

Windham County

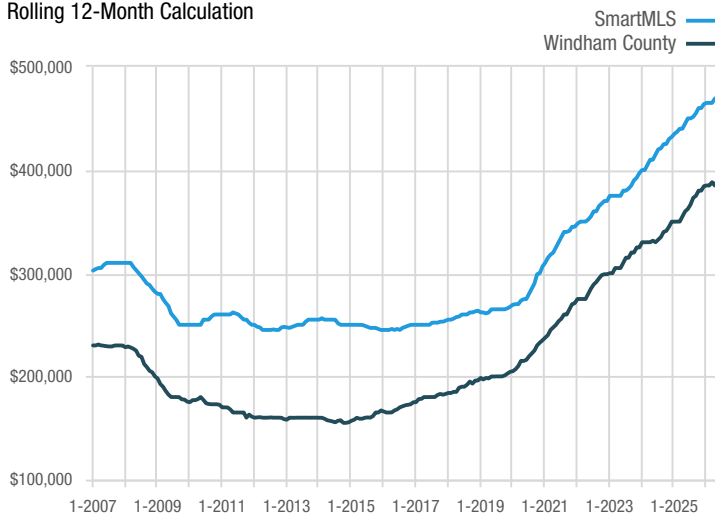
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	125	159	+ 27.2%	531	541	+ 1.9%
Pending Sales	102	106	+ 3.9%	424	404	- 4.7%
Closed Sales	102	91	- 10.8%	371	345	- 7.0%
Days on Market Until Sale	26	23	- 11.5%	31	33	+ 6.5%
Median Sales Price*	\$362,500	\$390,000	+ 7.6%	\$362,000	\$380,000	+ 5.0%
Average Sales Price*	\$383,205	\$417,037	+ 8.8%	\$392,841	\$411,427	+ 4.7%
Percent of List Price Received*	102.0%	102.8%	+ 0.8%	100.5%	101.5%	+ 1.0%
Inventory of Homes for Sale	172	196	+ 14.0%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	20	8	- 60.0%	53	47	- 11.3%
Pending Sales	8	8	0.0%	36	35	- 2.8%
Closed Sales	7	7	0.0%	33	30	- 9.1%
Days on Market Until Sale	36	24	- 33.3%	40	39	- 2.5%
Median Sales Price*	\$399,900	\$315,000	- 21.2%	\$320,000	\$295,000	- 7.8%
Average Sales Price*	\$383,733	\$305,000	- 20.5%	\$307,856	\$294,015	- 4.5%
Percent of List Price Received*	100.5%	101.1%	+ 0.6%	100.3%	100.9%	+ 0.6%
Inventory of Homes for Sale	19	21	+ 10.5%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

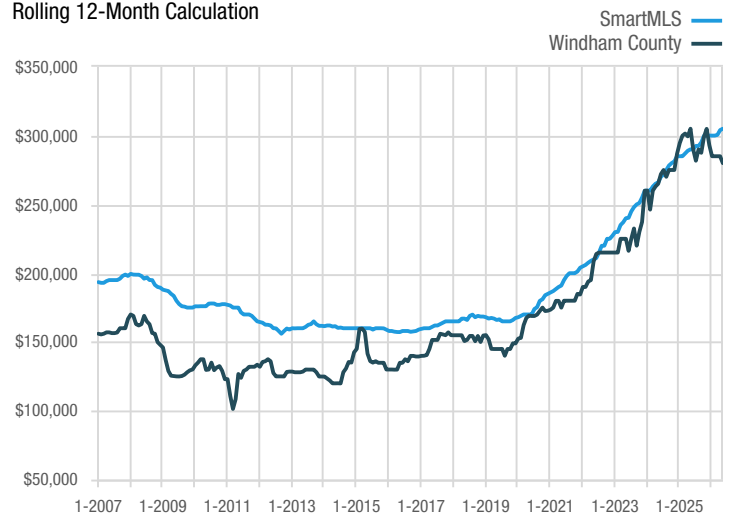
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.