\$359 K	\$287 K	25% ↑	47	27	74% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	

REAL ESTATE SNAPSHOT | Q1 2024

WINDHAM 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
Sterling	13	15	-13% ↓	5	10	-50% ↓	\$360 K	\$318 K	13% ↑	53	5	960% ↑
Single Family Homes	13	15	-13% ↓	5	10	-50% ↓	\$360 K	\$318 K	13% ↑	53	5	960% ↑
Condo-Townhome	0	0		0	0		\$0	\$0		0	0	
Thompson	30	21	43% ↑	24	18	33% ↑	\$348 K	\$305 K	14% ↑	33	44	-25% ↓
Single Family Homes	30	21	43% ↑	23	18	28% ↑	\$360 K	\$305 K	18% ↑	34	44	-23% ↓
Condo-Townhome	0	0		1	0	↑	\$265 K	\$0	↑	5	0	↑
Windham	45	24	88% ↑	40	27	48% ↑	\$244 K	\$237 K	2.95% ↑	28	12	133% ↑
Single Family Homes	43	24	79% ↑	37	26	42% ↑	\$245 K	\$230 K	6.52% ↑	29	13	123% ↑
Condo-Townhome	2	0	↑	3	1	200% ↑	\$215 K	\$268 K	-20% ↓	13	6	117% ↑
Woodstock	41	14	193% ↑	20	16	25% ↑	\$473 K	\$445 K	6.18% ↑	54	38	42% ↑
Single Family Homes	41	12	242% ↑	20	16	25% ↑	\$473 K	\$445 K	6.18% ↑	54	38	42% ↑
Condo-Townhome	0	2	↓	0	0		\$0	\$0		0	0	
Total	308	275	12% ↑	235	247	-4.86% ↓	\$325 K	\$292 K	11% ↑	35	19	84% ↑
Single Family Homes	282	243	16% ↑	222	233	-4.72% ↓	\$325 K	\$305 K	6.56% ↑	35	19	84% ↑
Condo-Townhome	26	32	-19% ↓	13	14	-7.14% ↓	\$245 K	\$256 K	-4.11% ↓	15	19	-21% ↓

MARKET OVERVIEW

Q1 2024 | SINGLE FAMILY HOMES

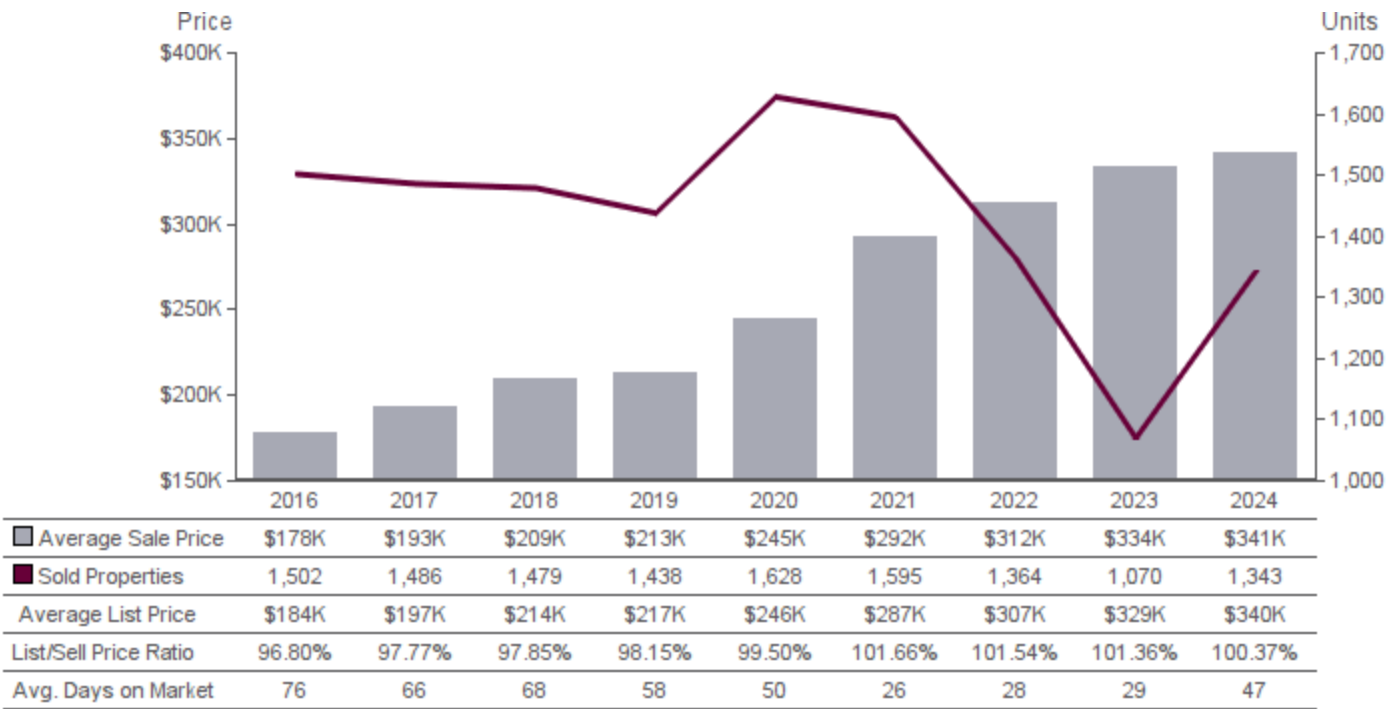
	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	282	243	16.05% ↑	282	243	16.05% ↑
Sold Listings	222	233	-4.72% ↓	222	233	-4.72% ↓
Median List Price (Solds)	\$322,500	\$292,000	10.45% ↑	\$322,500	\$292,000	10.45% ↑
Median Sold Price	\$325,000	\$305,000	6.56% ↑	\$325,000	\$305,000	6.56% ↑
Median Days on Market	35	19	84.21% ↑	35	19	84.21% ↑
Average List Price (Solds)	\$340,445	\$310,828	9.53% ↑	\$340,445	\$310,828	9.53% ↑
Average Sold Price	\$341,693	\$310,007	10.22% ↑	\$341,693	\$310,007	10.22% ↑
Average Days on Market	47	41	14.63% ↑	47	41	14.63% ↑
List/Sold Price Ratio	101.2%	100%	1.21% ↑	101.2%	100%	1.21% ↑

TEN-YEAR MARKET HISTORY

Q1 2024 | SINGLE FAMILY HOMES

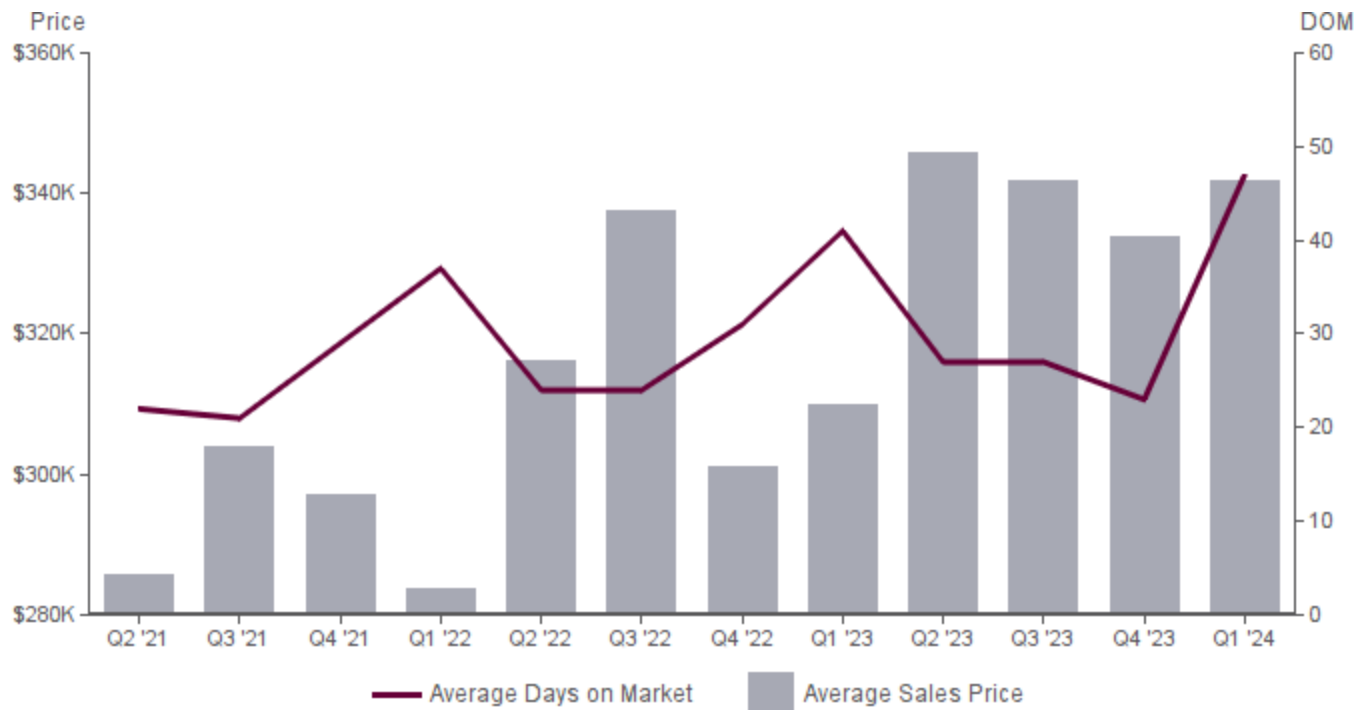
Average Sale Price vs. Number of Sold Properties each Year

** Sold Properties for current year are annualized based on actual sales year-to-date



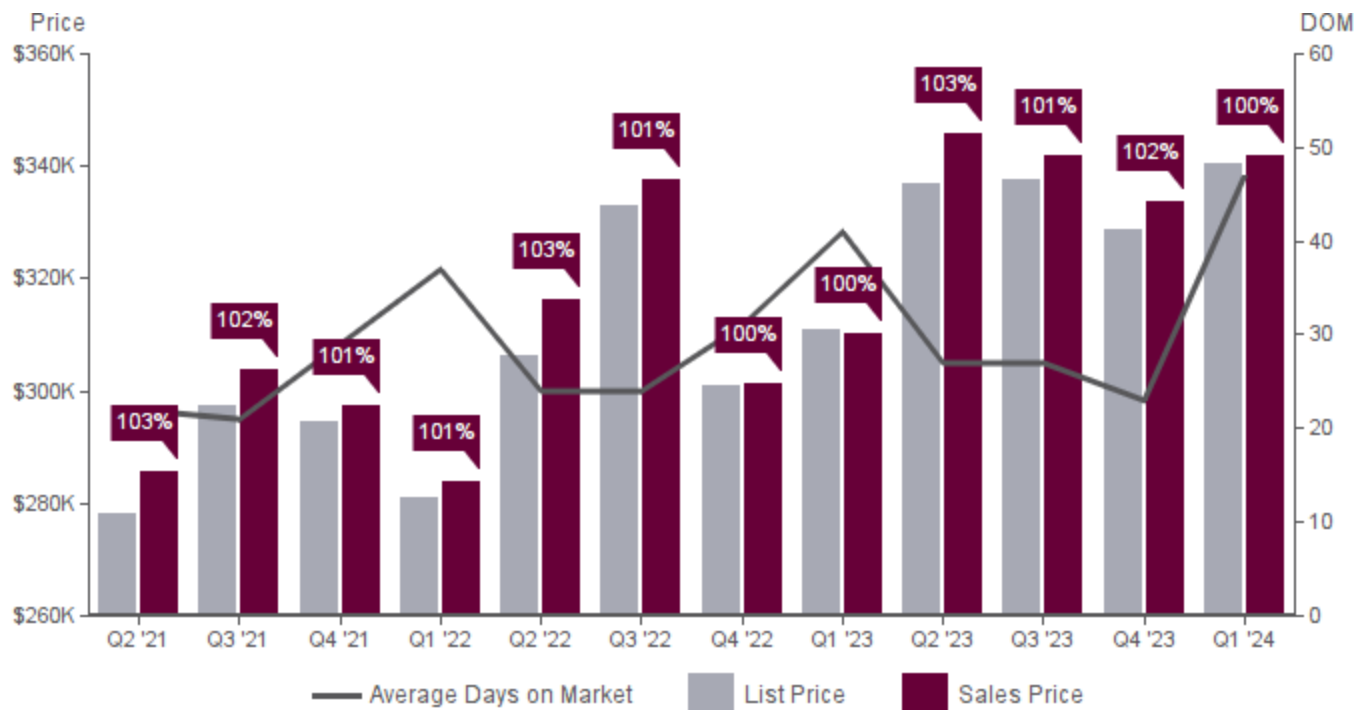
AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
Q1 2024 | SINGLE FAMILY HOMES

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

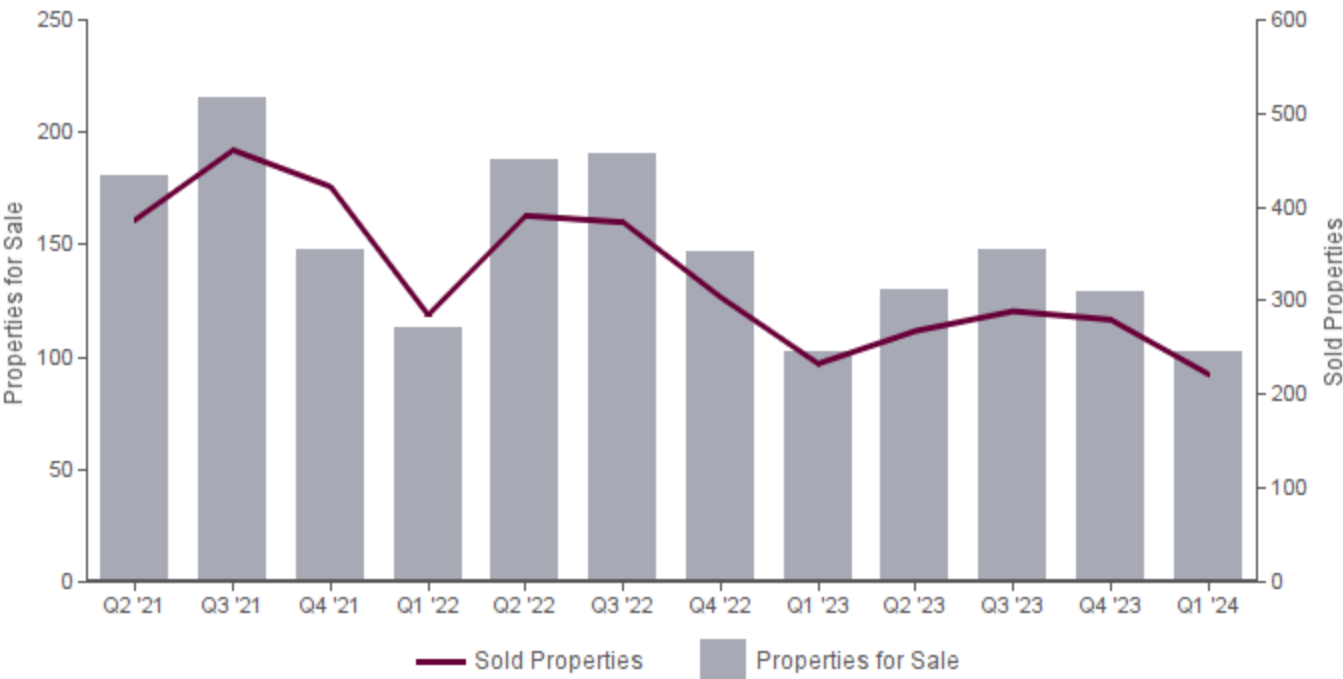
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2024 | SINGLE FAMILY HOMES

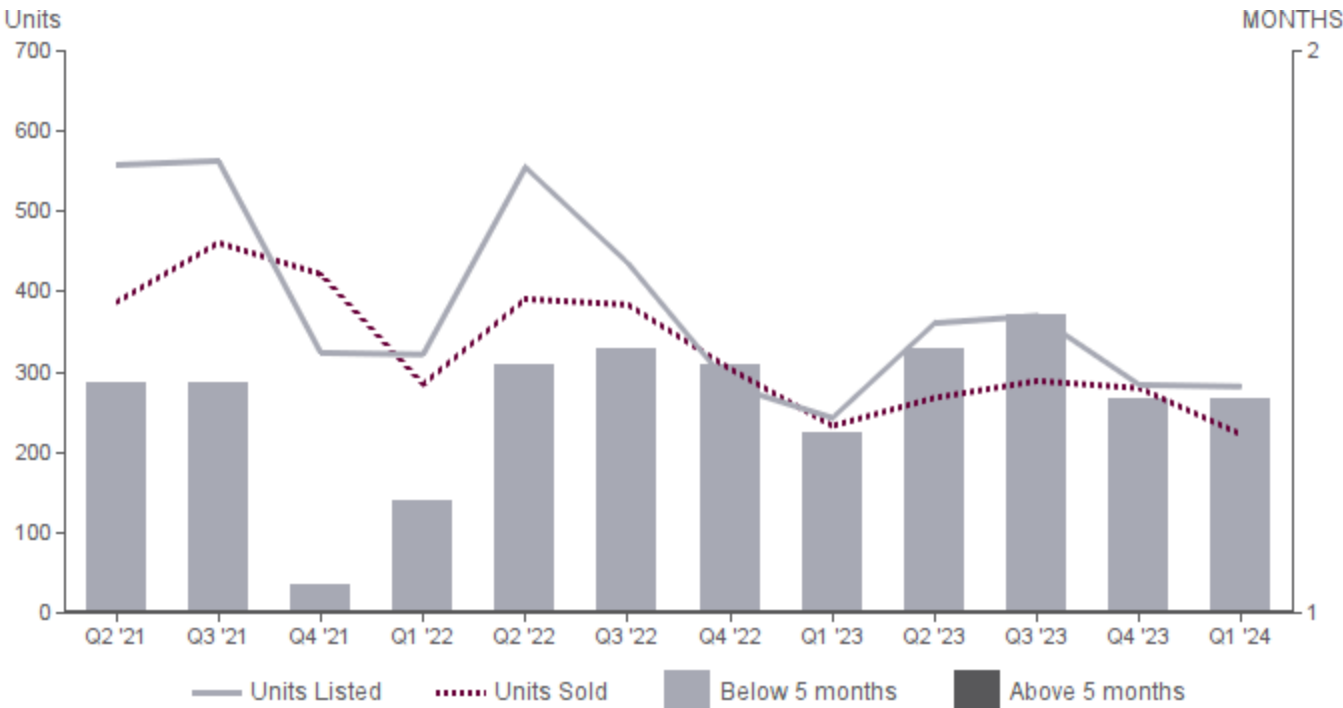
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

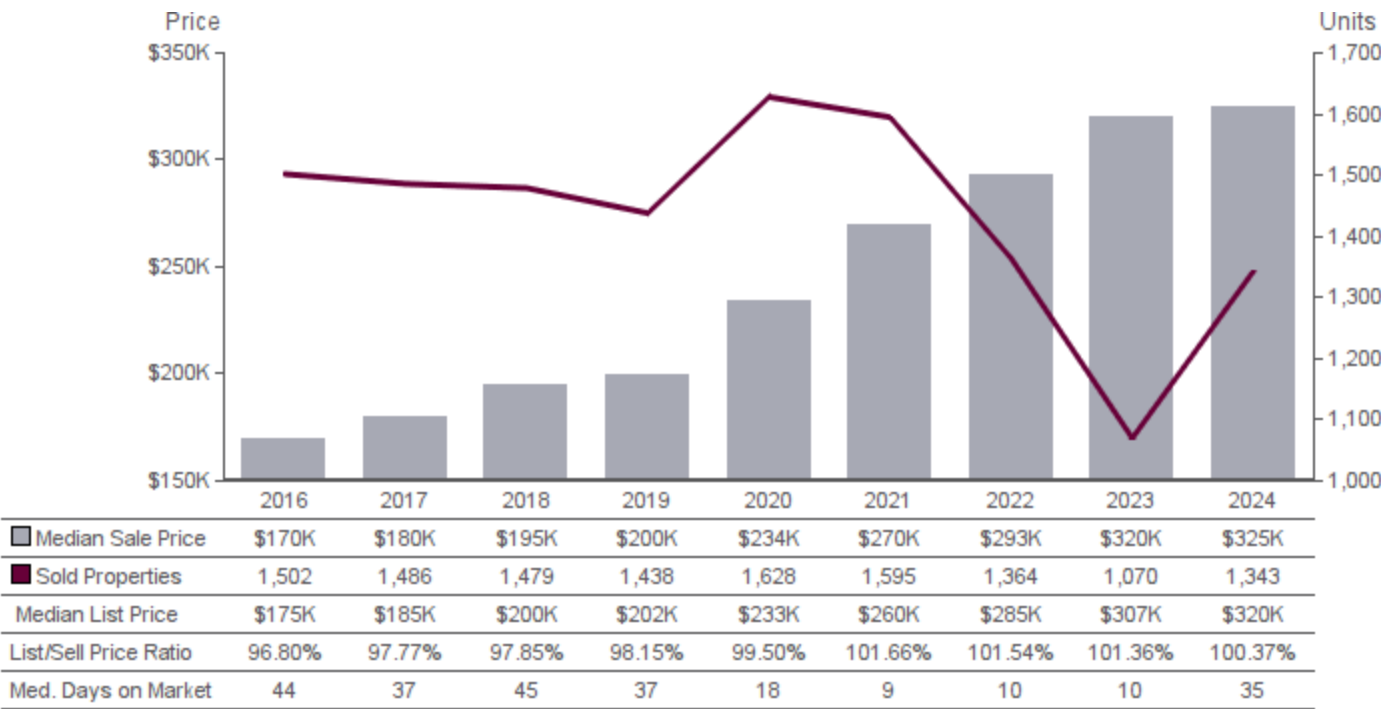
Q1 2024 | SINGLE FAMILY HOMES

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.



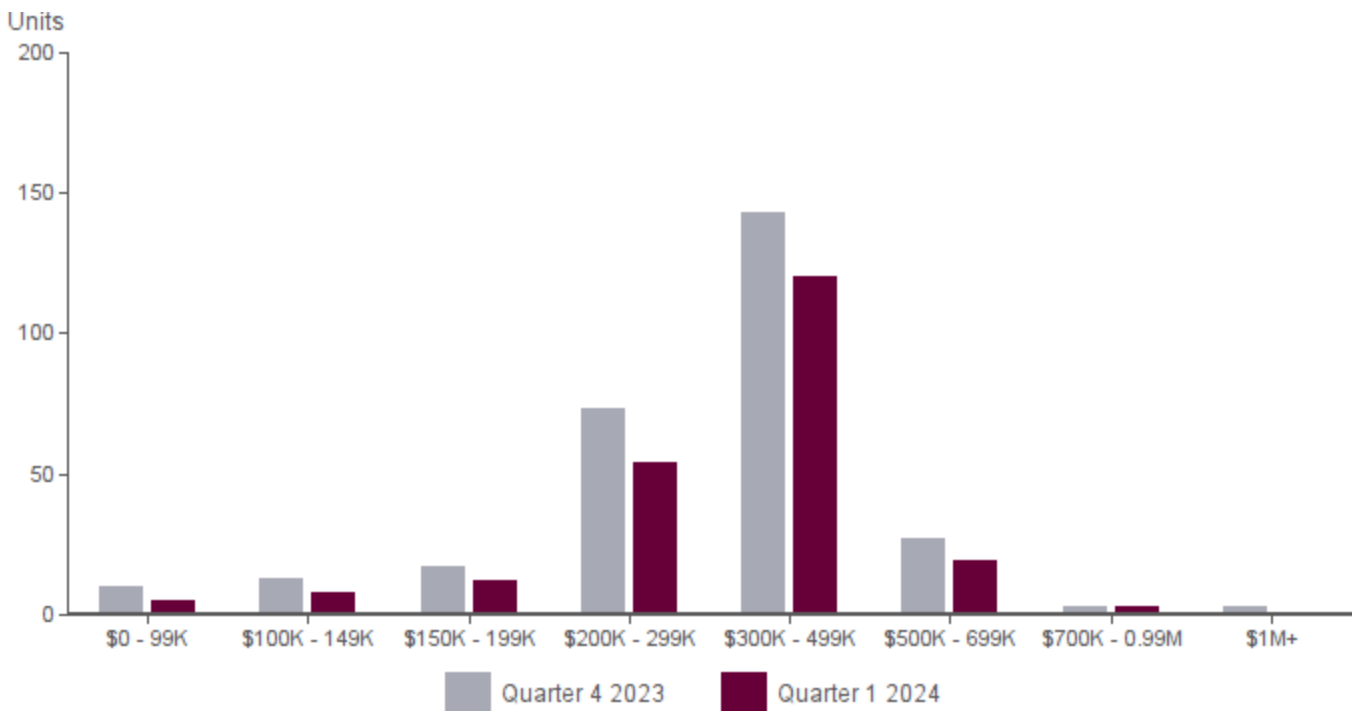
MEDIAN SALE PRICE AND UNITS SOLD
Q1 2024 | SINGLE FAMILY HOMES

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

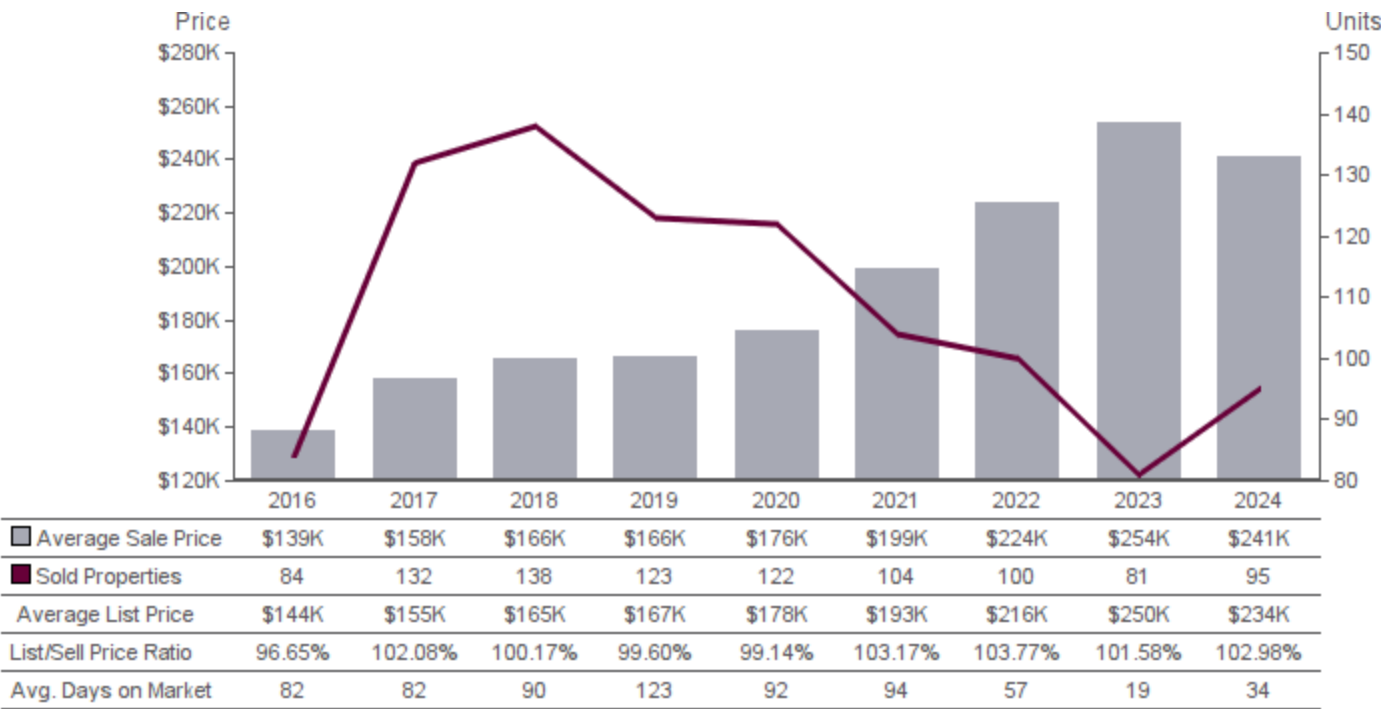


MARKET OVERVIEW
Q1 2024 | CONDO-TOWNHOME

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	26	32	-18.75% ↓	26	32	-18.75% ↓
Sold Listings	13	14	-7.14% ↓	13	14	-7.14% ↓
Median List Price (Solds)	\$249,900	\$254,450	-1.79% ↓	\$249,900	\$254,450	-1.79% ↓
Median Sold Price	\$245,000	\$255,500	-4.11% ↓	\$245,000	\$255,500	-4.11% ↓
Median Days on Market	15	19	-21.05% ↓	15	19	-21.05% ↓
Average List Price (Solds)	\$234,092	\$254,250	-7.93% ↓	\$234,092	\$254,250	-7.93% ↓
Average Sold Price	\$241,073	\$254,457	-5.26% ↓	\$241,073	\$254,457	-5.26% ↓
Average Days on Market	34	27	25.93% ↑	34	27	25.93% ↑
List/Sold Price Ratio	102.3%	100%	2.31% ↑	102.3%	100%	2.31% ↑

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



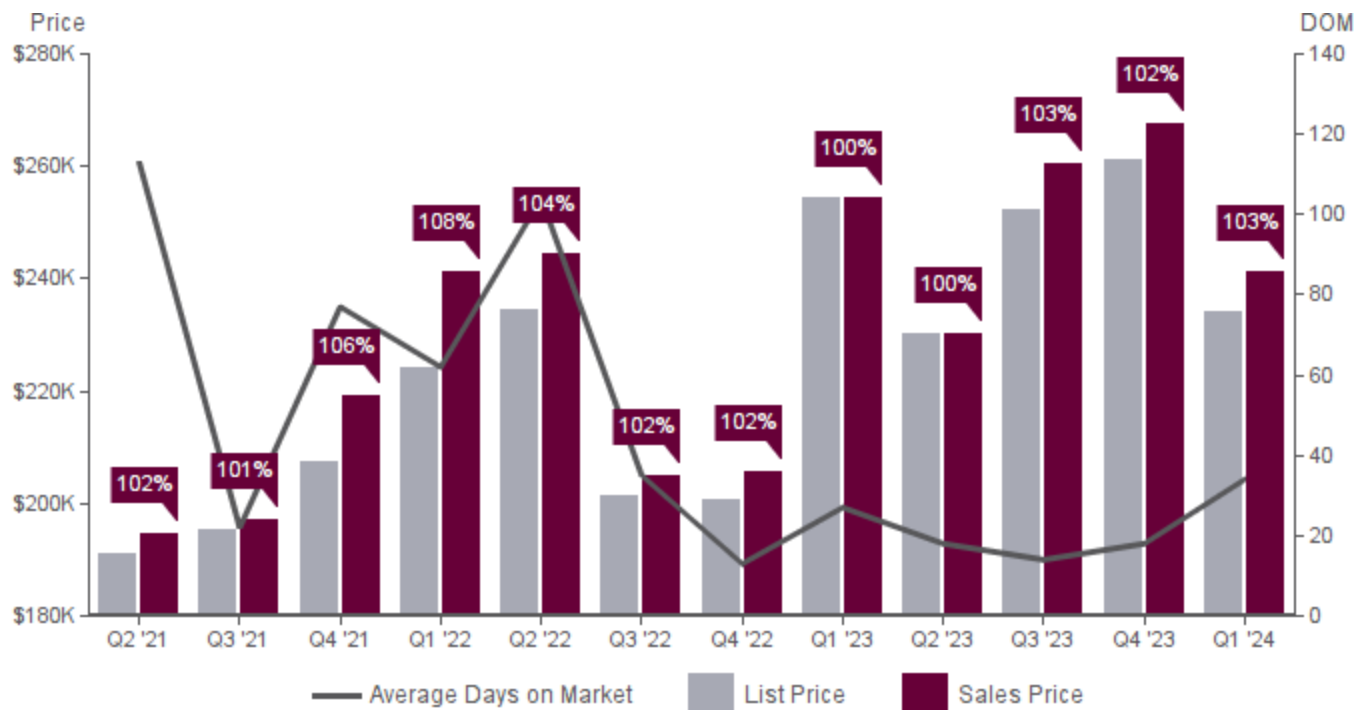
AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
Q1 2024 | CONDO-TOWNHOME

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

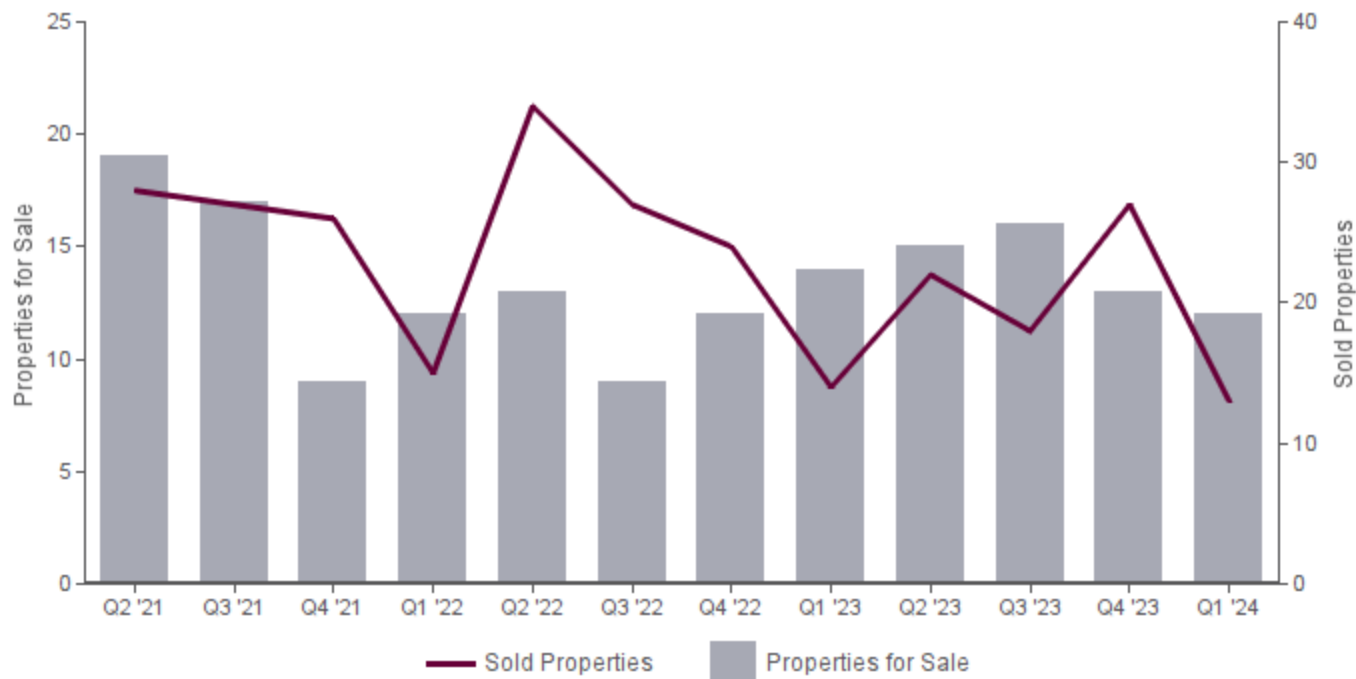
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2024 | CONDO-TOWNHOME

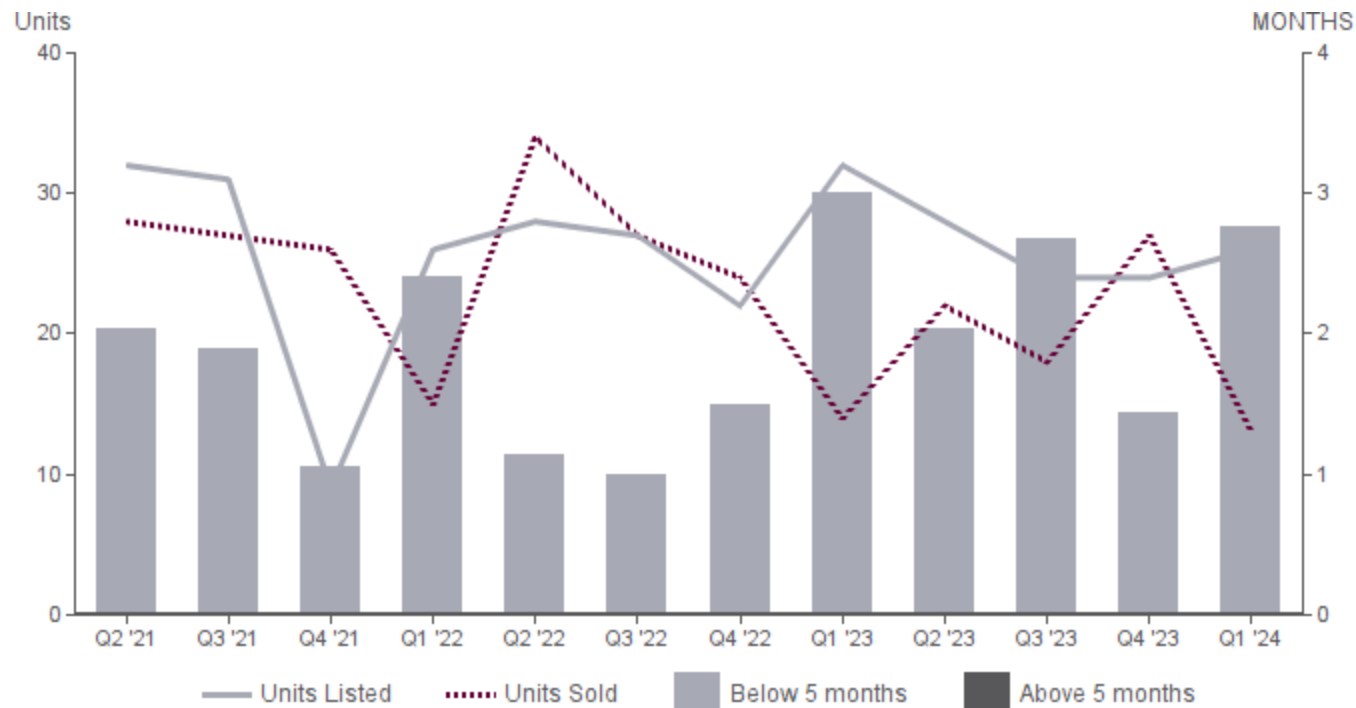
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

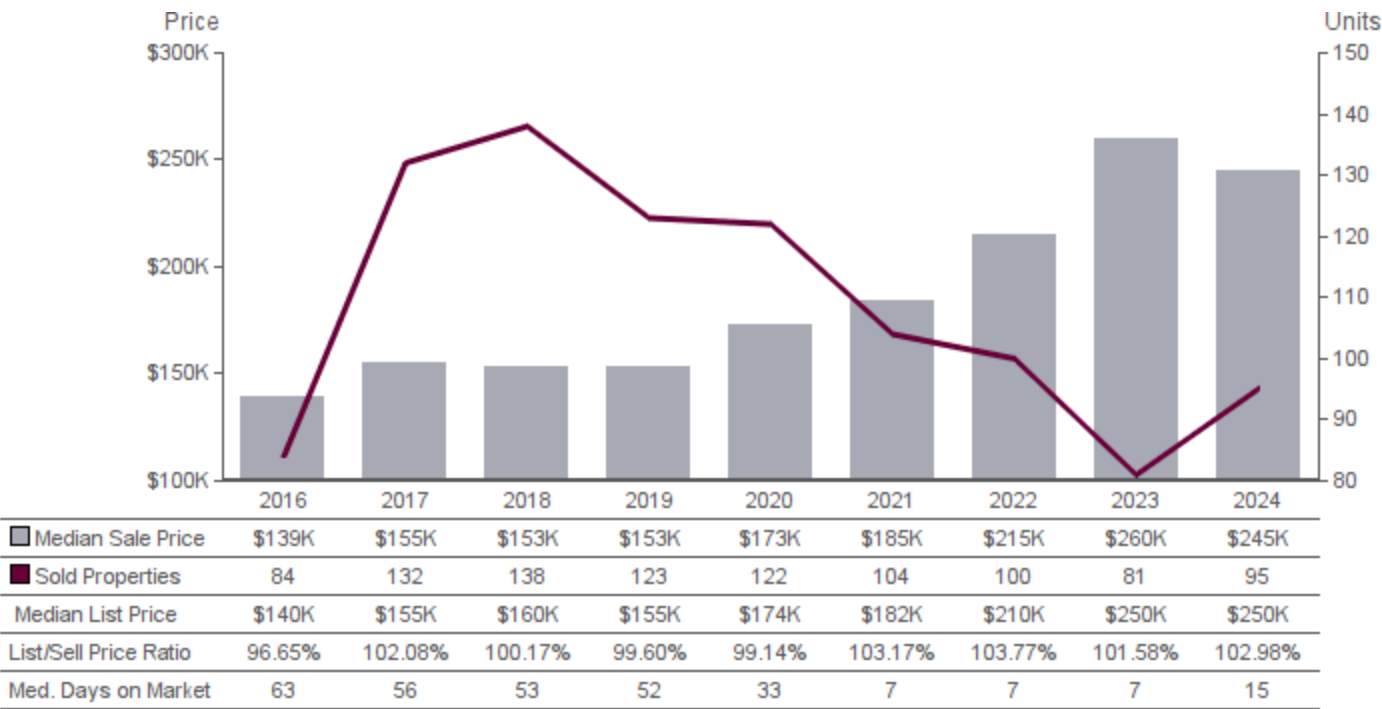
Q1 2024 | CONDO-TOWNHOME

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.



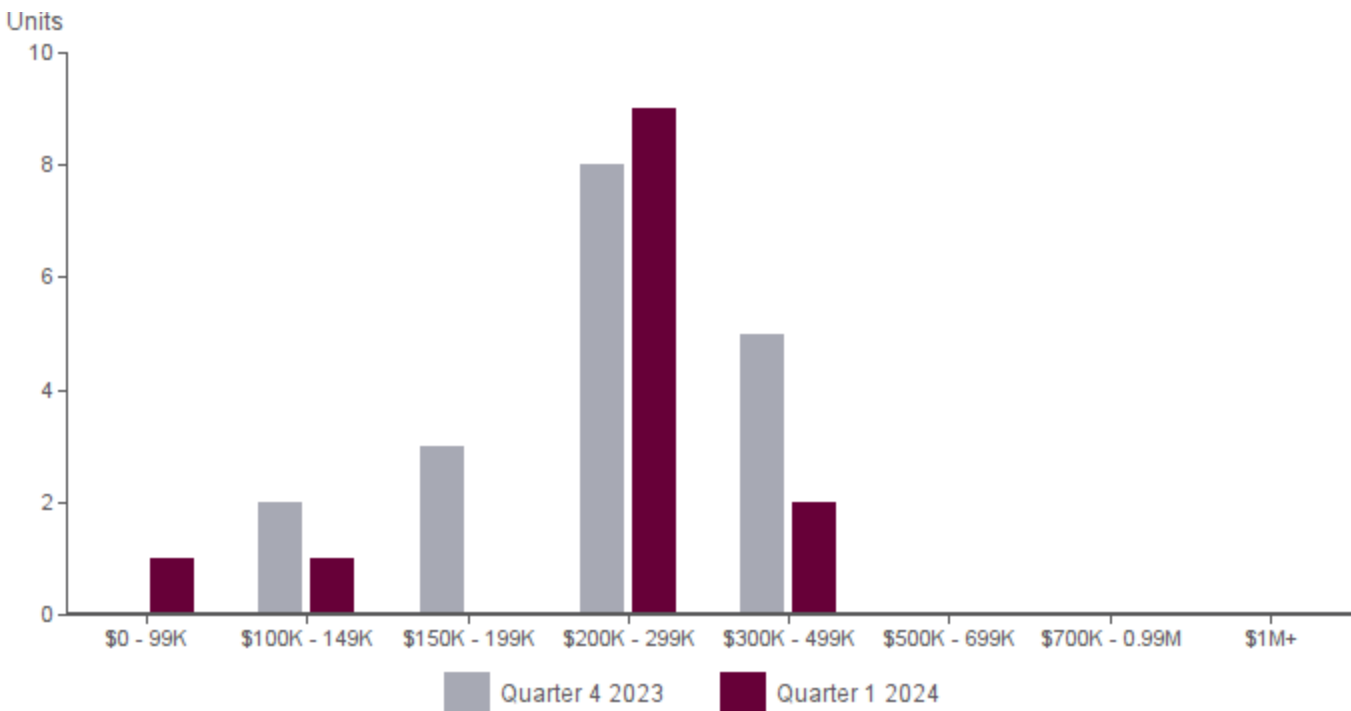
MEDIAN SALE PRICE AND UNITS SOLD
Q1 2024 | CONDO-TOWNHOME

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



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

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

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