



QUARTERLY

MARKET REPORT

POMFRET | WINDHAM COUNTY

Q1 2024



WINDHAM COUNTY | POMFRET

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

POMFRET CENTER **M** **Q**

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



MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.



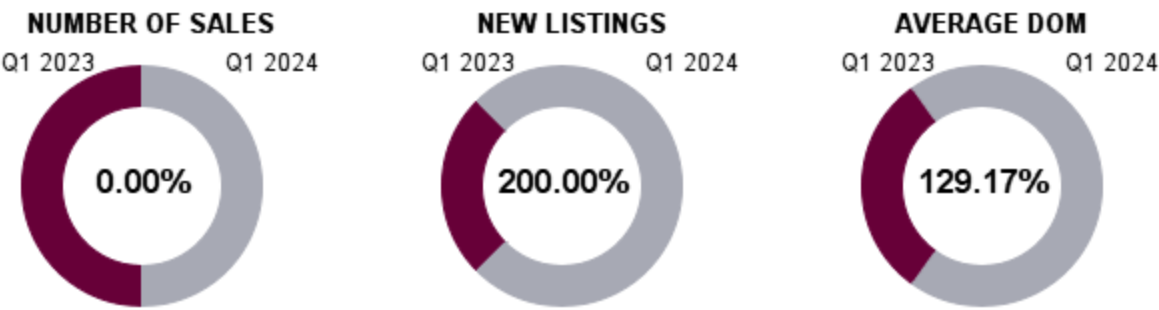
QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

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.

POMFRET | Q1 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



49.06% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

13.64% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

49.06% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

15.40% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

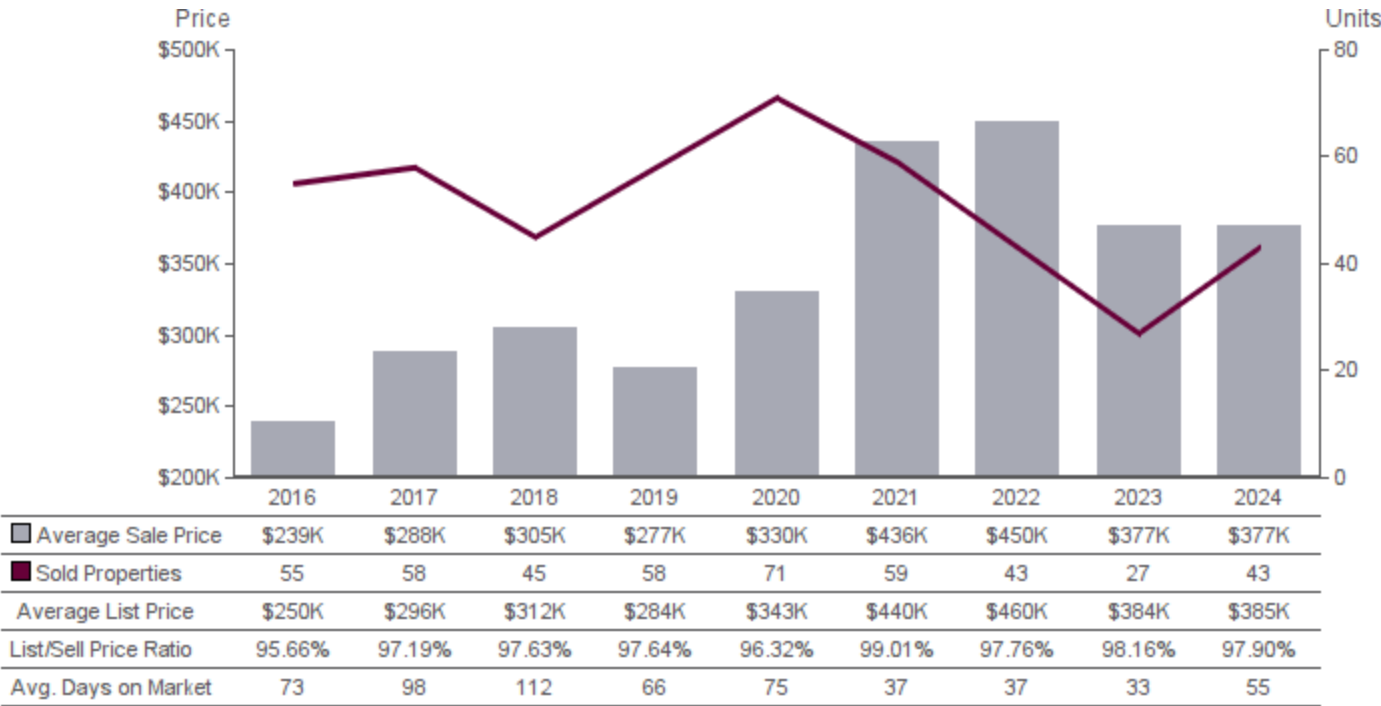
■ Q1 2023 ■ Q1 2024

MARKET OVERVIEW
Q1 2024 | SINGLE FAMILY HOMES

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	3	200% ↑	9	3	200% ↑
Sold Listings	5	5	0%	5	5	0%
Median List Price (Solds)	\$395,000	\$265,000	49.06% ↑	\$395,000	\$265,000	49.06% ↑
Median Sold Price	\$395,000	\$265,000	49.06% ↑	\$395,000	\$265,000	49.06% ↑
Median Days on Market	49	16	206.25% ↑	49	16	206.25% ↑
Average List Price (Solds)	\$385,379	\$333,960	15.4% ↑	\$385,379	\$333,960	15.4% ↑
Average Sold Price	\$377,299	\$332,000	13.64% ↑	\$377,299	\$332,000	13.64% ↑
Average Days on Market	55	24	129.17% ↑	55	24	129.17% ↑
List/Sold Price Ratio	100.2%	99.2%	1.01% ↑	100.2%	99.2%	1.01% ↑

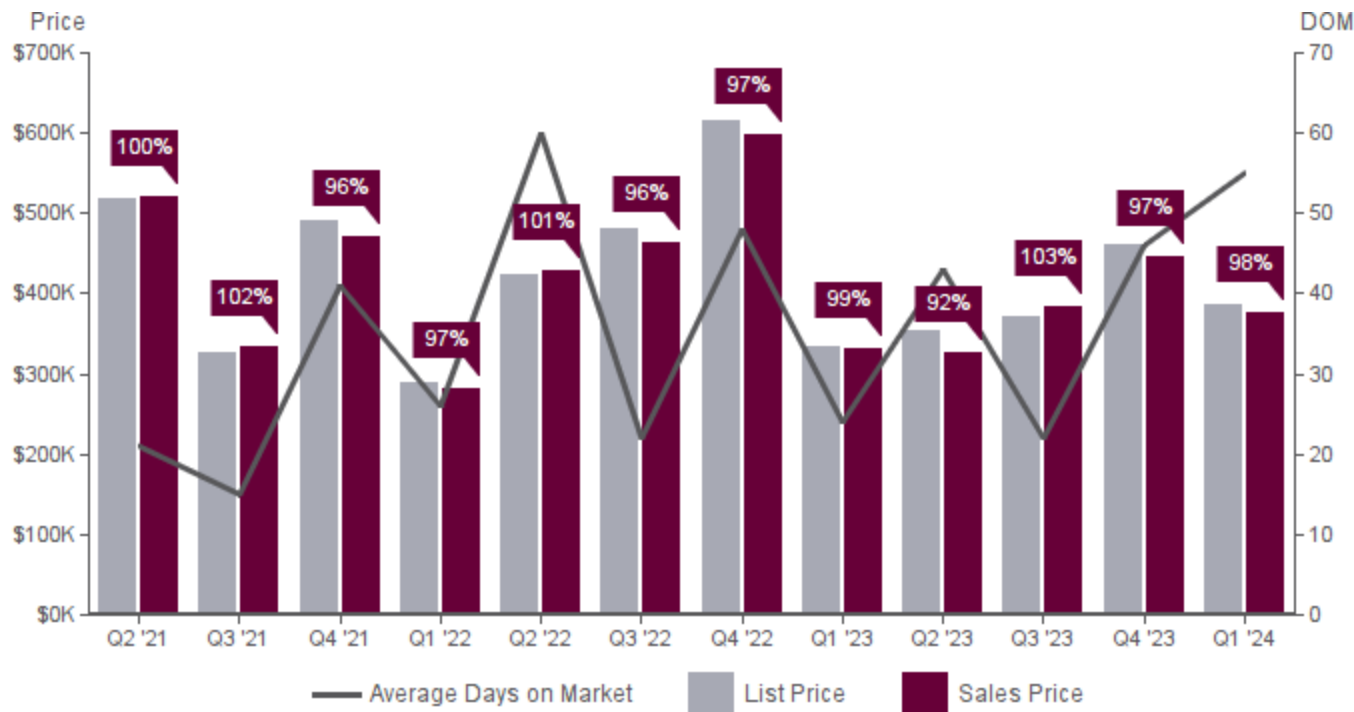
TEN-YEAR MARKET HISTORY
Q1 2024 | SINGLE FAMILY HOMES

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



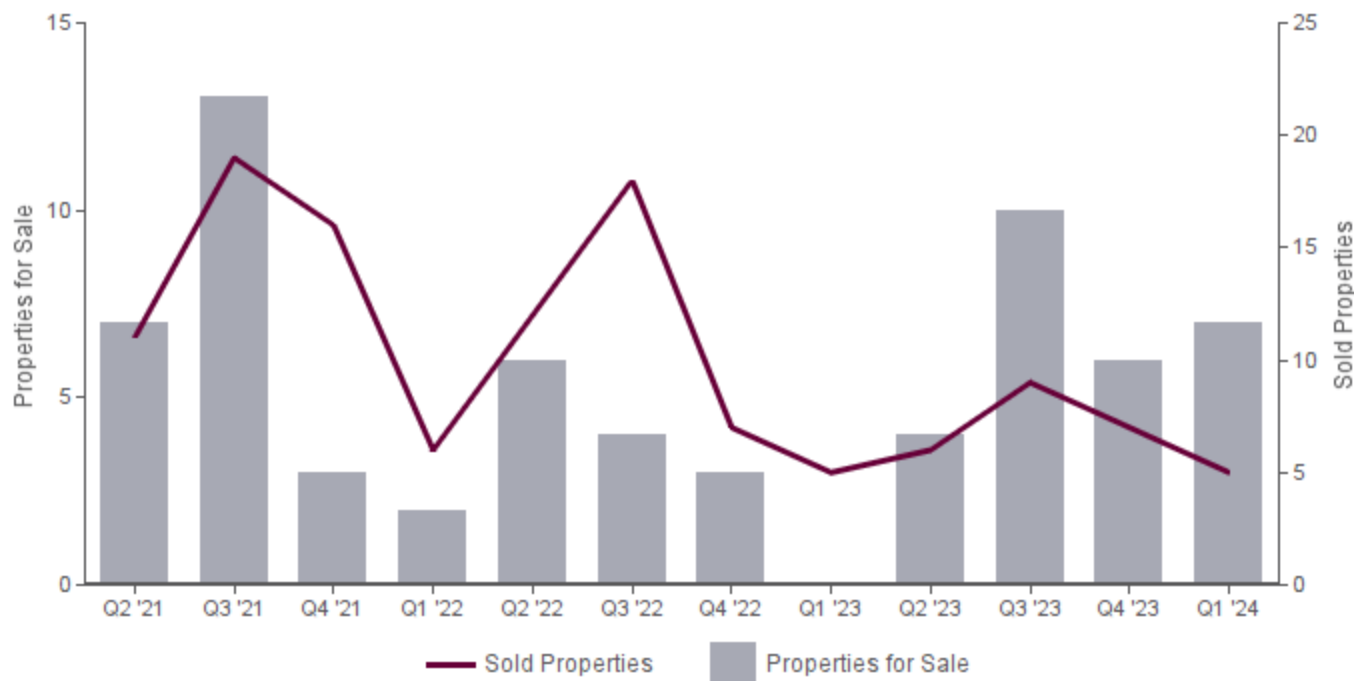
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | SINGLE FAMILY HOMES

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

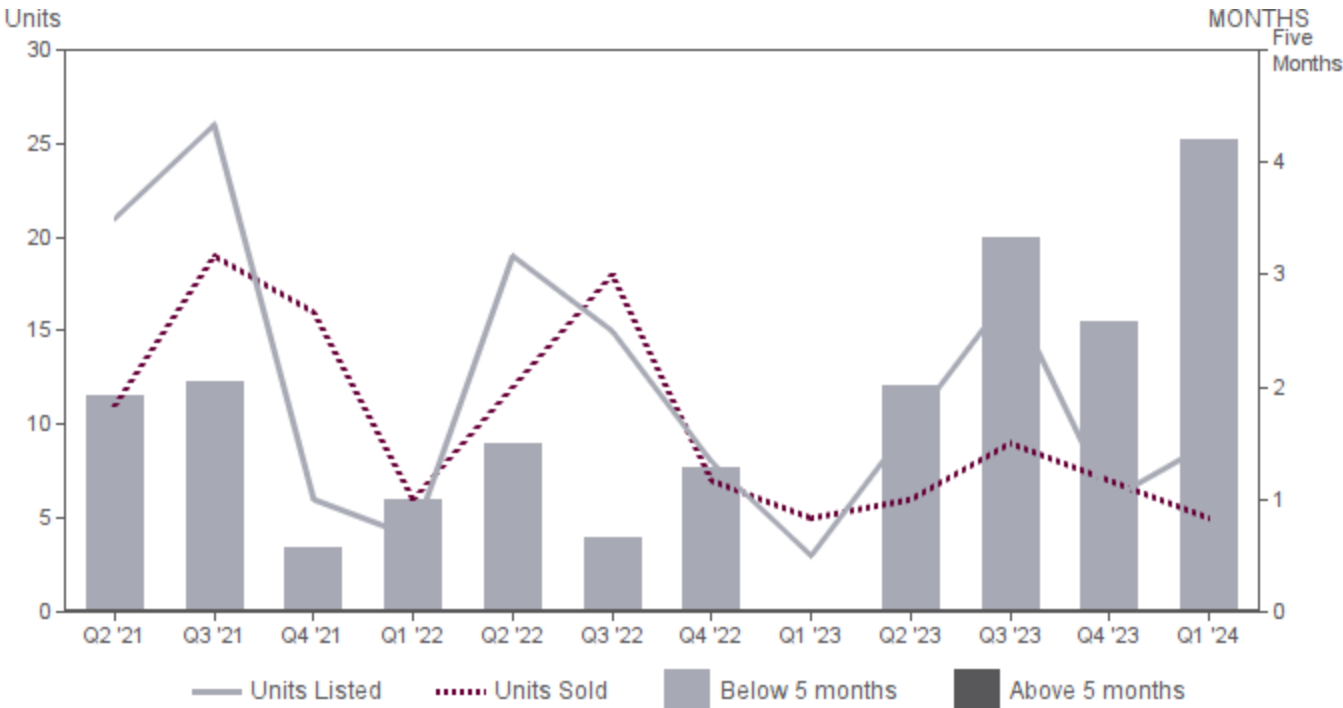
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q1 2024 | SINGLE FAMILY HOMES

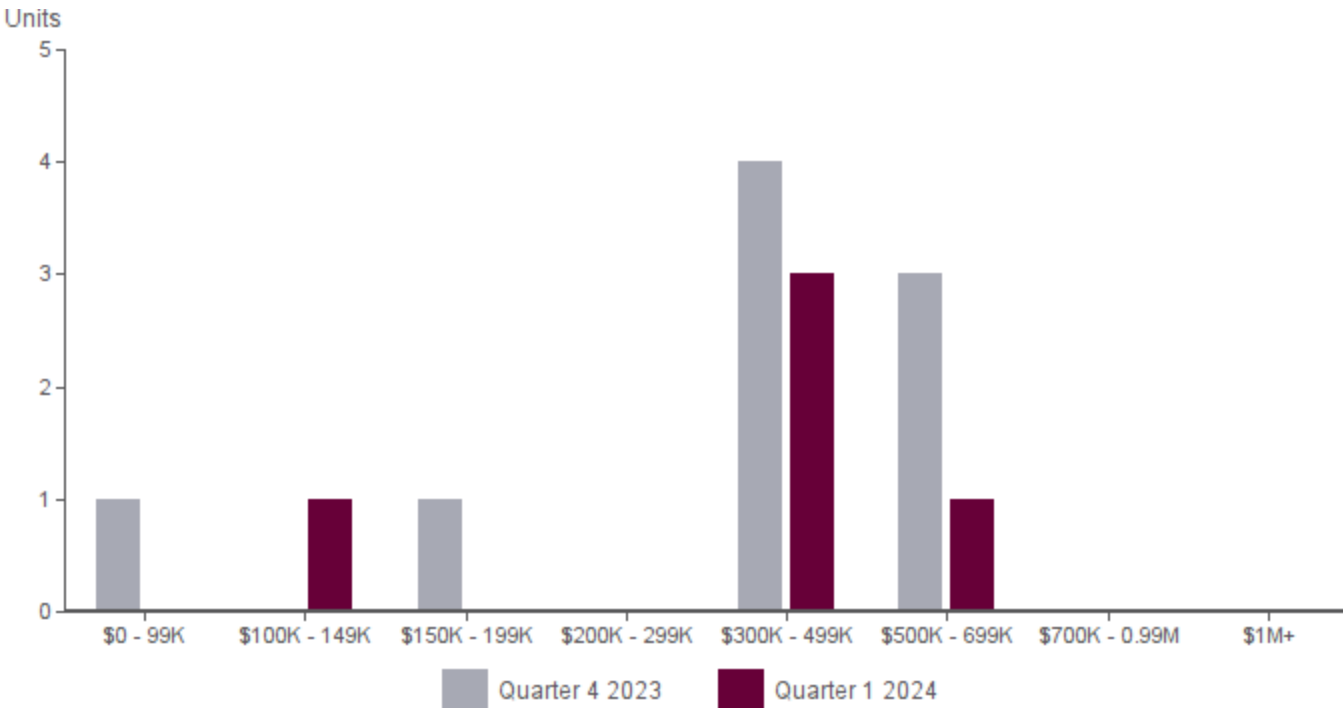
Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



PROPERTIES SOLD BY PRICE RANGE (IN THOUSANDS)

Q1 2024 | SINGLE FAMILY HOMES

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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