



QUARTERLY

MARKET REPORT

WOODSTOCK | WINDHAM COUNTY

Q1 2024



WINDHAM COUNTY | WOODSTOCK

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

SOUTH WOODSTOCK **M** **Q**

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



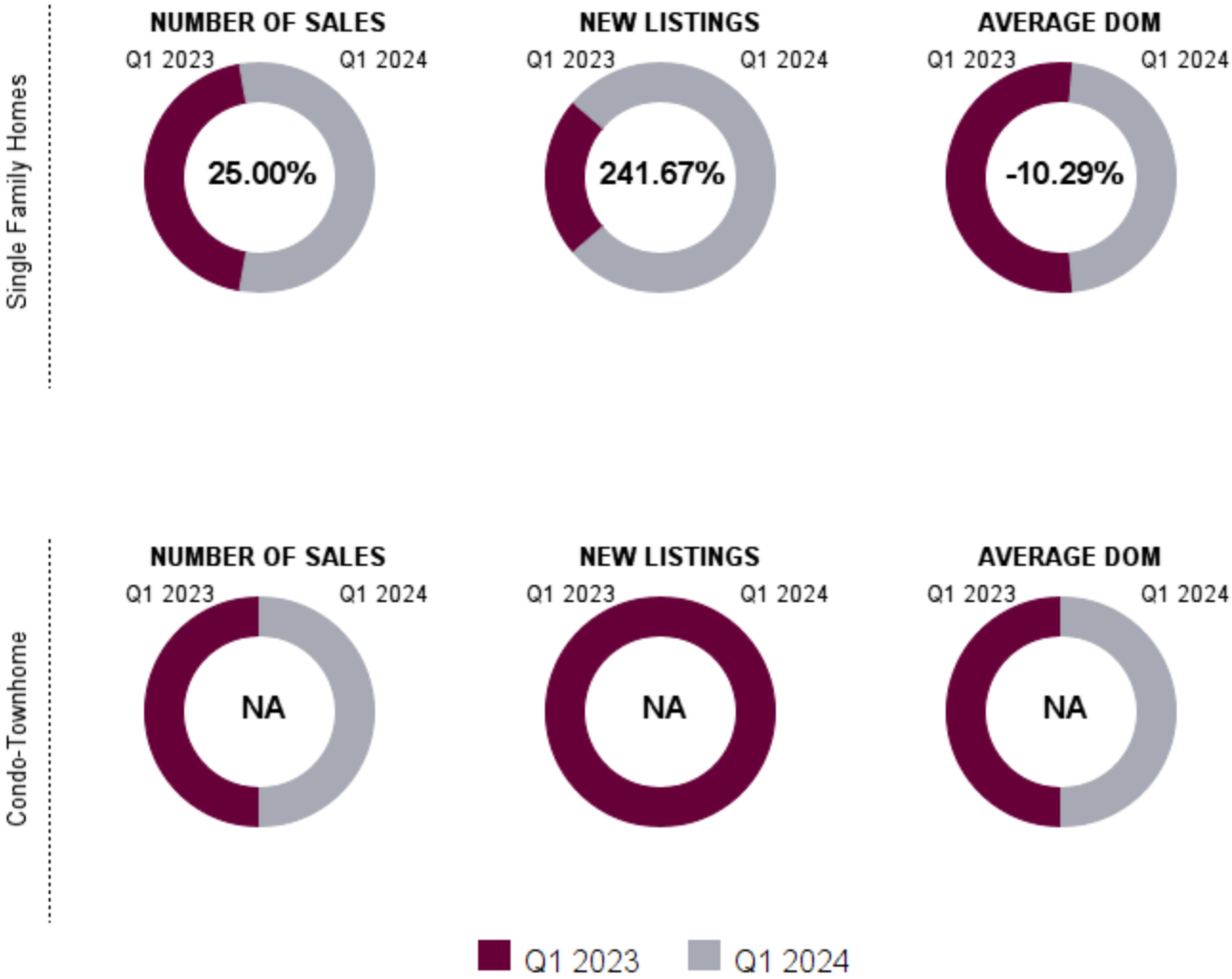
MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

 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.

WOODSTOCK | Q1 2024

REAL ESTATE SNAPSHOT - Change since this time last year

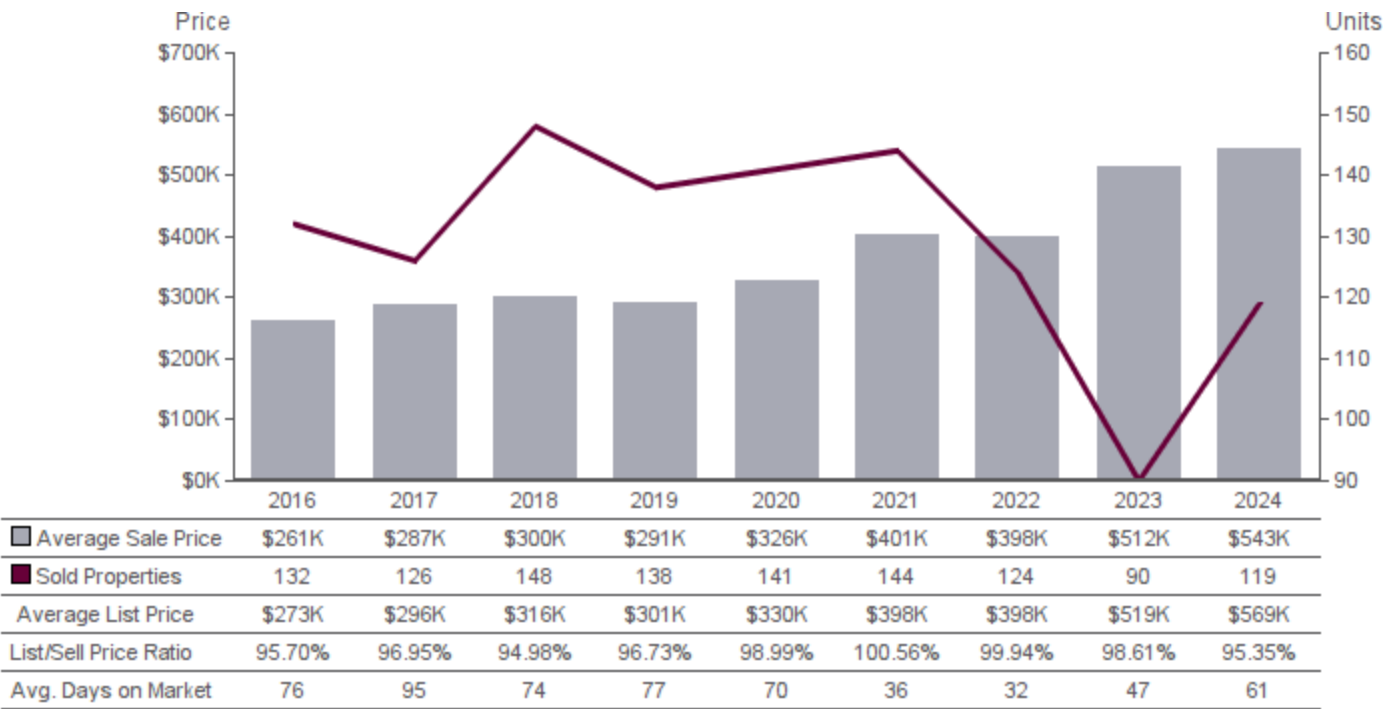


MARKET OVERVIEW
Q1 2024 | SINGLE FAMILY HOMES

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	41	12	241.67% ↑	41	12	241.67% ↑
Sold Listings	20	16	25% ↑	20	16	25% ↑
Median List Price (Solds)	\$474,950	\$457,450	3.83% ↑	\$474,950	\$457,450	3.83% ↑
Median Sold Price	\$472,500	\$445,000	6.18% ↑	\$472,500	\$445,000	6.18% ↑
Median Days on Market	54	38	42.11% ↑	54	38	42.11% ↑
Average List Price (Solds)	\$569,339	\$453,587	25.52% ↑	\$569,339	\$453,587	25.52% ↑
Average Sold Price	\$542,870	\$444,937	22.01% ↑	\$542,870	\$444,937	22.01% ↑
Average Days on Market	61	68	-10.29% ↓	61	68	-10.29% ↓
List/Sold Price Ratio	99.3%	98.4%	0.87% ↑	99.3%	98.4%	0.87% ↑

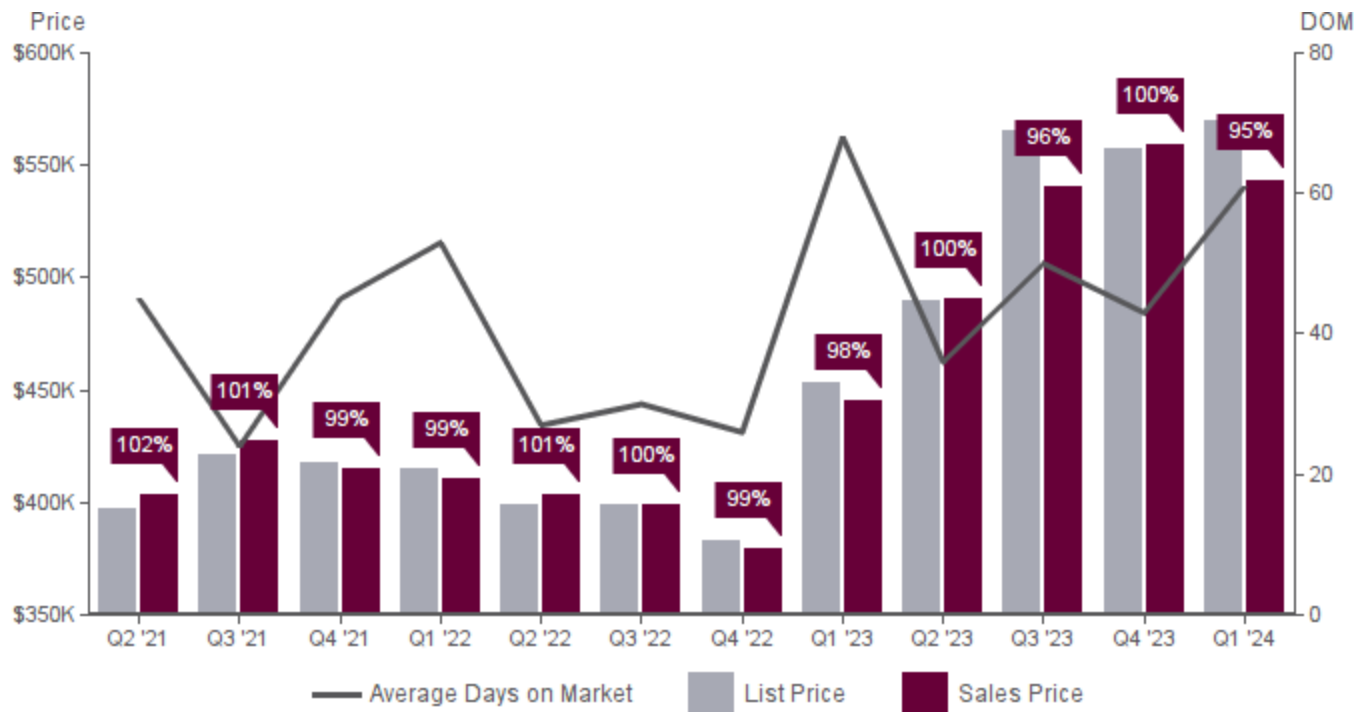
TEN-YEAR MARKET HISTORY
Q1 2024 | SINGLE FAMILY HOMES

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



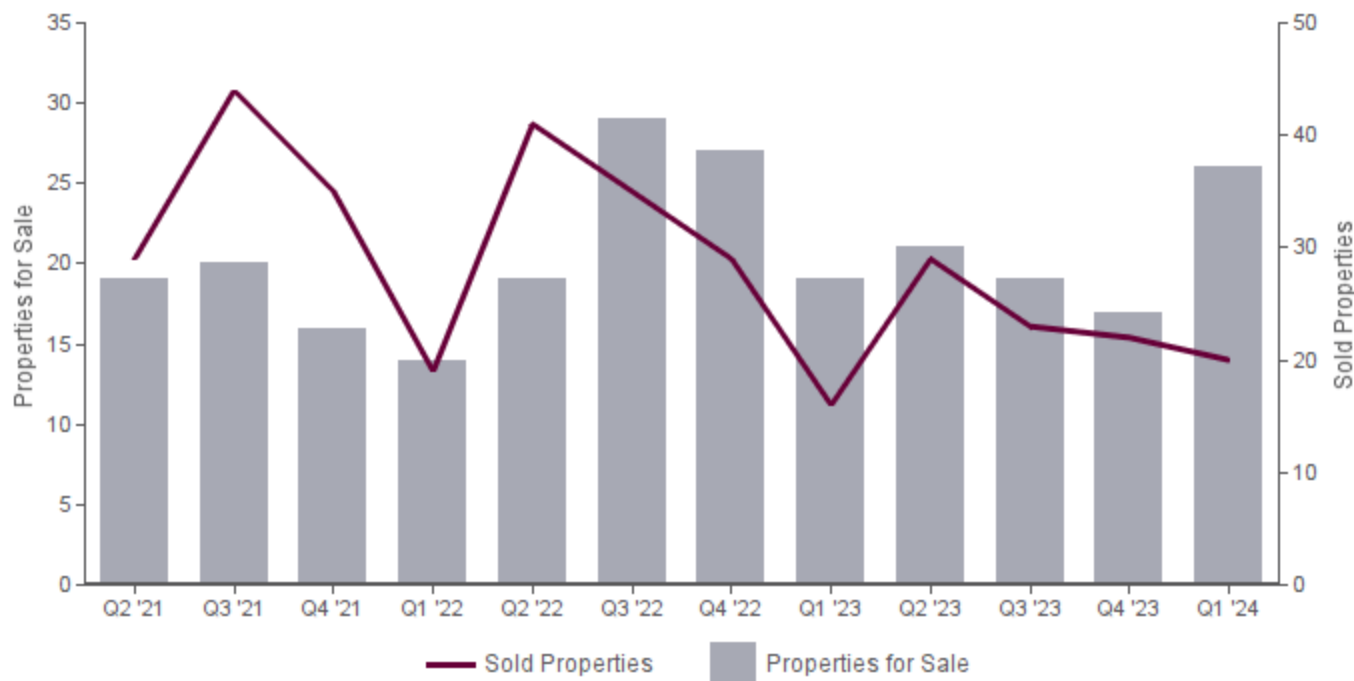
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | SINGLE FAMILY HOMES

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.



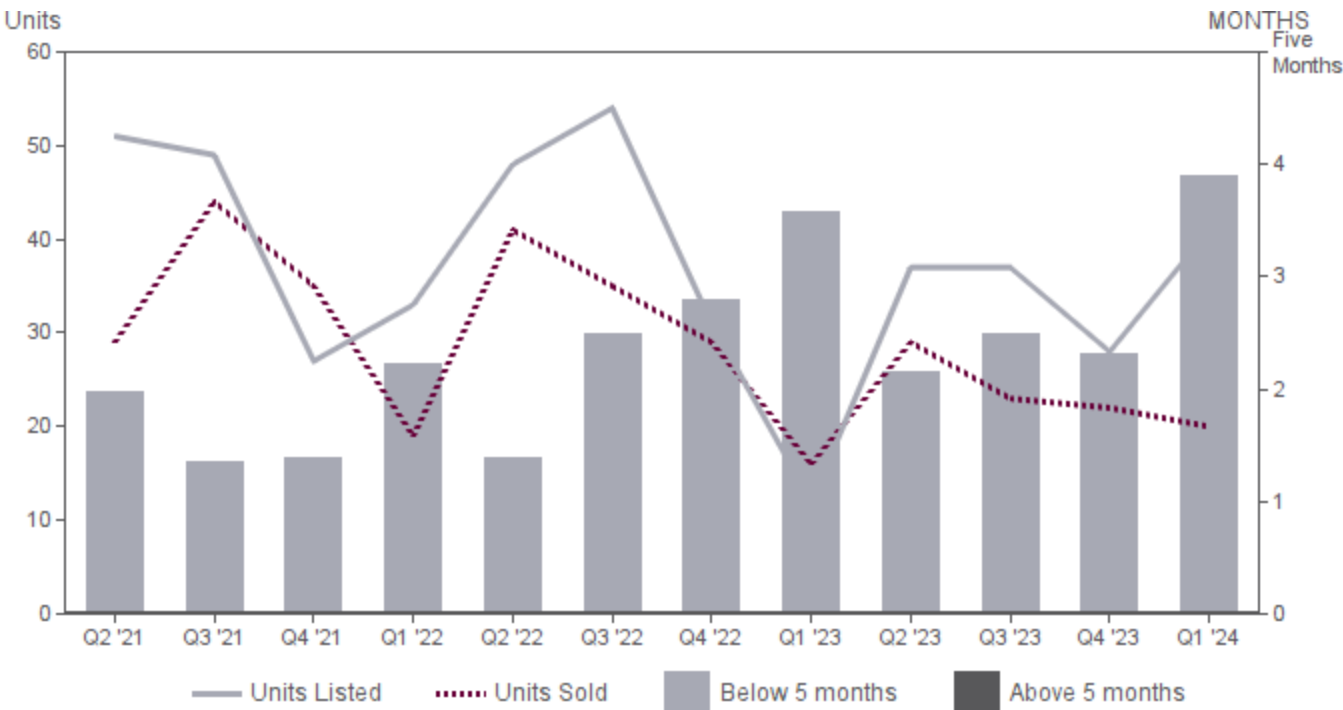
PROPERTIES FOR SALE AND SOLD PROPERTIES
Q1 2024 | SINGLE FAMILY HOMES

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



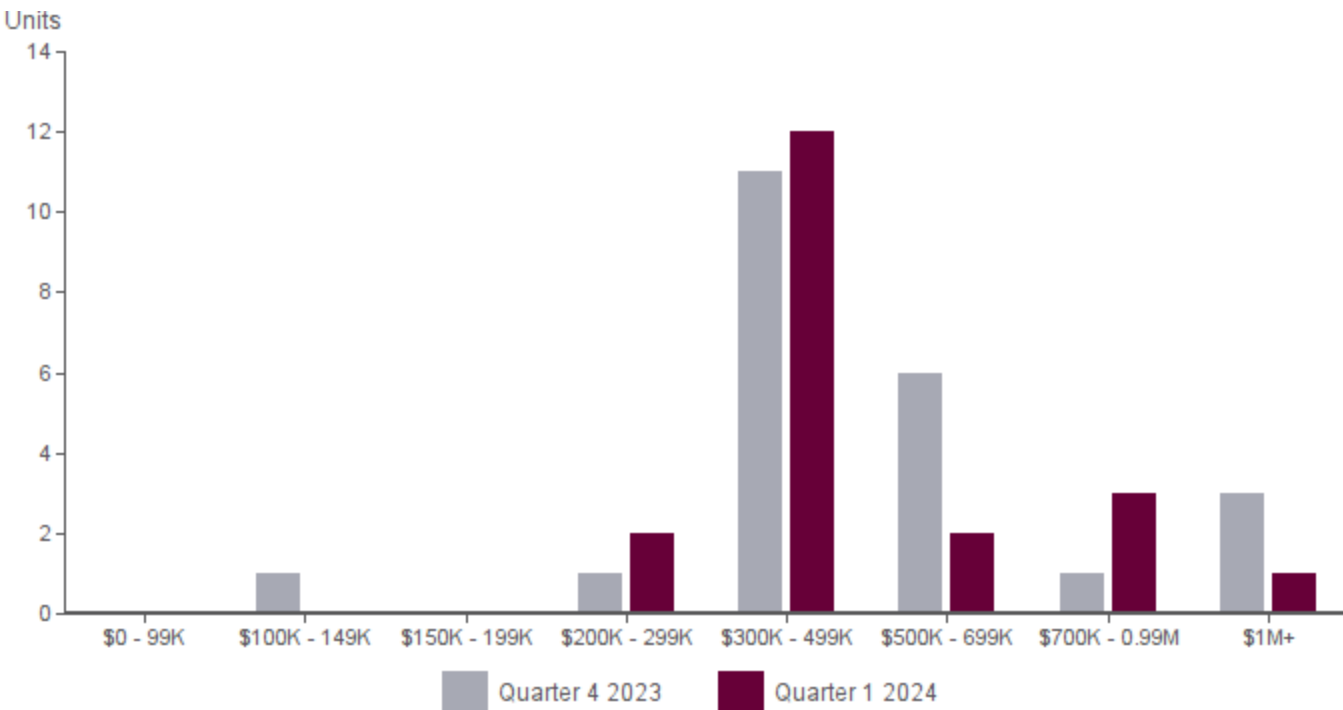
MONTHS SUPPLY OF INVENTORY
Q1 2024 | SINGLE FAMILY HOMES

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

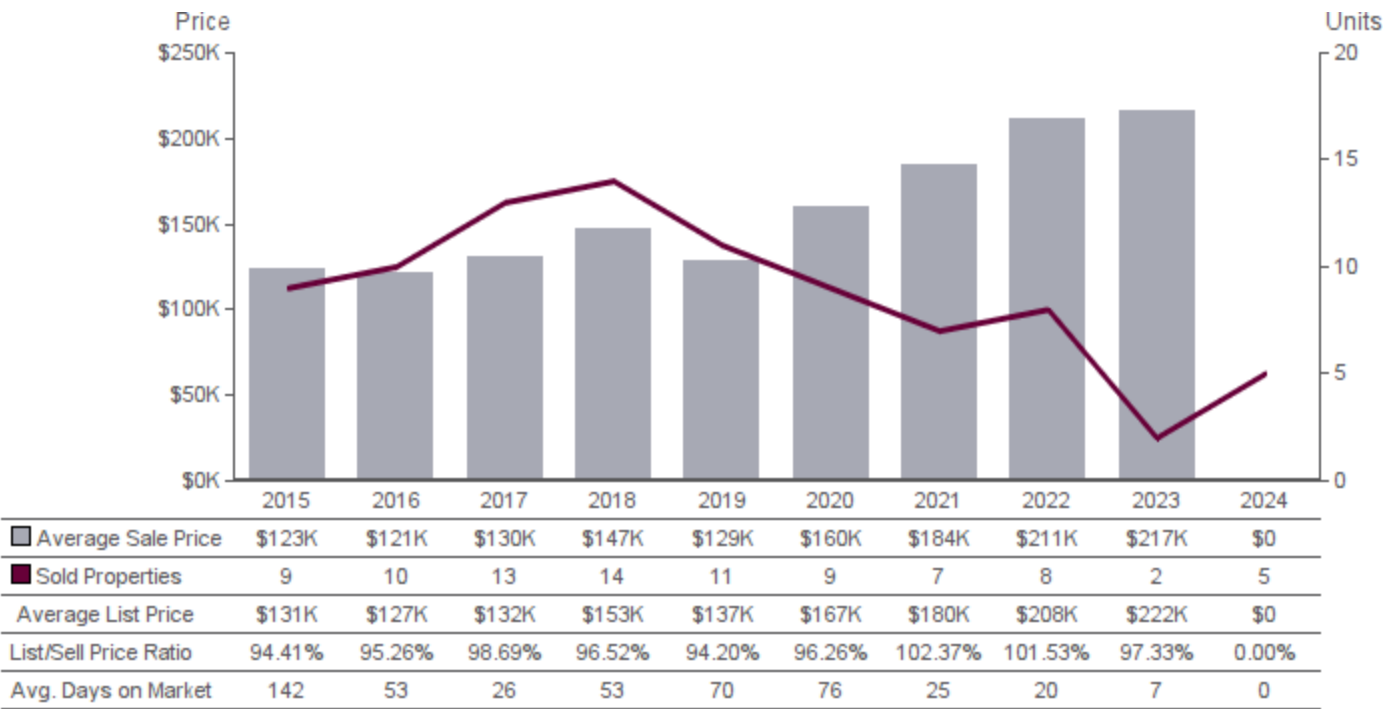


MARKET OVERVIEW
Q1 2024 | CONDO-TOWNHOME

	Q1 2024	Q1 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	0	2	↓	0	2	↓
Sold Listings	0	0		0	0	
Median List Price (Solds)	\$0	\$0		\$0	\$0	
Median Sold Price	\$0	\$0		\$0	\$0	
Median Days on Market	0	0		0	0	
Average List Price (Solds)	\$0	\$0		\$0	\$0	
Average Sold Price	\$0	\$0		\$0	\$0	
Average Days on Market	0	0		0	0	
List/Sold Price Ratio	0%	0%		0%	0%	

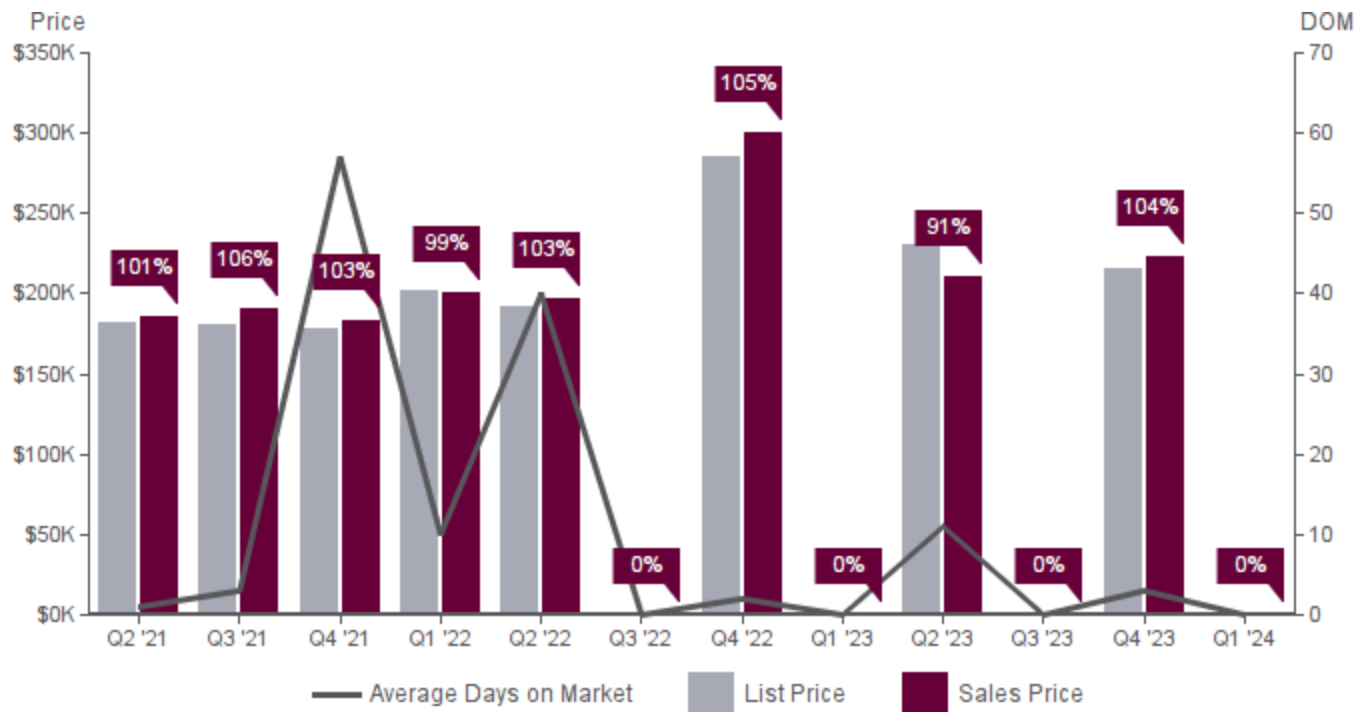
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Q1 2024 | CONDO-TOWNHOME

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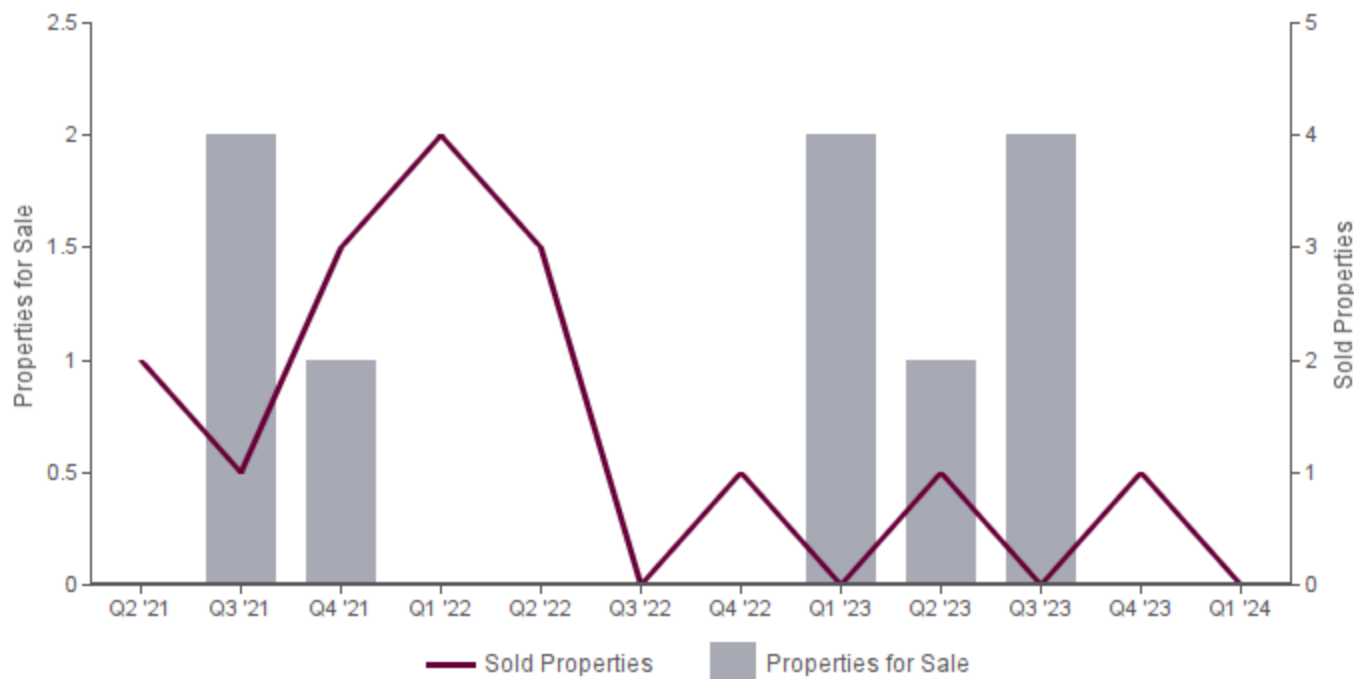
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM
Q1 2024 | CONDO-TOWNHOME

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
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PROPERTIES FOR SALE AND SOLD PROPERTIES
Q1 2024 | CONDO-TOWNHOME

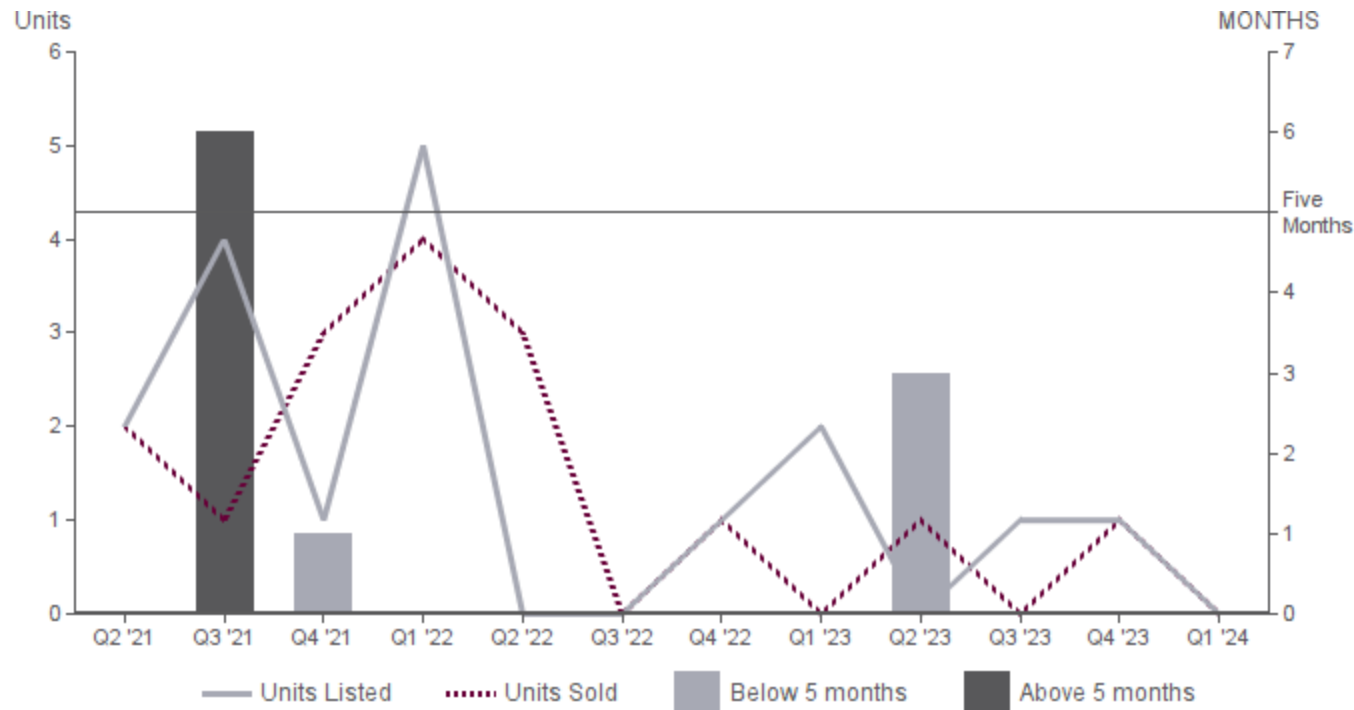
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MONTHS SUPPLY OF INVENTORY

Q1 2024 | CONDO-TOWNHOME

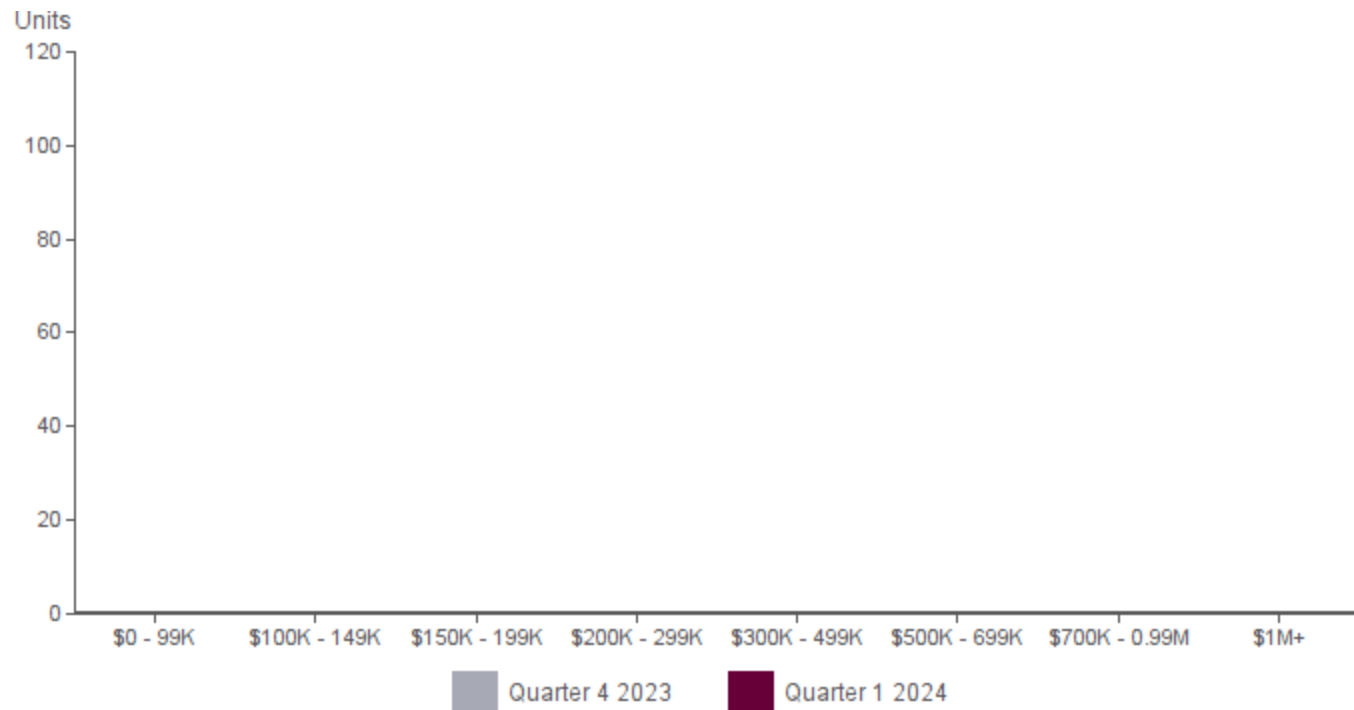
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PROPERTIES SOLD BY PRICE RANGE (IN THOUSANDS)

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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