



QUARTERLY

MARKET REPORT

WINDHAM | WINDHAM COUNTY

Q1 2024



WINDHAM COUNTY | WINDHAM

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

WILLIMANTIC **M** **Q**

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



MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.



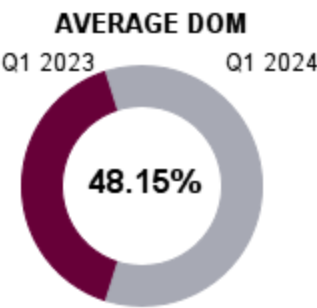
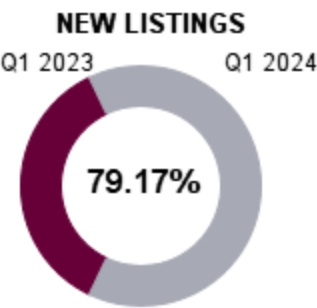
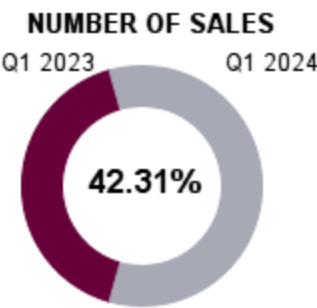
QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

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.

WINDHAM | Q1 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



6.52% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

3.77% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

5.54% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

3.95% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

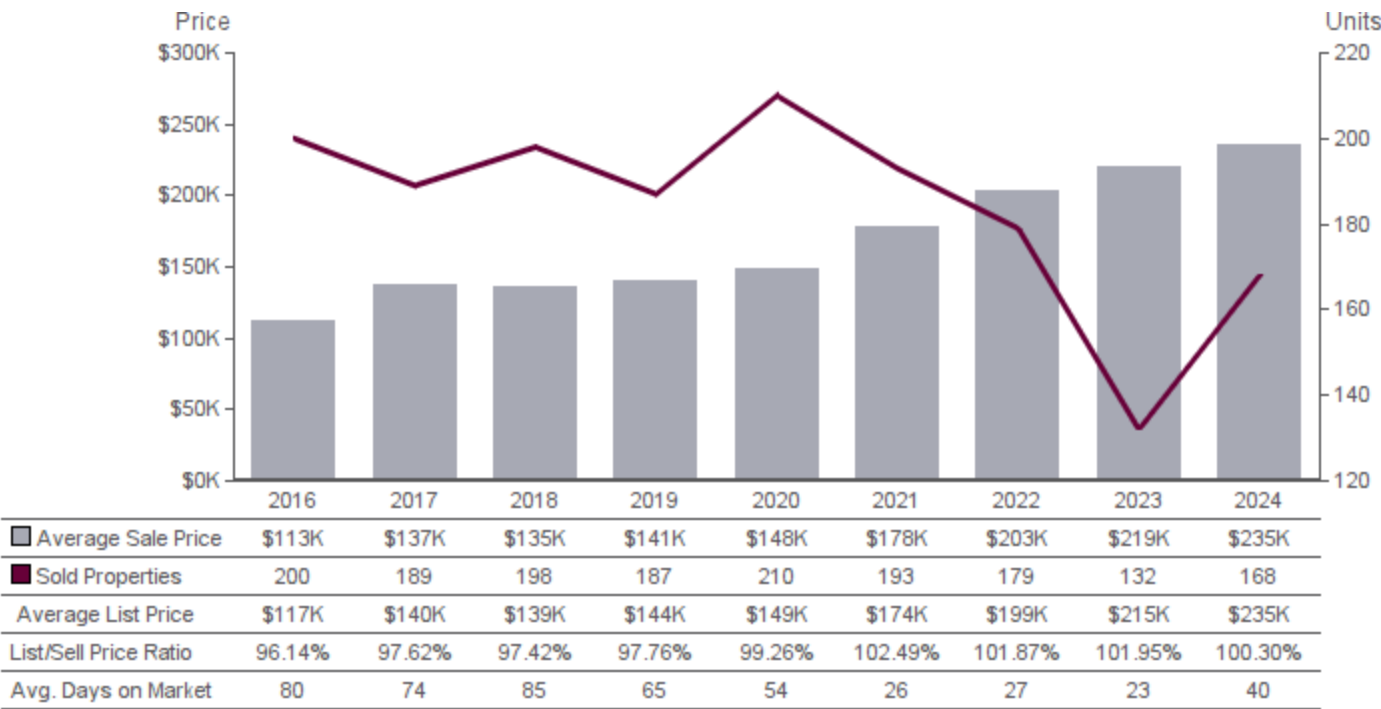
■ Q1 2023 ■ Q1 2024

MARKET OVERVIEW
Q1 2024 | SINGLE FAMILY HOMES

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	43	24	79.17% ↑	43	24	79.17% ↑
Sold Listings	37	26	42.31% ↑	37	26	42.31% ↑
Median List Price (Solds)	\$239,000	\$226,450	5.54% ↑	\$239,000	\$226,450	5.54% ↑
Median Sold Price	\$245,000	\$230,000	6.52% ↑	\$245,000	\$230,000	6.52% ↑
Median Days on Market	29	13	123.08% ↑	29	13	123.08% ↑
Average List Price (Solds)	\$234,527	\$225,615	3.95% ↑	\$234,527	\$225,615	3.95% ↑
Average Sold Price	\$235,225	\$226,673	3.77% ↑	\$235,225	\$226,673	3.77% ↑
Average Days on Market	40	27	48.15% ↑	40	27	48.15% ↑
List/Sold Price Ratio	101.1%	100.4%	0.66% ↑	101.1%	100.4%	0.66% ↑

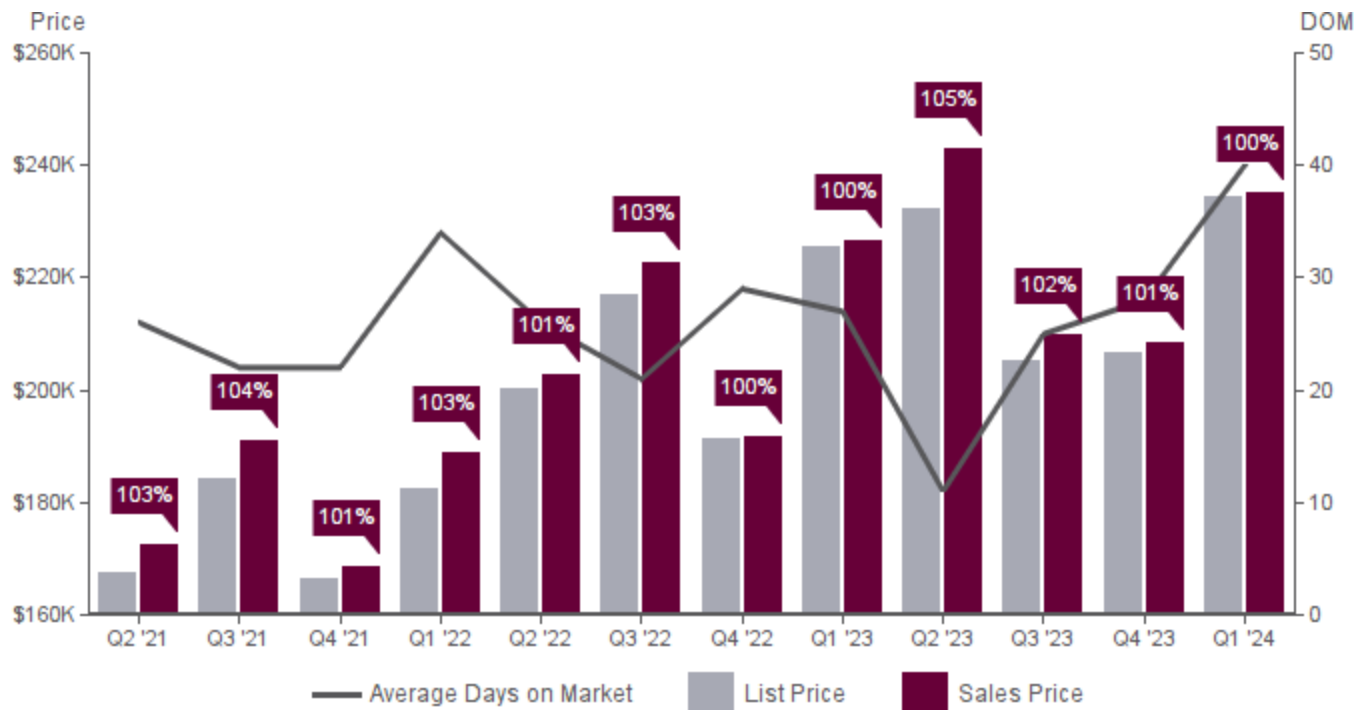
TEN-YEAR MARKET HISTORY
Q1 2024 | SINGLE FAMILY HOMES

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



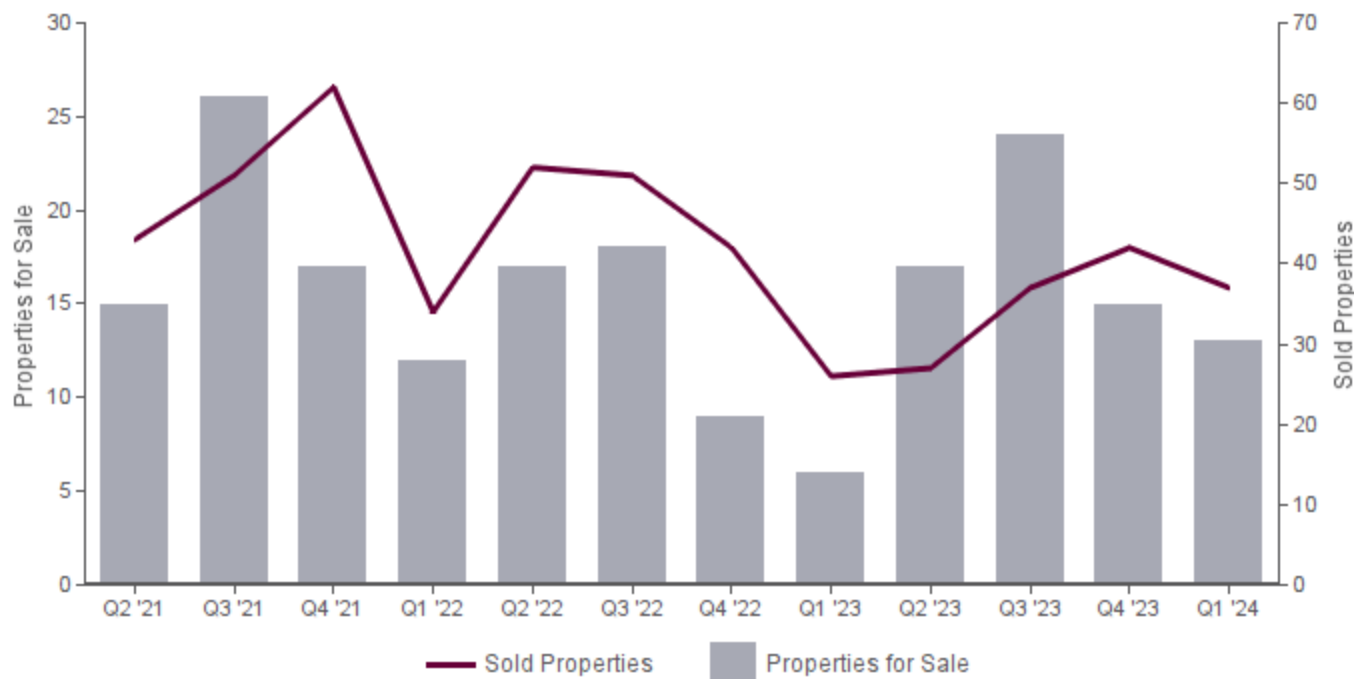
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | SINGLE FAMILY HOMES

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.



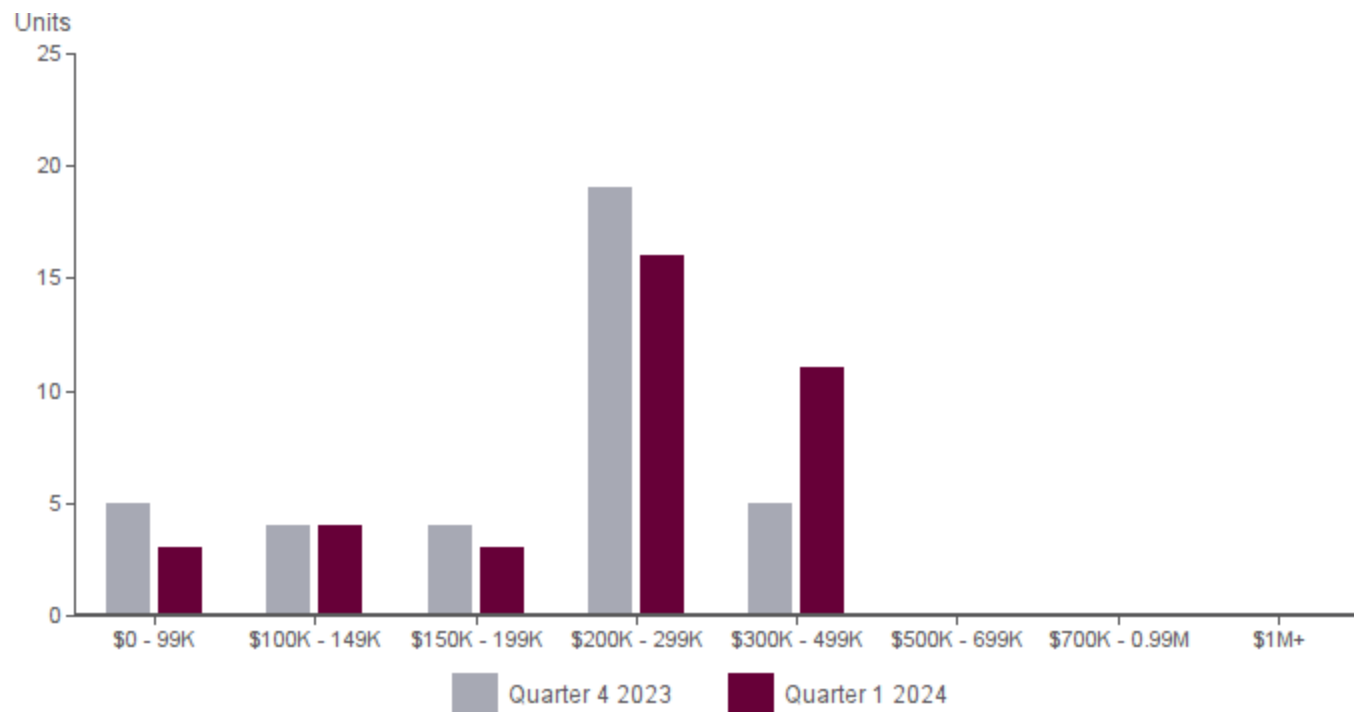
MONTHS SUPPLY OF INVENTORY
Q1 2024 | SINGLE FAMILY HOMES

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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