

# Monthly Indicators

Eastern Connecticut Association of REALTORS®



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings increased 2.1 percent for Single Family homes but decreased 12.2 percent for Townhouse/Condo homes. Pending Sales decreased 4.7 percent for Single Family homes and 13.5 percent for Townhouse/Condo homes. Inventory increased 4.4 percent for Single Family homes but decreased 1.2 percent for Townhouse/Condo homes.

Median Sales Price increased 13.2 percent to \$413,250 for Single Family homes and 26.1 percent to \$293,250 for Townhouse/Condo homes. Days on Market increased 13.0 percent for Single Family homes and 3.6 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.0 percent for Single Family homes but decreased 8.7 percent for Townhouse/Condo homes.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

<b>- 13.6%</b>	<b>+ 13.1%</b>	<b>+ 3.6%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> All Properties

This report covers residential real estate activity in the Eastern Connecticut Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		234	239	+ 2.1%	3,461	3,540	+ 2.3%
Pending Sales		255	243	- 4.7%	2,745	2,737	- 0.3%
Closed Sales		236	216	- 8.5%	2,654	2,656	+ 0.1%
Days on Market Until Sale		23	26	+ 13.0%	23	25	+ 8.7%
Median Sales Price		\$365,000	\$413,250	+ 13.2%	\$368,000	\$400,000	+ 8.7%
Average Sales Price		\$411,092	\$519,591	+ 26.4%	\$427,643	\$468,179	+ 9.5%
Percent of List Price Received		101.3%	100.2%	- 1.1%	102.1%	101.2%	- 0.9%
Housing Affordability Index		103	96	- 6.8%	102	99	- 2.9%
Inventory of Homes for Sale		497	519	+ 4.4%	—	—	—
Months Supply of Inventory		2.0	2.1	+ 5.0%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

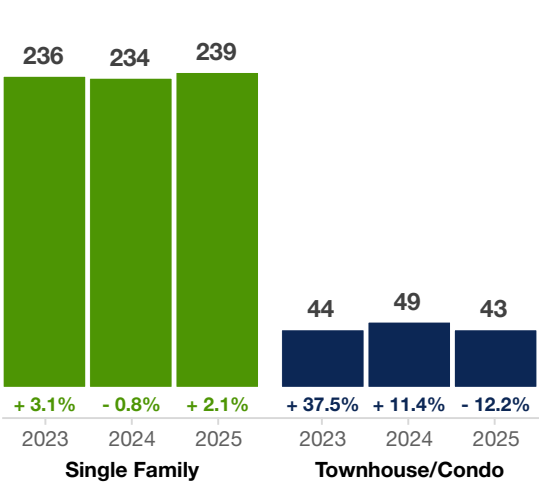


Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		49	43	- 12.2%	511	560	+ 9.6%
Pending Sales		37	32	- 13.5%	416	441	+ 6.0%
Closed Sales		44	26	- 40.9%	397	451	+ 13.6%
Days on Market Until Sale		28	29	+ 3.6%	30	29	- 3.3%
Median Sales Price		\$232,500	\$293,250	+ 26.1%	\$235,000	\$267,500	+ 13.8%
Average Sales Price		\$267,139	\$371,900	+ 39.2%	\$293,135	\$325,846	+ 11.2%
Percent of List Price Received		100.9%	99.8%	- 1.1%	101.5%	100.3%	- 1.2%
Housing Affordability Index		162	135	- 16.7%	160	148	- 7.5%
Inventory of Homes for Sale		86	85	- 1.2%	—	—	—
Months Supply of Inventory		2.3	2.1	- 8.7%	—	—	—

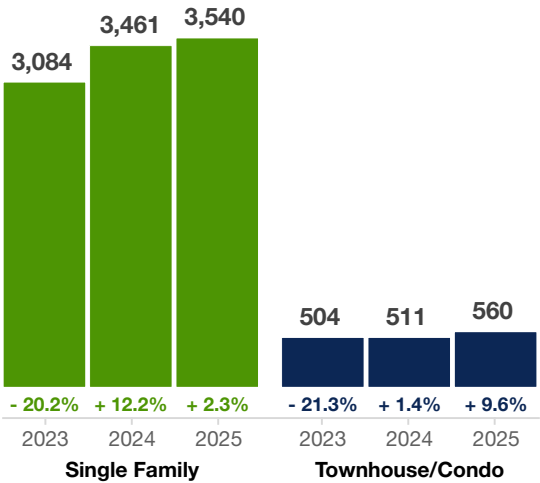
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## November

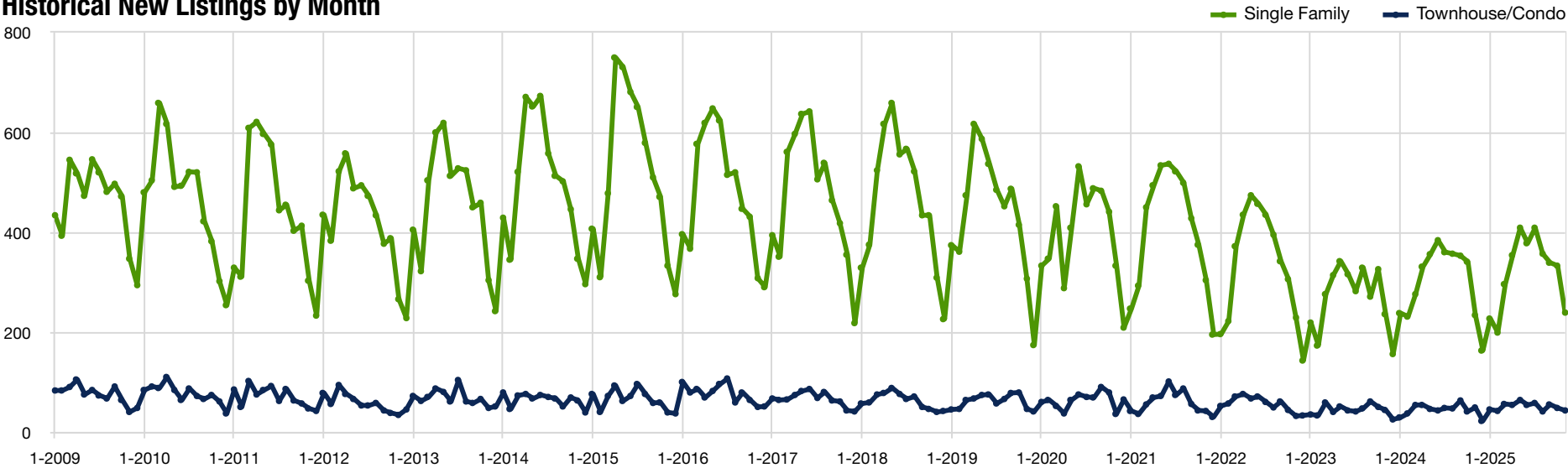


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	163	+ 4.5%	22	- 12.0%
Jan-2025	227	- 4.6%	45	+ 55.2%
Feb-2025	199	- 13.9%	42	+ 13.5%
Mar-2025	296	+ 7.2%	56	+ 3.7%
Apr-2025	354	+ 6.9%	54	0.0%
May-2025	409	+ 14.9%	64	+ 39.1%
Jun-2025	378	- 1.6%	54	+ 25.6%
Jul-2025	409	+ 13.6%	58	+ 20.8%
Aug-2025	357	0.0%	41	- 12.8%
Sep-2025	339	- 4.0%	55	- 12.7%
Oct-2025	333	- 2.3%	48	+ 17.1%
Nov-2025	239	+ 2.1%	43	- 12.2%
12-Month Avg	309	+ 2.7%	49	+ 8.9%

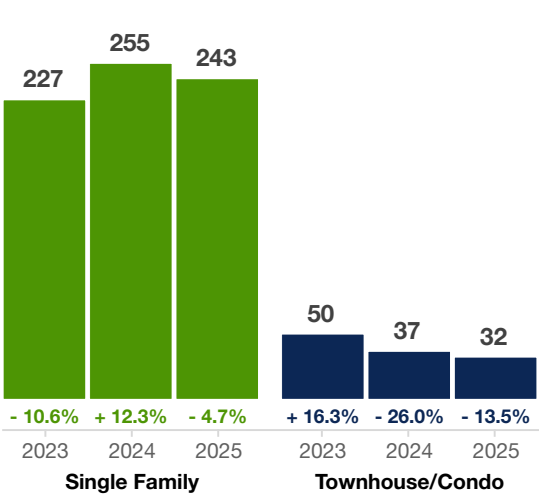
## Historical New Listings by Month



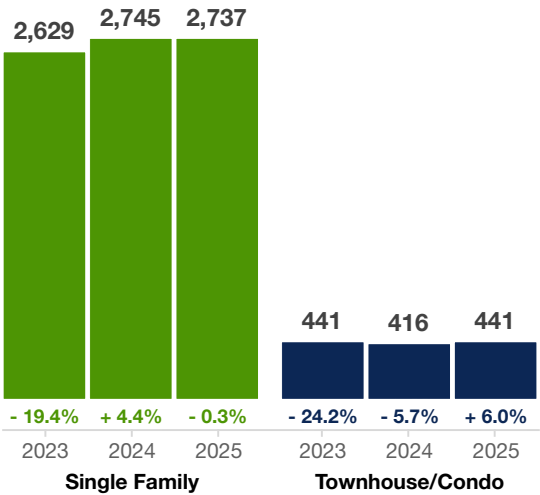
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## November

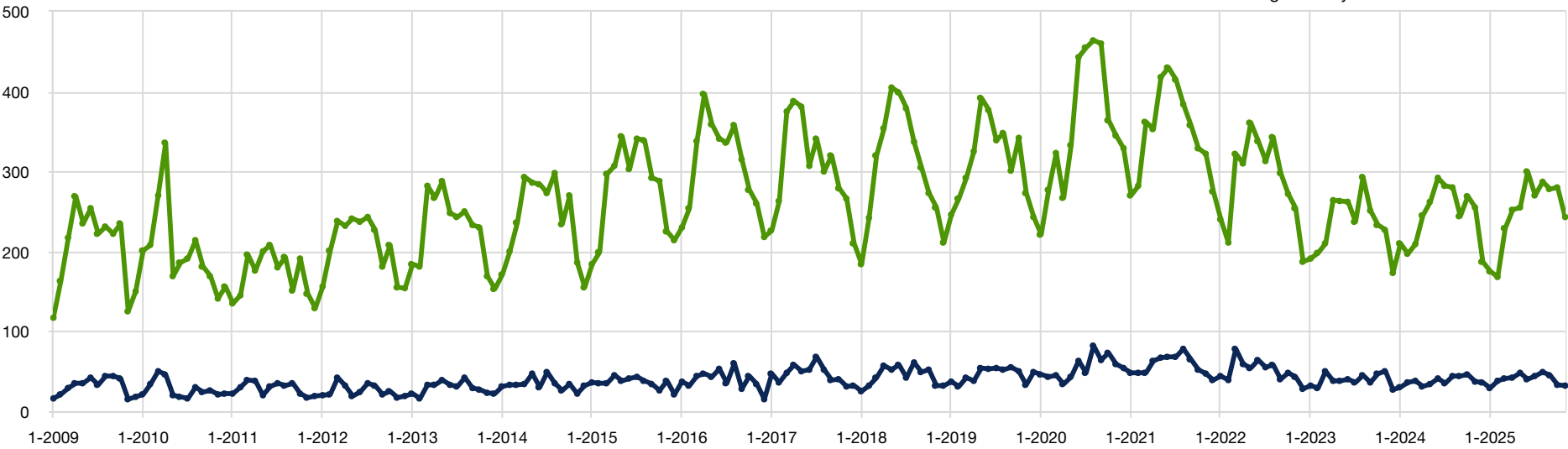


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	187	+ 8.1%	36	+ 33.3%
Jan-2025	175	- 16.7%	29	- 3.3%
Feb-2025	168	- 14.7%	38	+ 5.6%
Mar-2025	229	+ 9.6%	41	+ 7.9%
Apr-2025	252	+ 2.9%	42	+ 35.5%
May-2025	255	- 2.7%	48	+ 41.2%
Jun-2025	300	+ 2.7%	40	- 2.4%
Jul-2025	270	- 4.3%	44	+ 25.7%
Aug-2025	287	+ 2.5%	49	+ 11.4%
Sep-2025	278	+ 13.9%	45	+ 2.3%
Oct-2025	280	+ 4.1%	33	- 28.3%
Nov-2025	243	- 4.7%	32	- 13.5%
12-Month Avg	244	+ 0.4%	40	+ 8.1%

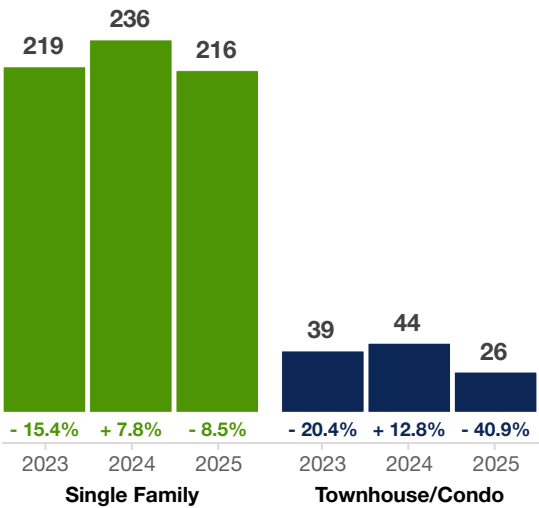
## Historical Pending Sales by Month



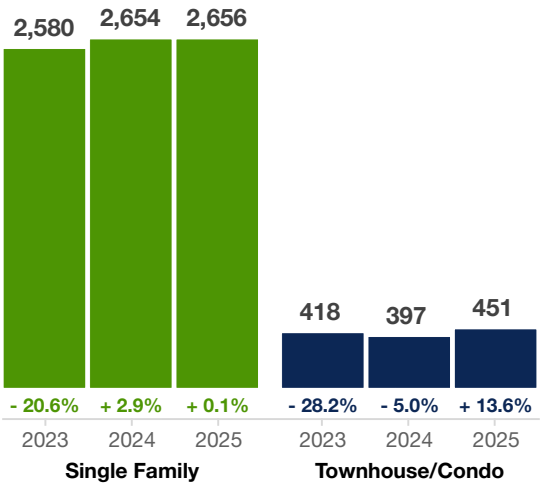
# Closed Sales

A count of the actual sales that closed in a given month.

## November

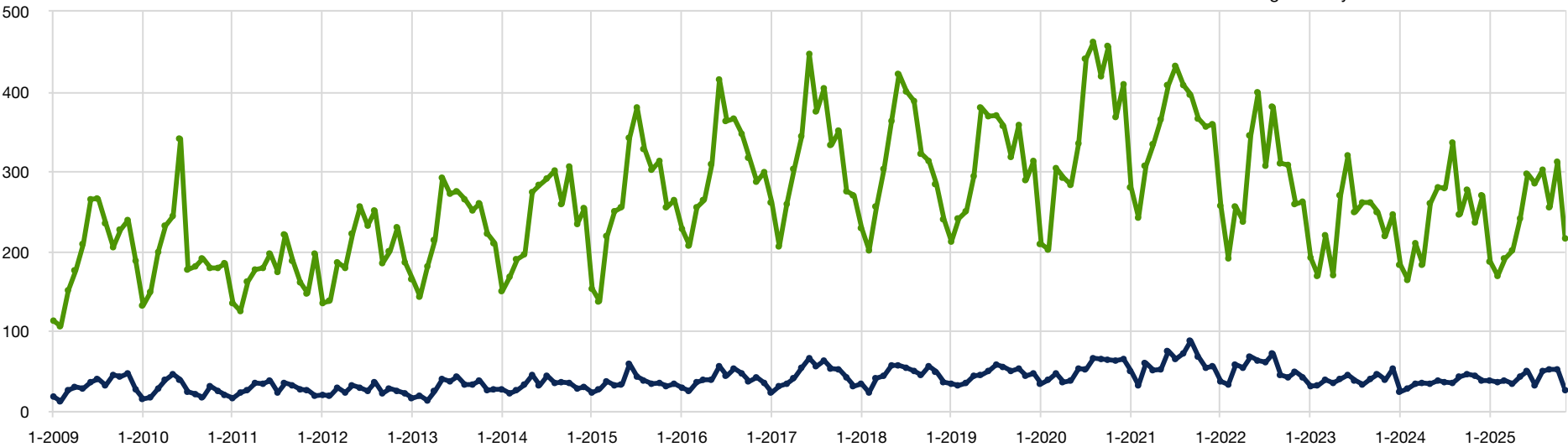


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	270	+ 9.8%	38	- 28.3%
Jan-2025	187	+ 2.2%	38	+ 58.3%
Feb-2025	169	+ 3.0%	36	+ 28.6%
Mar-2025	191	- 9.0%	38	+ 11.8%
Apr-2025	201	+ 9.8%	34	- 2.9%
May-2025	241	- 7.3%	43	+ 26.5%
Jun-2025	297	+ 6.1%	50	+ 31.6%
Jul-2025	285	+ 2.2%	32	- 11.1%
Aug-2025	302	- 10.1%	50	+ 42.9%
Sep-2025	255	+ 3.7%	52	+ 20.9%
Oct-2025	312	+ 12.6%	52	+ 13.0%
Nov-2025	216	- 8.5%	26	- 40.9%
12-Month Avg	244	+ 0.8%	41	+ 7.9%

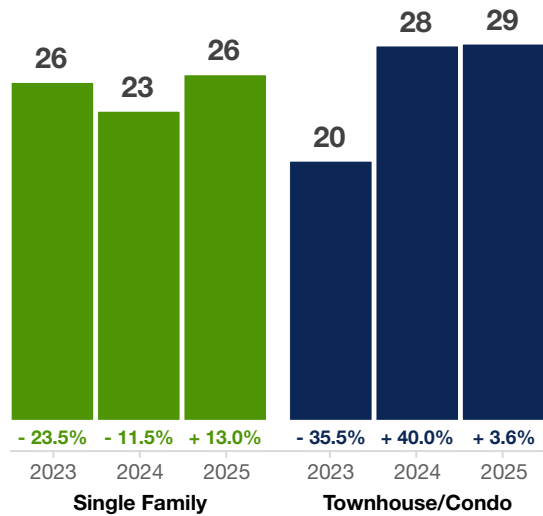
## Historical Closed Sales by Month



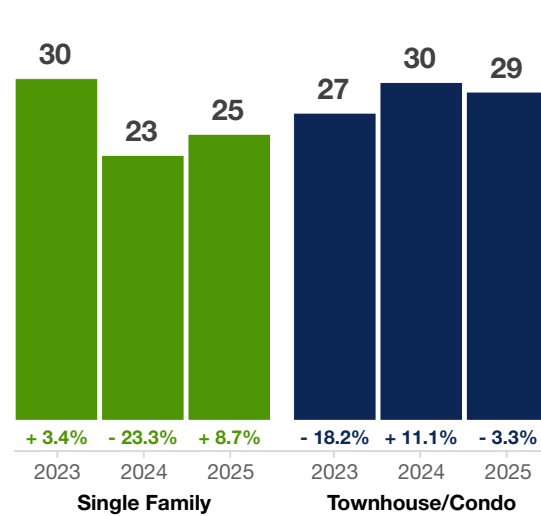
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## November



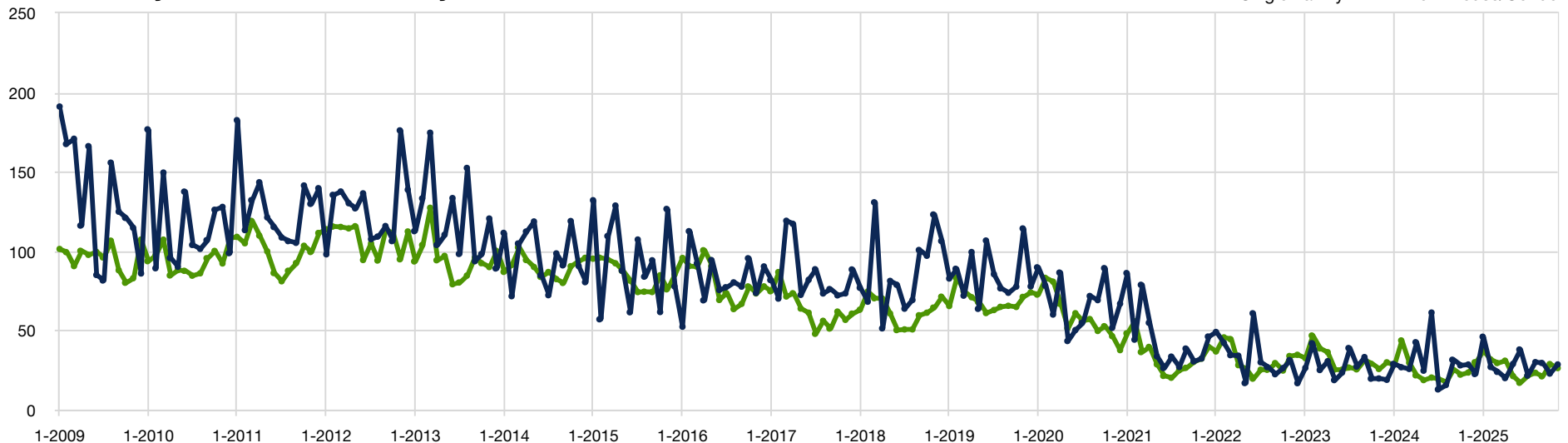
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	30	0.0%	22	+ 15.8%
Jan-2025	37	+ 32.1%	46	+ 58.6%
Feb-2025	32	- 27.3%	27	0.0%
Mar-2025	29	- 3.3%	24	- 7.7%
Apr-2025	31	+ 40.9%	20	- 53.5%
May-2025	21	+ 10.5%	29	+ 16.0%
Jun-2025	17	- 15.0%	38	- 37.7%
Jul-2025	21	+ 10.5%	21	+ 61.5%
Aug-2025	23	+ 35.3%	30	+ 87.5%
Sep-2025	21	- 16.0%	29	- 6.5%
Oct-2025	29	+ 31.8%	23	- 17.9%
<b>Nov-2025</b>	<b>26</b>	<b>+ 13.0%</b>	<b>29</b>	<b>+ 3.6%</b>
12-Month Avg*	26	+ 7.5%	28	- 0.3%

\* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

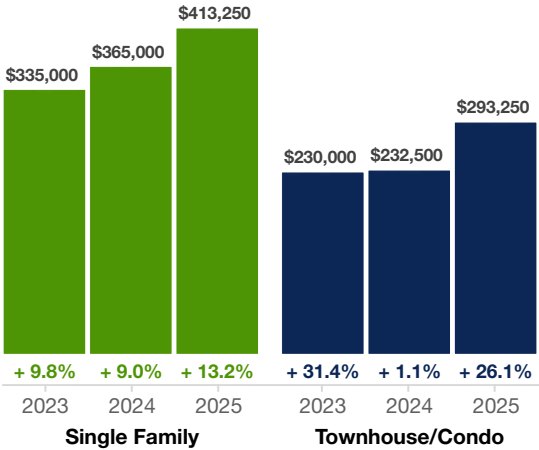
## Historical Days on Market Until Sale by Month



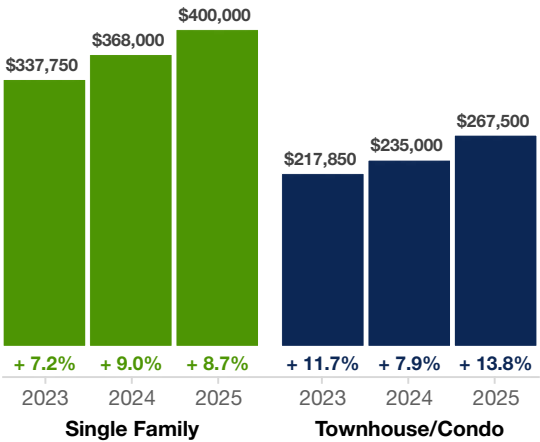
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## November



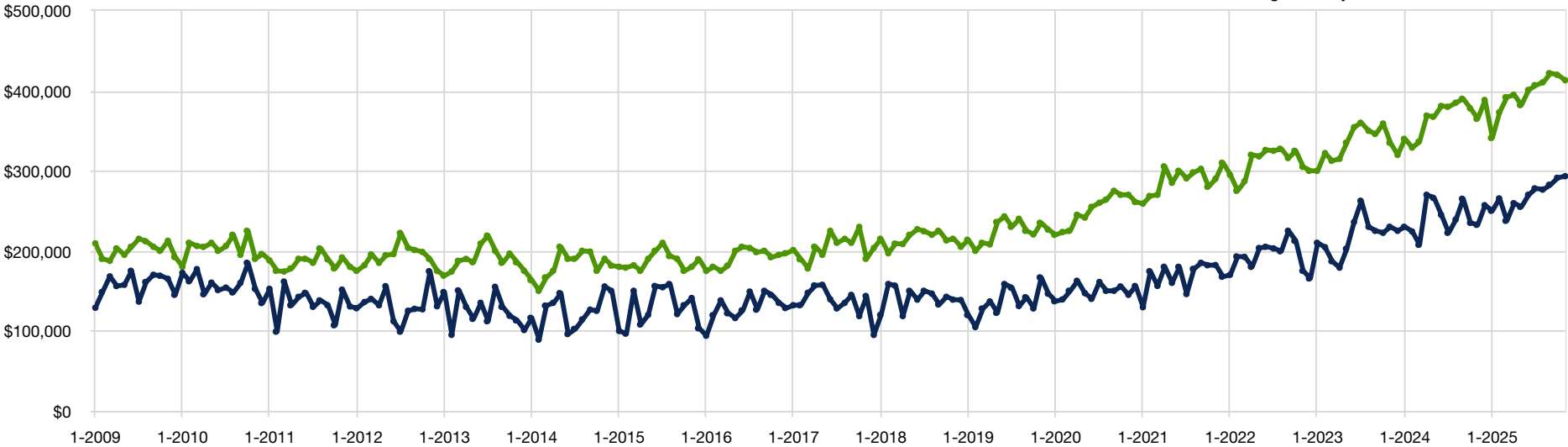
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$388,500	+ 21.4%	\$257,000	+ 14.2%
Jan-2025	\$341,000	+ 0.3%	\$250,000	+ 8.7%
Feb-2025	\$373,000	+ 13.4%	\$265,500	+ 18.4%
Mar-2025	\$392,000	+ 16.6%	\$237,500	+ 14.5%
Apr-2025	\$395,000	+ 7.0%	\$259,500	- 3.9%
May-2025	\$382,077	+ 4.0%	\$255,000	- 4.2%
Jun-2025	\$401,000	+ 5.2%	\$270,000	+ 10.2%
Jul-2025	\$407,000	+ 7.1%	\$278,000	+ 24.9%
Aug-2025	\$410,500	+ 6.6%	\$276,500	+ 15.7%
Sep-2025	\$422,000	+ 8.2%	\$282,500	+ 6.6%
Oct-2025	\$419,950	+ 11.1%	\$291,225	+ 23.9%
<b>Nov-2025</b>	<b>\$413,250</b>	<b>+ 13.2%</b>	<b>\$293,250</b>	<b>+ 26.1%</b>
12-Month Avg*	\$400,000	+ 9.6%	\$265,000	+ 12.8%

\* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

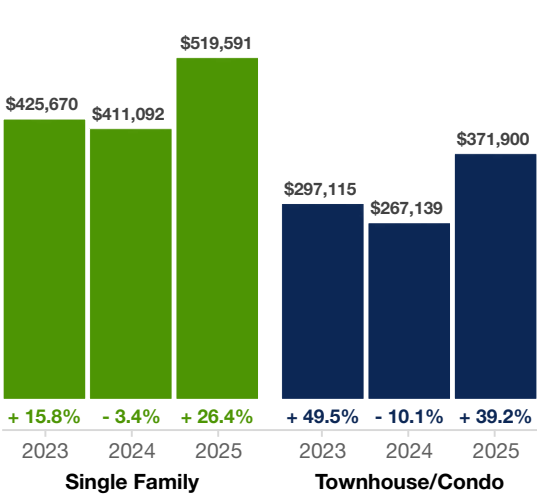
## Historical Median Sales Price by Month



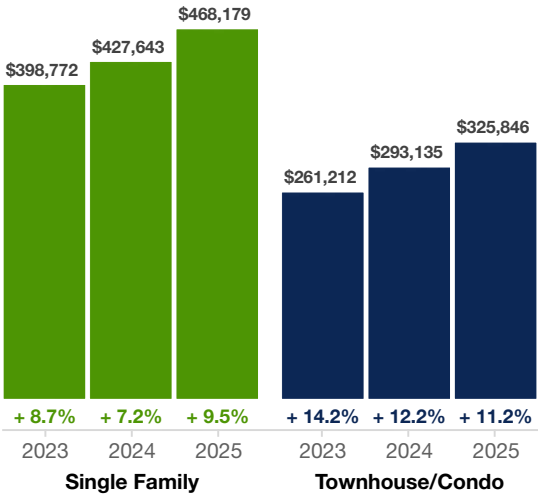
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## November



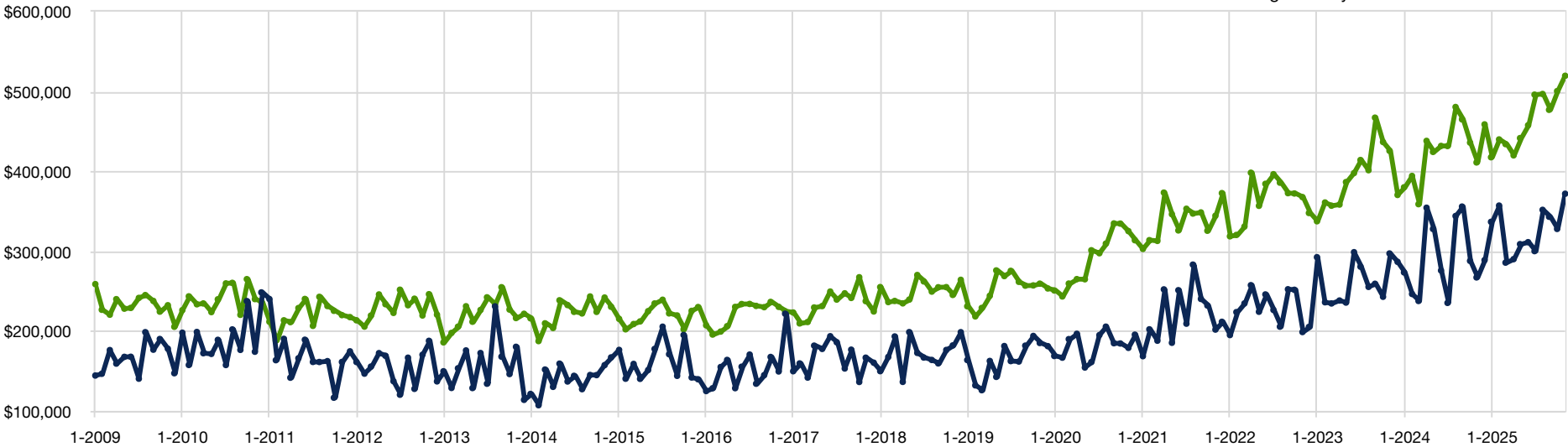
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$458,742	+ 23.9%	\$288,811	+ 0.7%
Jan-2025	\$417,594	+ 9.9%	\$336,701	+ 23.1%
Feb-2025	\$439,900	+ 11.6%	\$357,075	+ 44.9%
Mar-2025	\$434,072	+ 21.0%	\$285,657	+ 20.2%
Apr-2025	\$419,981	- 4.1%	\$290,018	- 18.2%
May-2025	\$441,565	+ 4.1%	\$308,821	- 5.8%
Jun-2025	\$457,673	+ 6.0%	\$311,264	+ 12.9%
Jul-2025	\$496,003	+ 14.9%	\$300,063	+ 27.6%
Aug-2025	\$496,828	+ 3.4%	\$351,738	+ 2.2%
Sep-2025	\$476,989	+ 2.6%	\$343,117	- 3.6%
Oct-2025	\$500,360	+ 14.8%	\$327,860	+ 13.9%
<b>Nov-2025</b>	<b>\$519,591</b>	<b>+ 26.4%</b>	<b>\$371,900</b>	<b>+ 39.2%</b>
12-Month Avg*	\$467,308	+ 10.5%	\$322,968	+ 10.5%

\* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

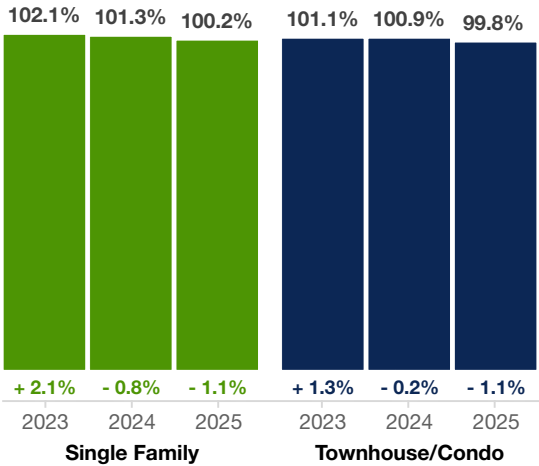
## Historical Average Sales Price by Month



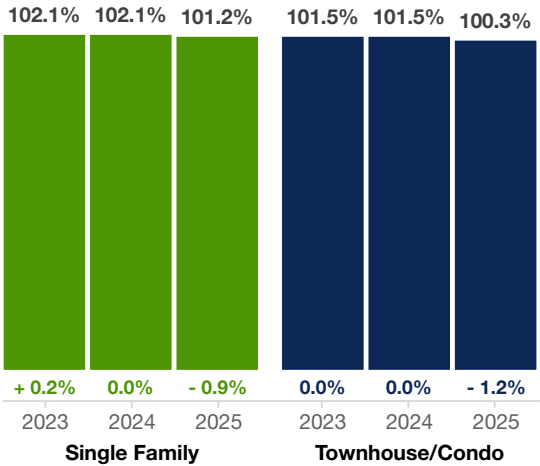
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## November



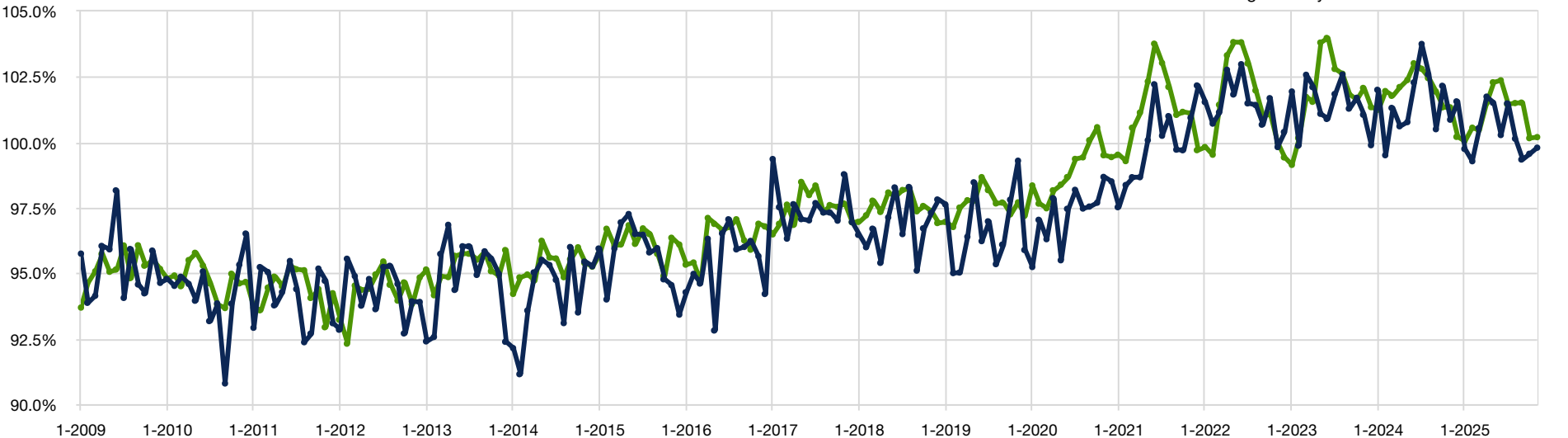
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	100.2%	- 1.1%	101.6%	+ 1.7%
Jan-2025	100.0%	- 1.2%	99.7%	- 2.3%
Feb-2025	100.6%	- 1.4%	99.3%	- 0.2%
Mar-2025	100.5%	- 1.3%	100.5%	- 0.8%
Apr-2025	101.5%	- 0.6%	101.7%	+ 1.1%
May-2025	102.3%	- 0.1%	101.5%	+ 0.7%
Jun-2025	102.4%	- 0.6%	100.3%	- 2.0%
Jul-2025	101.5%	- 1.3%	101.5%	- 2.2%
Aug-2025	101.5%	- 1.0%	100.1%	- 2.4%
Sep-2025	101.5%	- 0.4%	99.3%	- 1.2%
Oct-2025	100.2%	- 1.1%	99.6%	- 2.5%
<b>Nov-2025</b>	<b>100.2%</b>	<b>- 1.1%</b>	<b>99.8%</b>	<b>- 1.1%</b>
12-Month Avg*	101.1%	- 0.9%	100.4%	- 0.9%

\* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

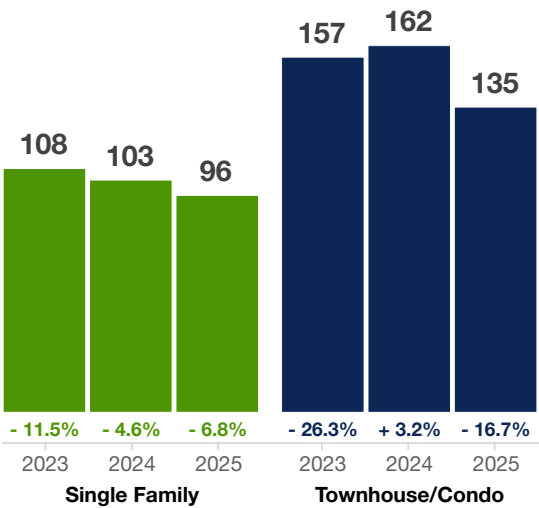
## Historical Percent of List Price Received by Month



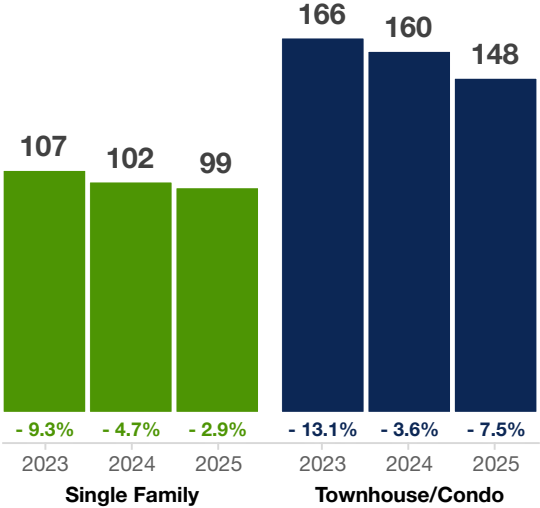
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## November

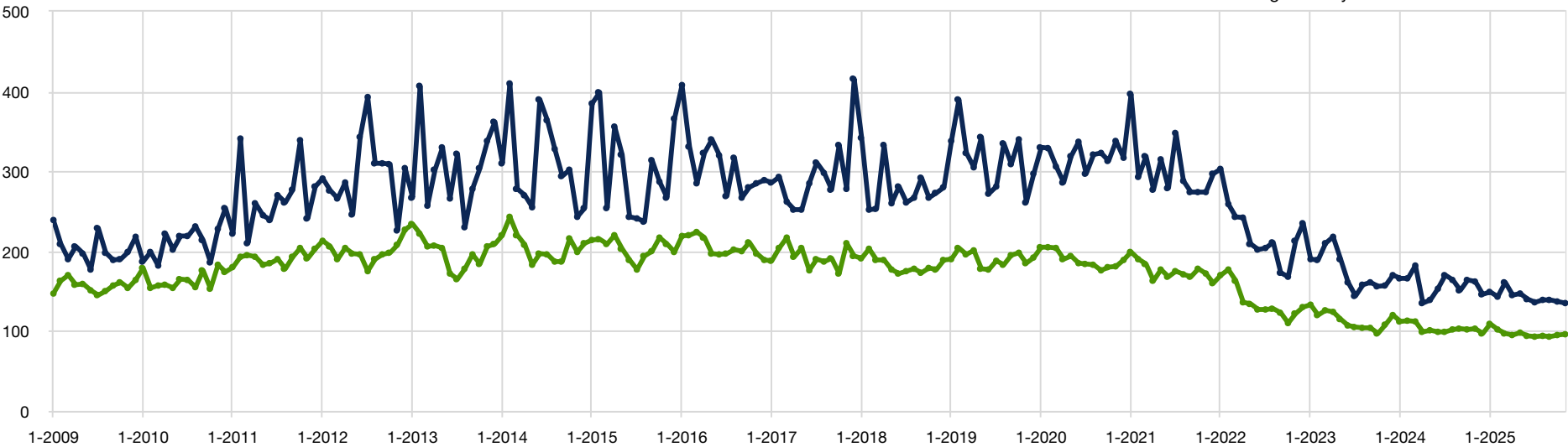


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	97	- 19.2%	146	- 14.1%
Jan-2025	109	- 2.7%	149	- 10.2%
Feb-2025	102	- 9.7%	143	- 13.9%
Mar-2025	97	- 13.4%	161	- 11.5%
Apr-2025	95	- 4.0%	145	+ 7.4%
May-2025	98	- 3.0%	147	+ 5.8%
Jun-2025	94	- 5.1%	140	- 8.5%
Jul-2025	93	- 6.1%	136	- 20.0%
Aug-2025	94	- 7.8%	139	- 15.2%
Sep-2025	93	- 9.7%	139	- 7.9%
Oct-2025	95	- 6.9%	137	- 16.5%
Nov-2025	96	- 6.8%	135	- 16.7%
12-Month Avg	97	- 7.6%	143	- 10.6%

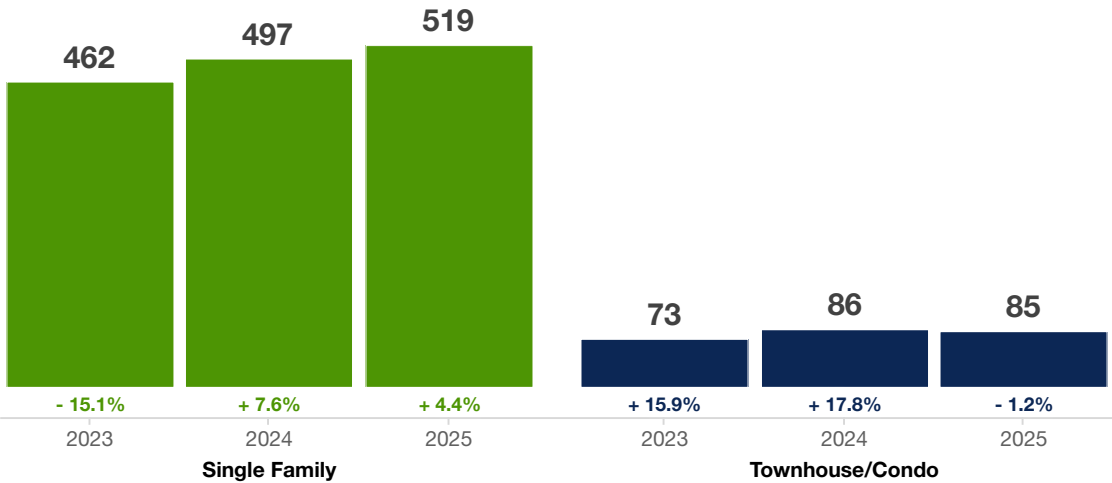
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

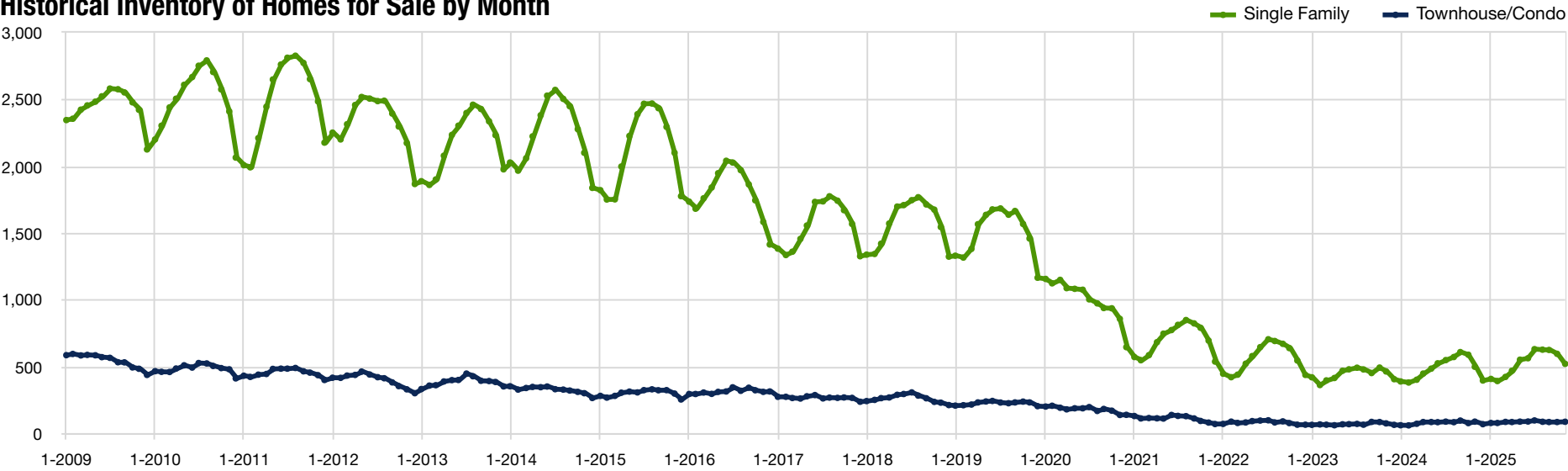
The number of properties available for sale in active status at the end of a given month.

## November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	394	- 2.5%	67	+ 8.1%
Jan-2025	406	+ 4.9%	76	+ 28.8%
Feb-2025	390	+ 2.9%	76	+ 31.0%
Mar-2025	421	+ 5.3%	84	+ 20.0%
Apr-2025	467	+ 4.7%	83	0.0%
May-2025	550	+ 13.9%	86	+ 3.6%
Jun-2025	561	+ 7.3%	87	+ 6.1%
Jul-2025	629	+ 15.0%	95	+ 10.5%
Aug-2025	625	+ 9.6%	85	+ 3.7%
Sep-2025	623	+ 2.6%	83	- 11.7%
Oct-2025	594	+ 1.2%	83	+ 10.7%
Nov-2025	519	+ 4.4%	85	- 1.2%
12-Month Avg	515	+ 6.0%	83	+ 7.8%

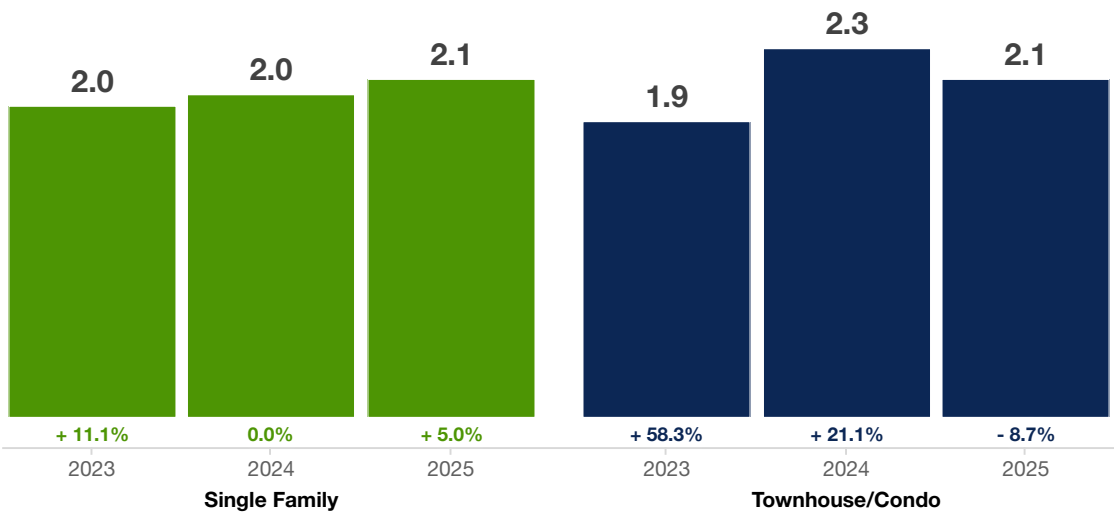
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

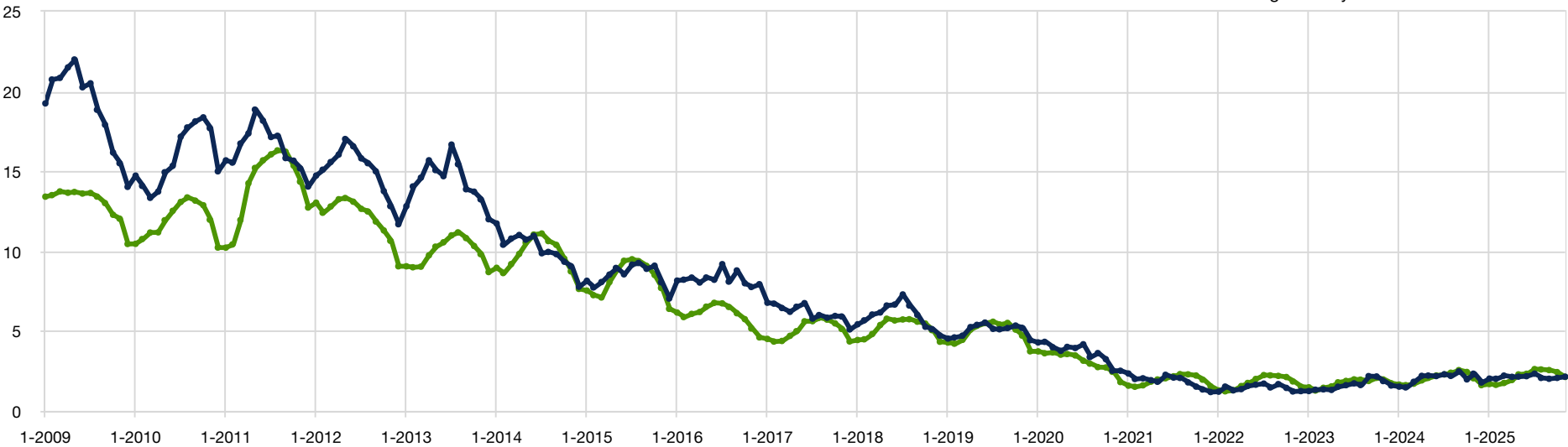
## November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	1.6	- 5.9%	1.8	+ 12.5%
Jan-2025	1.7	+ 6.3%	2.0	+ 33.3%
Feb-2025	1.6	0.0%	2.0	+ 33.3%
Mar-2025	1.7	0.0%	2.2	+ 22.2%
Apr-2025	1.9	0.0%	2.1	- 4.5%
May-2025	2.3	+ 9.5%	2.1	- 4.5%
Jun-2025	2.3	+ 4.5%	2.2	0.0%
Jul-2025	2.6	+ 13.0%	2.3	0.0%
Aug-2025	2.6	+ 8.3%	2.1	- 4.5%
Sep-2025	2.6	0.0%	2.0	- 20.0%
Oct-2025	2.4	0.0%	2.1	+ 5.0%
Nov-2025	2.1	+ 5.0%	2.1	- 8.7%
12-Month Avg*	2.1	+ 3.8%	2.1	+ 3.5%

\* Months Supply for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		283	282	- 0.4%	3,972	4,100	+ 3.2%
Pending Sales		292	275	- 5.8%	3,161	3,178	+ 0.5%
Closed Sales		280	242	- 13.6%	3,051	3,107	+ 1.8%
Days on Market Until Sale		24	26	+ 8.3%	24	26	+ 8.3%
Median Sales Price		\$350,000	\$395,988	+ 13.1%	\$353,800	\$385,000	+ 8.8%
Average Sales Price		\$388,471	\$503,723	+ 29.7%	\$410,141	\$447,518	+ 9.1%
Percent of List Price Received		101.3%	100.2%	- 1.1%	102.0%	101.0%	- 1.0%
Housing Affordability Index		108	100	- 7.4%	107	103	- 3.7%
Inventory of Homes for Sale		583	604	+ 3.6%	—	—	—
Months Supply of Inventory		2.1	2.1	0.0%	—	—	—