

Monthly Indicators

State of Connecticut

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December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 3.0 percent for Single Family homes but increased 10.9 percent for Townhouse/Condo homes. Pending Sales increased 3.6 percent for Single Family homes and 4.0 percent for Townhouse/Condo homes. Inventory decreased 1.5 percent for Single Family homes but increased 6.8 percent for Townhouse/Condo homes.

Median Sales Price increased 5.5 percent to \$455,000 for Single Family homes but decreased 3.4 percent to \$285,000 for Townhouse/Condo homes. Days on Market decreased 6.5 percent for Single Family homes but increased 14.8 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 5.6 percent for Single Family homes but remained flat for Townhouse/Condo homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 0.5%

Change in
Closed Sales
All Properties

+ 5.0%

Change in
Median Sales Price
All Properties

+ 0.3%

Change in
Homes for Sale
All Properties

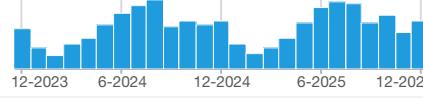
This report covers residential real estate activity in the state of Connecticut. Percent changes are calculated using rounded figures.

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Single Family Market Overview

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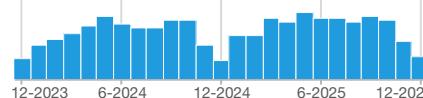
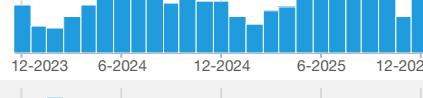
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	12-2024		12-2025		% Change	YTD 2024	YTD 2025	% Change
		12-2024	12-2025	12-2024	12-2025				
New Listings		1,231	1,194	- 3.0%	31,445	32,601	+ 3.7%		
Pending Sales		1,757	1,821	+ 3.6%	25,916	26,469	+ 2.1%		
Closed Sales		2,326	2,316	- 0.4%	25,960	26,350	+ 1.5%		
Days on Market Until Sale		31	29	- 6.5%	27	27	0.0%		
Median Sales Price		\$431,385	\$455,000	+ 5.5%	\$432,000	\$464,000	+ 7.4%		
Average Sales Price		\$618,384	\$644,401	+ 4.2%	\$614,982	\$665,927	+ 8.3%		
Percent of List Price Received		101.5%	101.4%	- 0.1%	102.9%	102.6%	- 0.3%		
Housing Affordability Index		100	101	+ 1.0%	100	99	- 1.0%		
Inventory of Homes for Sale		3,798	3,742	- 1.5%	—	—	—		
Months Supply of Inventory		1.8	1.7	- 5.6%	—	—	—		

Townhouse/Condo Market Overview

SMART MLS

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

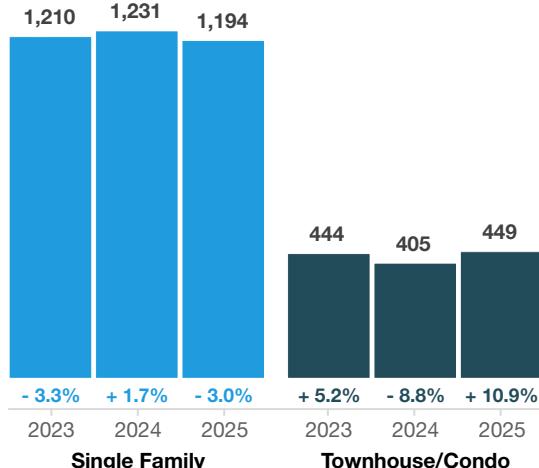
Key Metrics	Historical Sparkbars	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025		
New Listings		405		449	+ 10.9%	8,757	9,470	+ 8.1%
Pending Sales		548		570	+ 4.0%	7,605	7,987	+ 5.0%
Closed Sales		644		670	+ 4.0%	7,565	7,941	+ 5.0%
Days on Market Until Sale		27		31	+ 14.8%	25	27	+ 8.0%
Median Sales Price		\$294,900		\$285,000	- 3.4%	\$285,000	\$300,000	+ 5.3%
Average Sales Price		\$361,006		\$354,106	- 1.9%	\$353,426	\$370,518	+ 4.8%
Percent of List Price Received		101.5%		100.2%	- 1.3%	102.7%	101.5%	- 1.2%
Housing Affordability Index		147		161	+ 9.5%	152	153	+ 0.7%
Inventory of Homes for Sale		1,075		1,148	+ 6.8%	—	—	—
Months Supply of Inventory		1.7		1.7	0.0%	—	—	—

New Listings

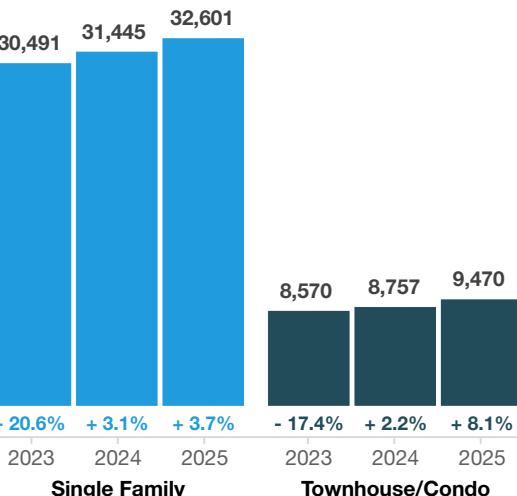
SMART MLS

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

December

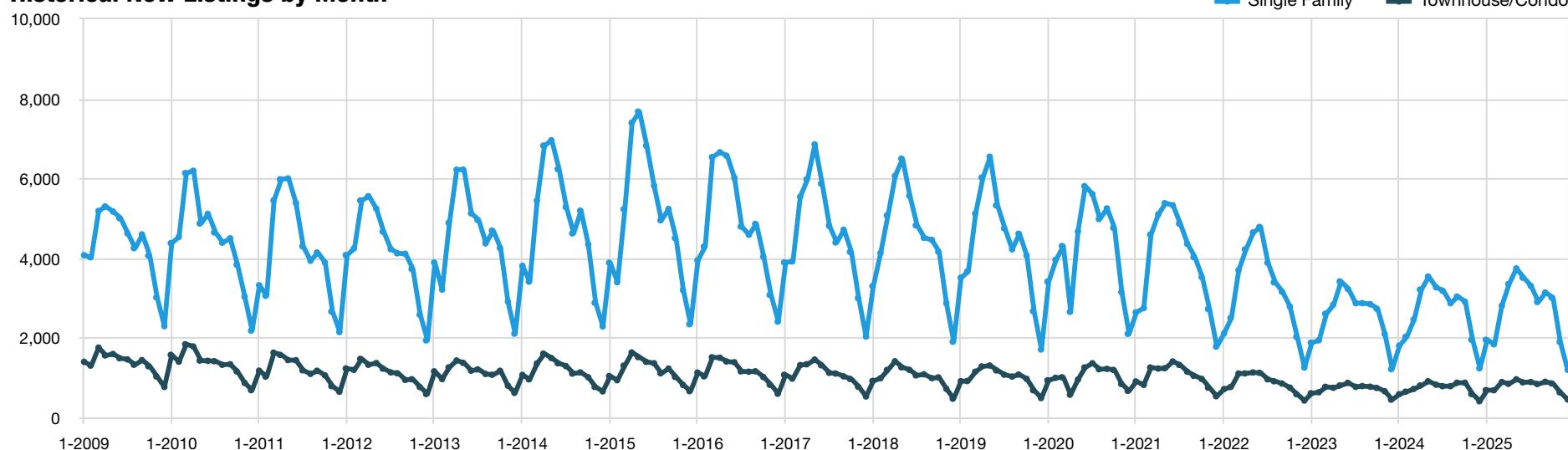


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	1,946	+ 8.2%	683	+ 17.6%
Feb-2025	1,834	- 9.3%	680	+ 5.6%
Mar-2025	2,803	+ 14.2%	888	+ 24.7%
Apr-2025	3,347	+ 4.4%	841	+ 5.3%
May-2025	3,739	+ 5.7%	955	+ 5.4%
Jun-2025	3,506	+ 7.3%	879	+ 7.2%
Jul-2025	3,300	+ 3.8%	887	+ 13.3%
Aug-2025	2,897	+ 1.1%	836	+ 6.8%
Sep-2025	3,134	+ 3.4%	893	+ 2.8%
Oct-2025	3,006	+ 3.5%	851	- 2.1%
Nov-2025	1,895	- 2.7%	628	+ 7.2%
Dec-2025	1,194	- 3.0%	449	+ 10.9%
12-Month Avg	2,717	+ 3.7%	789	+ 8.1%

Historical New Listings by Month

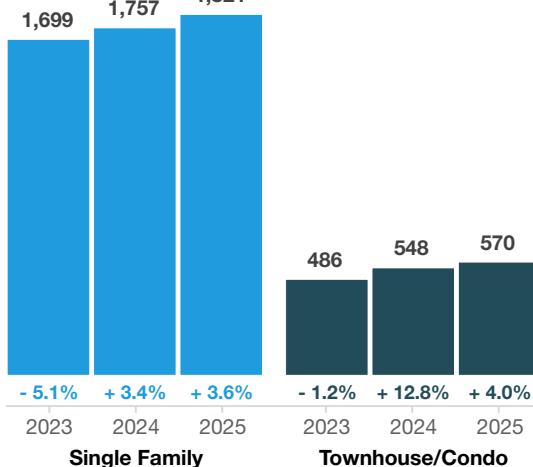


Pending Sales

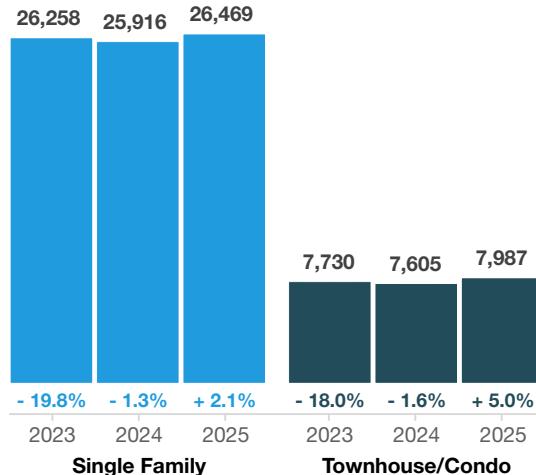
SMART MLS

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

December

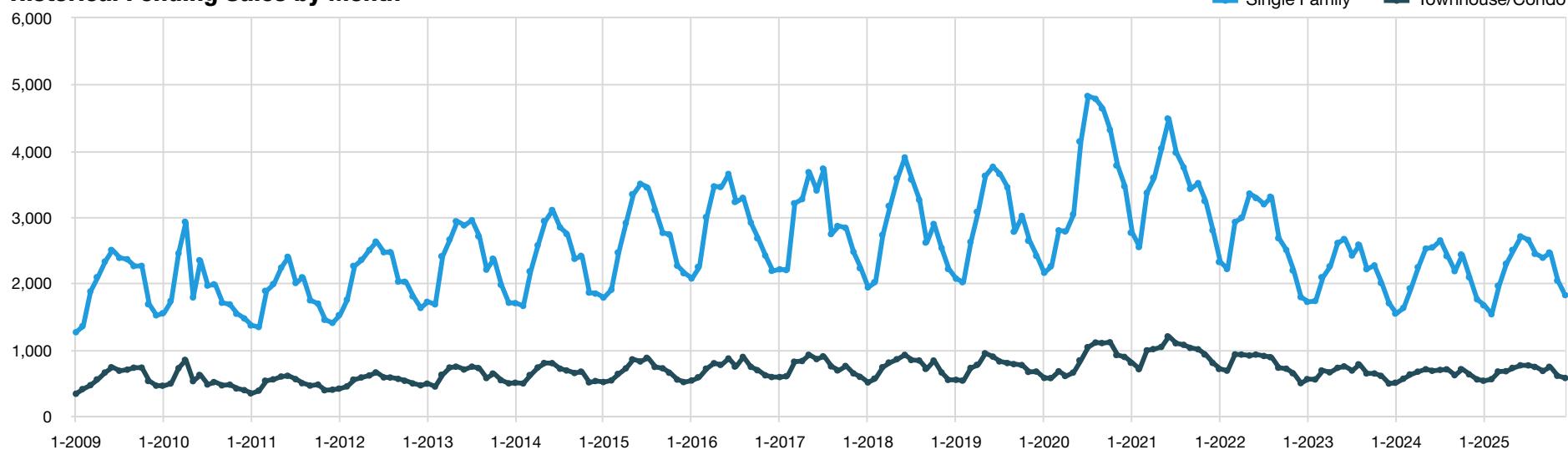


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	1,667	+ 8.1%	528	+ 6.0%
Feb-2025	1,532	- 5.8%	552	- 1.3%
Mar-2025	1,962	+ 2.1%	668	+ 7.2%
Apr-2025	2,294	+ 2.3%	672	+ 1.1%
May-2025	2,502	- 0.8%	722	+ 2.8%
Jun-2025	2,706	+ 6.5%	761	+ 12.2%
Jul-2025	2,653	+ 0.3%	760	+ 9.8%
Aug-2025	2,444	+ 1.4%	737	+ 5.3%
Sep-2025	2,385	+ 9.3%	676	+ 10.5%
Oct-2025	2,463	+ 1.2%	738	+ 5.0%
Nov-2025	2,040	- 2.4%	603	- 3.5%
Dec-2025	1,821	+ 3.6%	570	+ 4.0%
12-Month Avg	2,206	+ 2.1%	666	+ 5.0%

Historical Pending Sales by Month

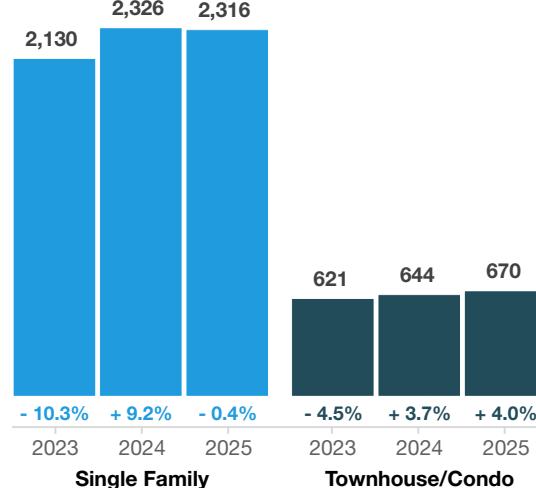


Closed Sales

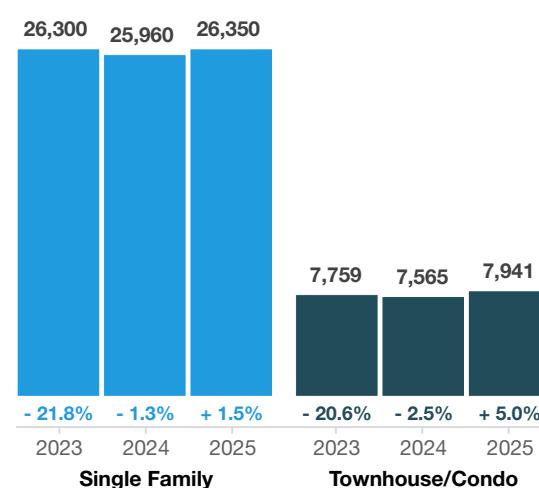
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A count of the actual sales that closed in a given month.

December

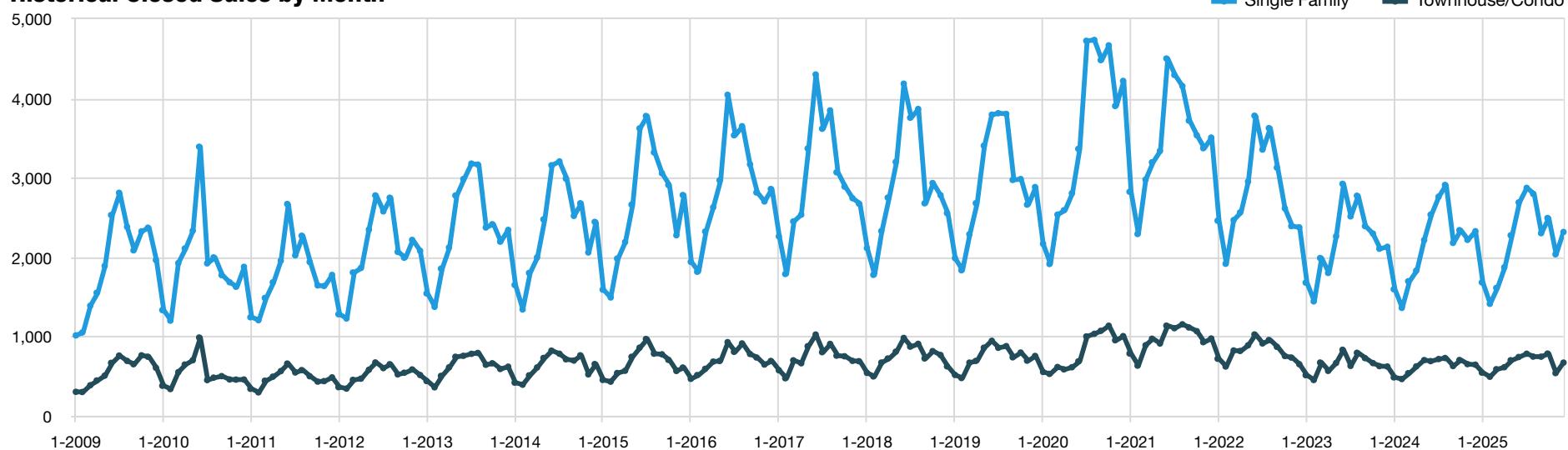


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	1,681	+ 5.4%	544	+ 12.4%
Feb-2025	1,411	+ 3.8%	492	+ 6.3%
Mar-2025	1,611	- 5.0%	587	+ 9.3%
Apr-2025	1,871	+ 2.3%	612	- 1.6%
May-2025	2,274	+ 2.7%	700	- 0.3%
Jun-2025	2,689	+ 6.1%	741	+ 7.5%
Jul-2025	2,872	+ 4.0%	782	+ 9.4%
Aug-2025	2,797	- 3.9%	746	+ 2.5%
Sep-2025	2,301	+ 5.6%	745	+ 18.8%
Oct-2025	2,492	+ 6.5%	784	+ 11.5%
Nov-2025	2,035	- 8.2%	538	- 17.4%
Dec-2025	2,316	- 0.4%	670	+ 4.0%
12-Month Avg	2,196	+ 1.5%	662	+ 5.1%

Historical Closed Sales by Month

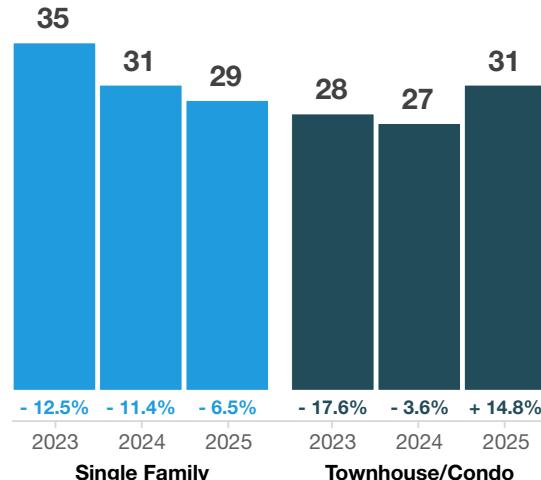


Days on Market Until Sale

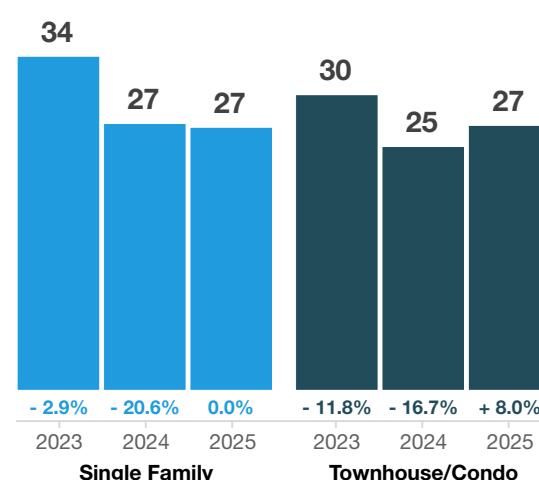
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Average number of days between when a property is listed and when an offer is accepted in a given month.

December



Year to Date

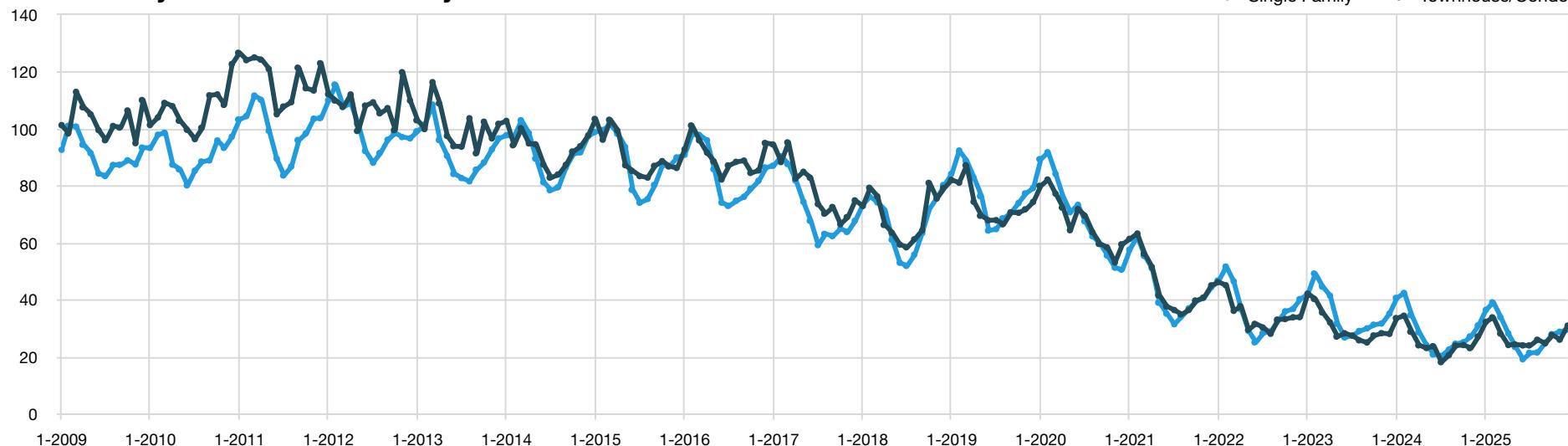


Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	36	-12.2%	32	-3.0%
Feb-2025	39	-7.1%	34	0.0%
Mar-2025	34	0.0%	28	-3.4%
Apr-2025	28	-3.4%	24	0.0%
May-2025	23	-4.2%	24	+4.3%
Jun-2025	19	-9.5%	24	0.0%
Jul-2025	21	+5.0%	24	+33.3%
Aug-2025	21	-4.5%	26	+30.0%
Sep-2025	25	+4.2%	25	+4.2%
Oct-2025	28	+12.0%	28	+16.7%
Nov-2025	29	+7.4%	26	+13.0%
Dec-2025	29	-6.5%	31	+14.8%
12-Month Avg*	27	-1.7%	27	+8.4%

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

Single Family Townhouse/Condo

Historical Days on Market Until Sale by Month

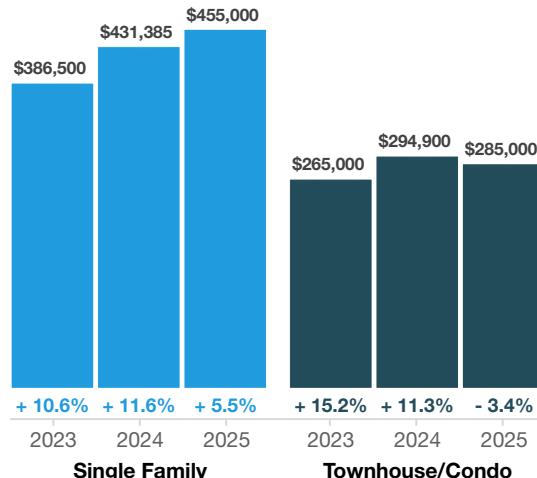


Median Sales Price

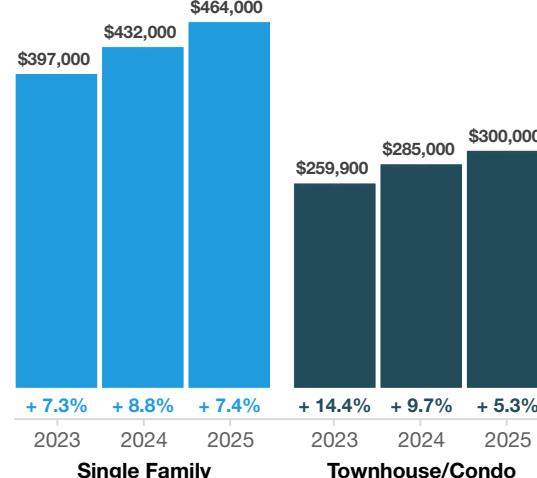
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Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

December



Year to Date

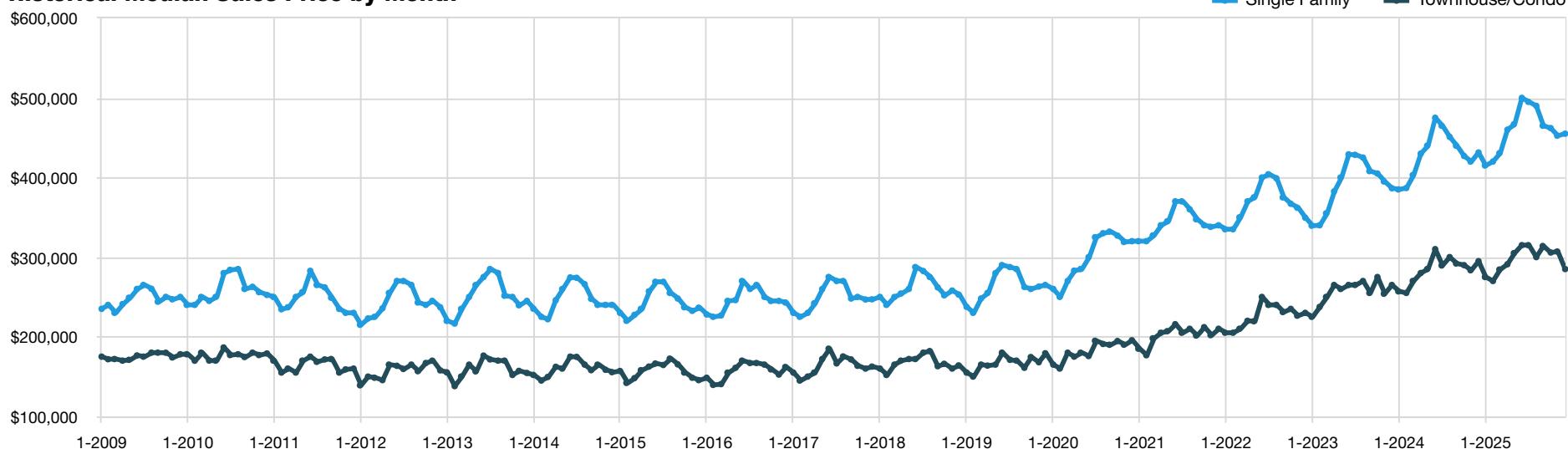


Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	\$415,000	+ 7.8%	\$275,000	+ 7.0%
Feb-2025	\$420,000	+ 8.6%	\$270,000	+ 5.9%
Mar-2025	\$430,500	+ 6.8%	\$284,400	+ 5.3%
Apr-2025	\$460,000	+ 7.0%	\$291,000	+ 3.9%
May-2025	\$466,750	+ 6.1%	\$305,000	+ 7.0%
Jun-2025	\$500,000	+ 5.3%	\$315,000	+ 1.6%
Jul-2025	\$495,000	+ 6.5%	\$315,000	+ 8.8%
Aug-2025	\$490,000	+ 8.6%	\$300,000	0.0%
Sep-2025	\$465,000	+ 5.7%	\$313,930	+ 7.5%
Oct-2025	\$462,000	+ 8.2%	\$305,763	+ 5.5%
Nov-2025	\$452,500	+ 7.7%	\$307,000	+ 8.3%
Dec-2025	\$455,000	+ 5.5%	\$285,000	- 3.4%
12-Month Avg*	\$464,000	+ 7.4%	\$300,000	+ 5.3%

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

Single Family Townhouse/Condo

Historical Median Sales Price by Month

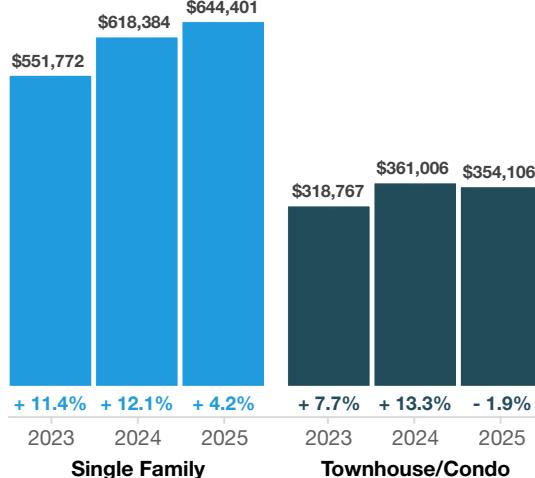


Average Sales Price

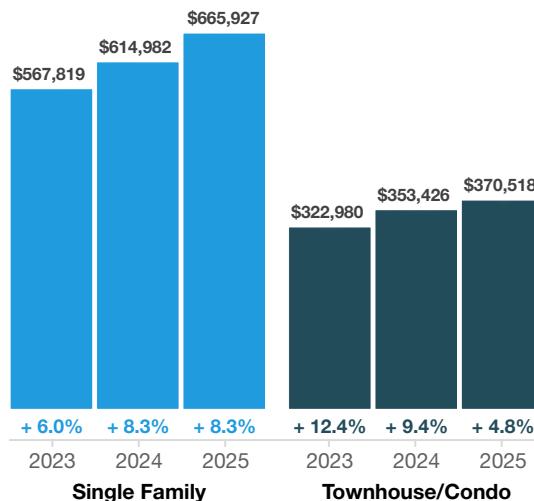
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Average sales price for all closed sales, not accounting for seller concessions, in a given month.

December



Year to Date

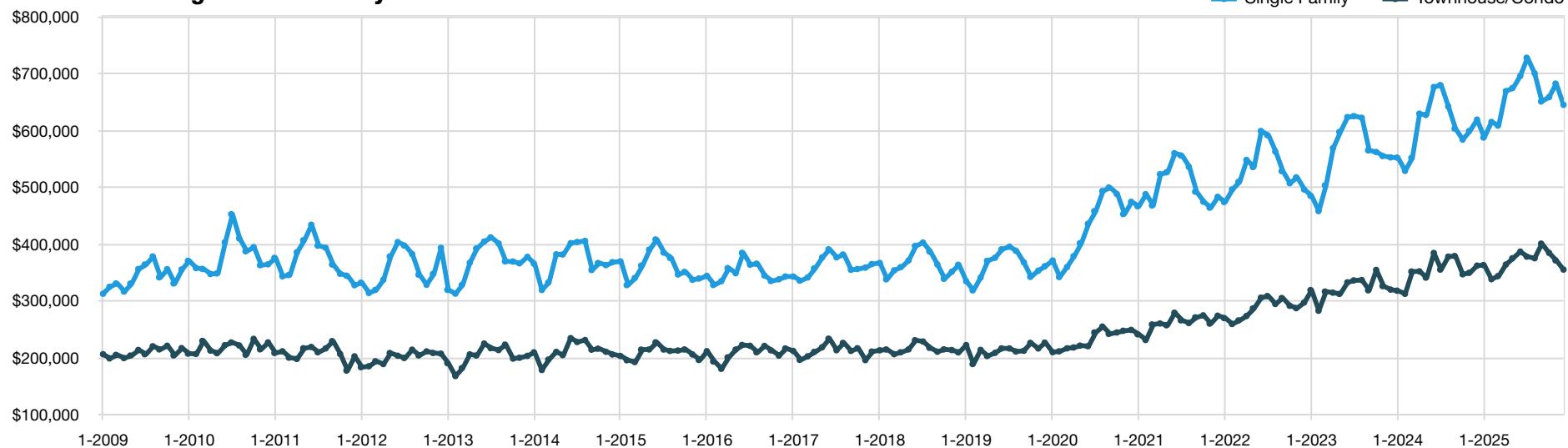


Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	\$586,830	+ 6.4%	\$362,033	+ 14.3%
Feb-2025	\$614,234	+ 16.3%	\$337,170	+ 8.3%
Mar-2025	\$607,807	+ 10.4%	\$342,559	- 2.3%
Apr-2025	\$668,466	+ 6.3%	\$362,885	+ 3.4%
May-2025	\$673,837	+ 7.6%	\$373,945	+ 10.0%
Jun-2025	\$695,303	+ 2.9%	\$385,682	+ 0.6%
Jul-2025	\$727,364	+ 7.1%	\$376,882	+ 6.5%
Aug-2025	\$699,790	+ 9.1%	\$374,061	- 0.7%
Sep-2025	\$650,331	+ 7.9%	\$399,800	+ 5.8%
Oct-2025	\$657,914	+ 12.8%	\$383,498	+ 10.9%
Nov-2025	\$681,792	+ 14.0%	\$370,238	+ 6.3%
Dec-2025	\$644,401	+ 4.2%	\$354,106	- 1.9%
12-Month Avg*	\$665,927	+ 8.3%	\$370,518	+ 4.8%

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

Single Family Townhouse/Condo

Historical Average Sales Price by Month

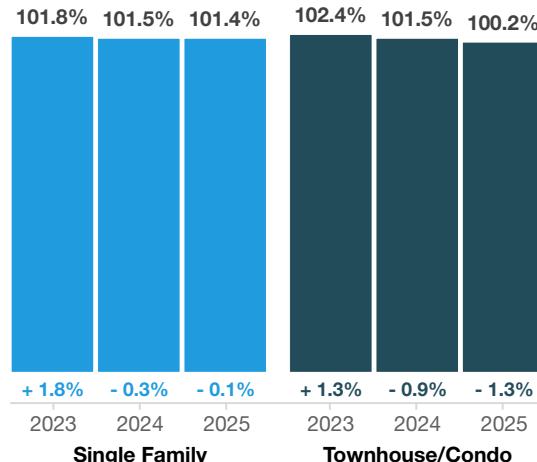


Percent of List Price Received

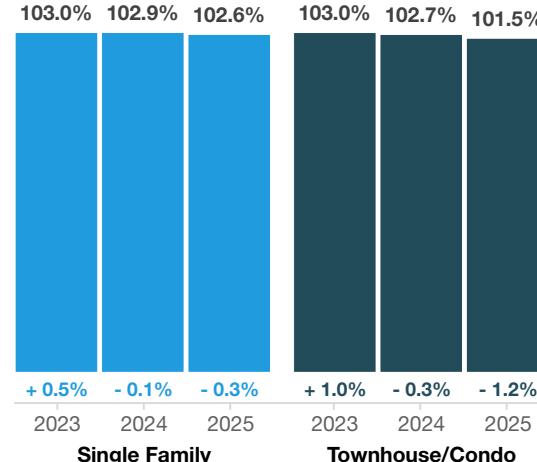
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Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



Year to Date

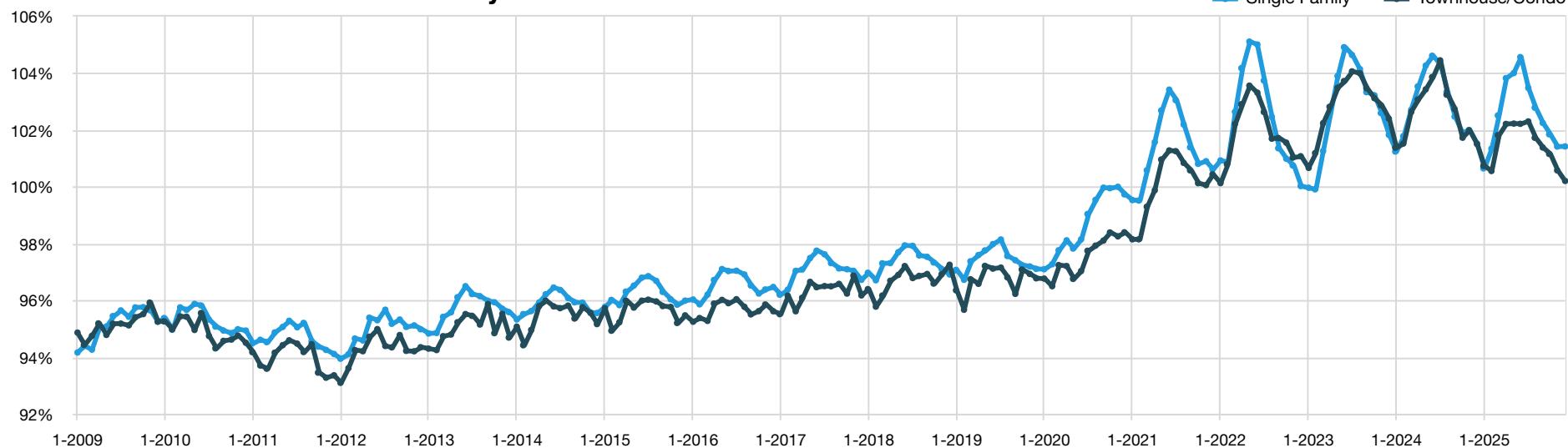


Pct. of List Price Received*	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	100.6%	- 0.6%	100.7%	- 0.7%
Feb-2025	101.3%	- 0.5%	100.6%	- 0.9%
Mar-2025	102.5%	- 0.2%	101.8%	- 0.8%
Apr-2025	103.8%	+ 0.3%	102.2%	- 0.9%
May-2025	104.0%	- 0.3%	102.2%	- 1.2%
Jun-2025	104.6%	0.0%	102.2%	- 1.6%
Jul-2025	103.5%	- 0.8%	102.3%	- 2.1%
Aug-2025	102.8%	- 0.5%	101.7%	- 1.5%
Sep-2025	102.3%	- 0.2%	101.4%	- 1.3%
Oct-2025	101.8%	- 0.1%	101.2%	- 0.5%
Nov-2025	101.4%	- 0.6%	100.6%	- 1.4%
Dec-2025	101.4%	- 0.1%	100.2%	- 1.3%
12-Month Avg*	102.6%	- 0.3%	101.5%	- 1.2%

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

Single Family Townhouse/Condo

Historical Percent of List Price Received by Month

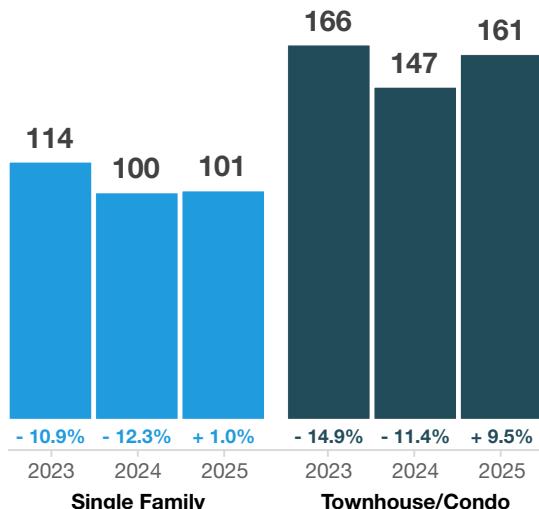


Housing Affordability Index

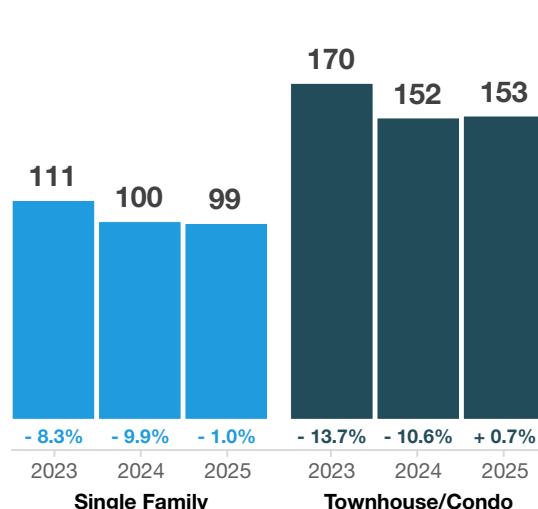
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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater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

December

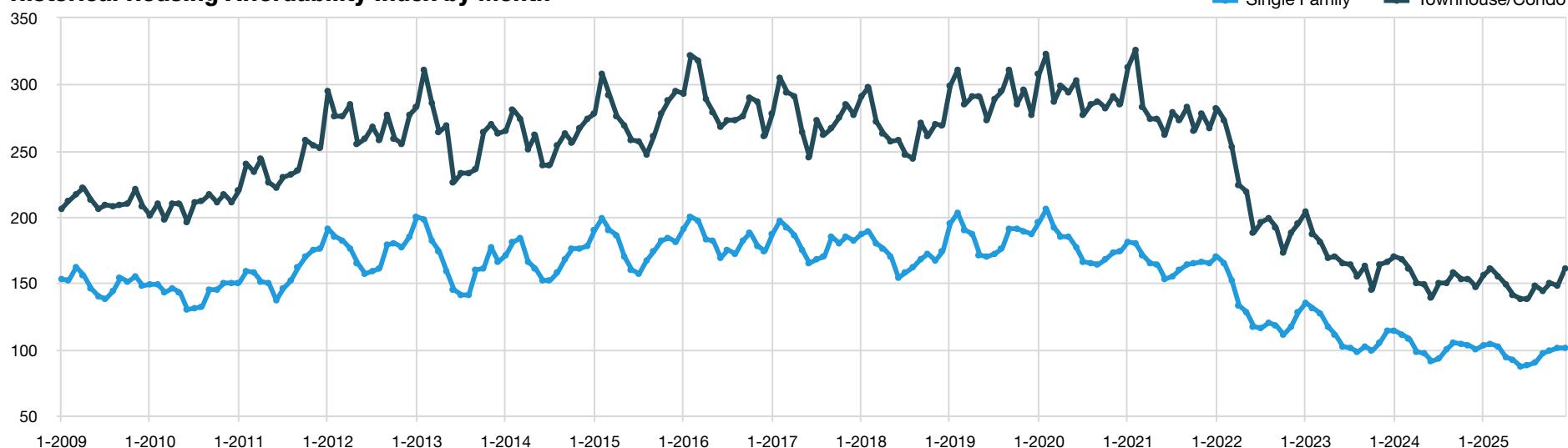


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	103	- 9.6%	156	- 8.2%
Feb-2025	104	- 6.3%	161	- 4.2%
Mar-2025	102	- 5.6%	155	- 3.7%
Apr-2025	94	- 4.1%	149	- 0.7%
May-2025	92	- 5.2%	141	- 5.4%
Jun-2025	87	- 4.4%	138	- 0.7%
Jul-2025	88	- 5.4%	138	- 8.0%
Aug-2025	90	- 10.0%	148	- 1.3%
Sep-2025	97	- 7.6%	144	- 8.9%
Oct-2025	99	- 4.8%	150	- 2.0%
Nov-2025	101	- 1.9%	148	- 3.3%
Dec-2025	101	+ 1.0%	161	+ 9.5%
12-Month Avg	97	- 4.9%	149	- 3.2%

Historical Housing Affordability Index by Month

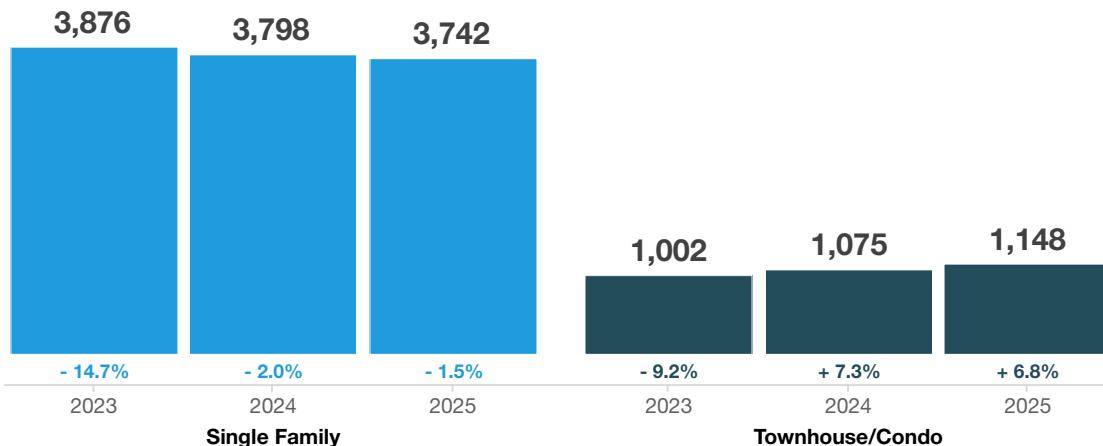


Inventory of Homes for Sale

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

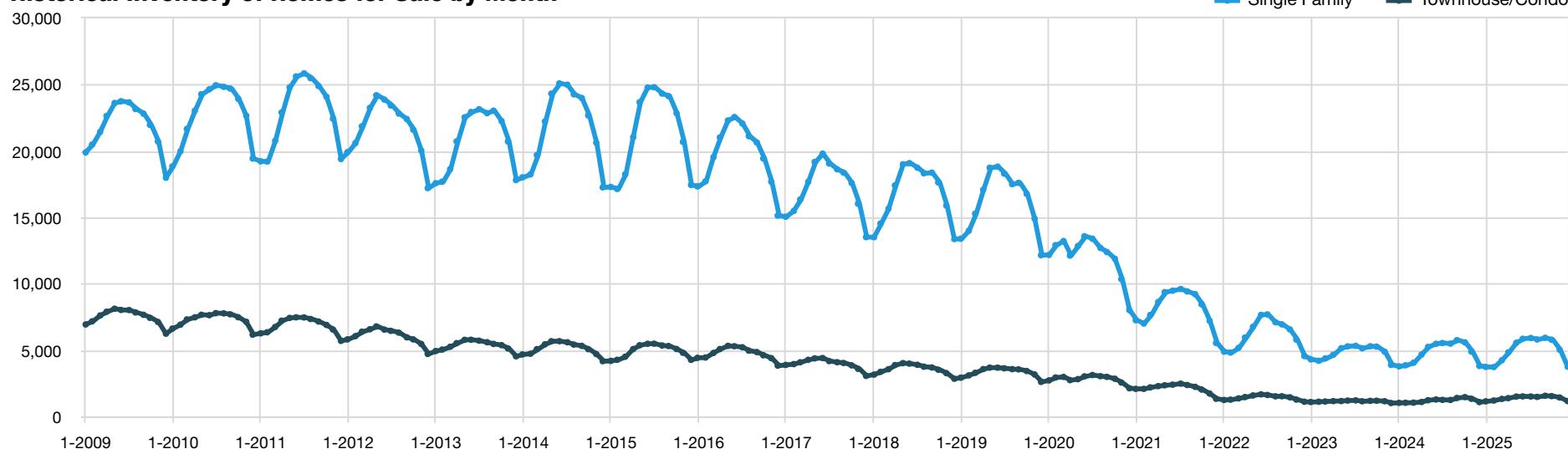
SMART MLS

December



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	3,723	-1.2%	1,134	+11.4%
Feb-2025	3,715	-3.5%	1,194	+16.6%
Mar-2025	4,227	+4.6%	1,315	+27.2%
Apr-2025	4,822	+3.6%	1,375	+27.1%
May-2025	5,544	+6.0%	1,492	+22.6%
Jun-2025	5,846	+6.9%	1,504	+18.3%
Jul-2025	5,907	+6.9%	1,497	+20.4%
Aug-2025	5,793	+5.7%	1,467	+18.9%
Sep-2025	5,919	+3.1%	1,552	+12.0%
Oct-2025	5,773	+3.6%	1,524	+5.2%
Nov-2025	5,019	+2.8%	1,420	+7.2%
Dec-2025	3,742	-1.5%	1,148	+6.8%
12-Month Avg	5,003	+3.5%	1,385	+15.7%

Historical Inventory of Homes for Sale by Month

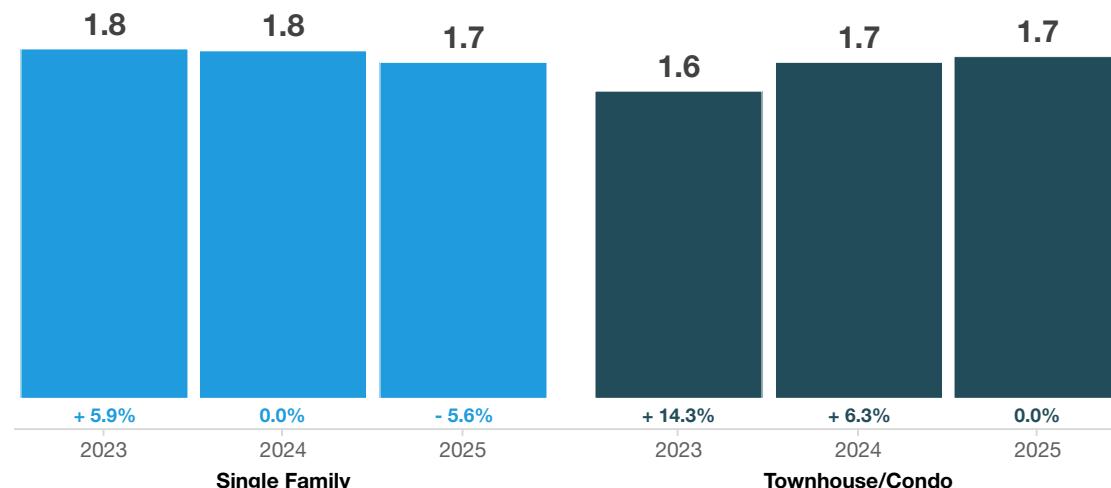


Months Supply of Inventory

SMART MLS

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.

December

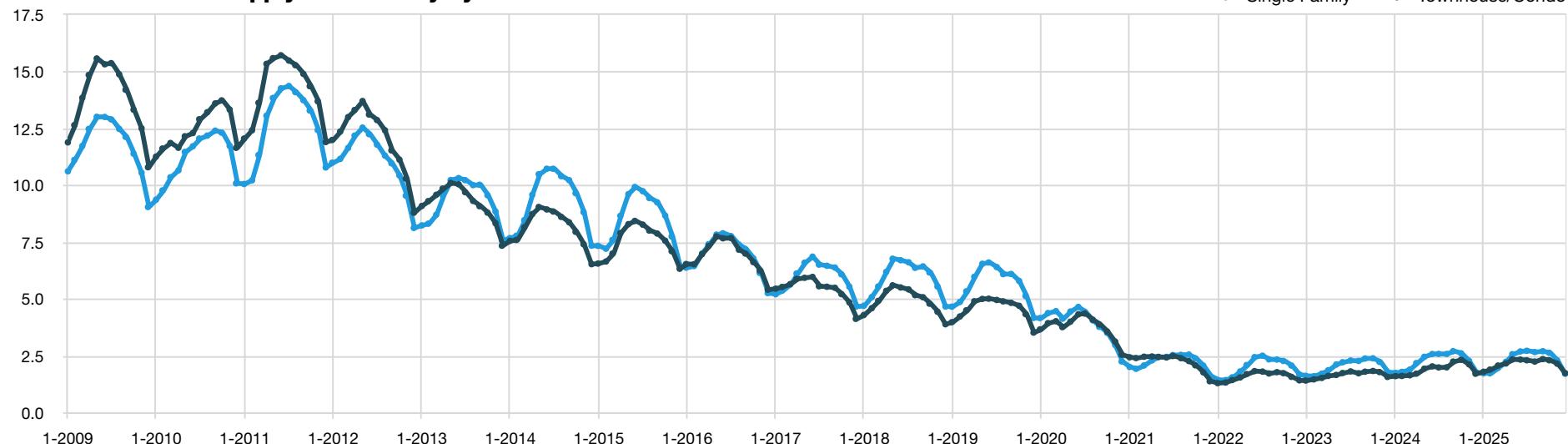


Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	1.7	0.0%	1.8	+ 12.5%
Feb-2025	1.7	- 5.6%	1.9	+ 18.8%
Mar-2025	2.0	+ 5.3%	2.1	+ 31.3%
Apr-2025	2.2	0.0%	2.1	+ 23.5%
May-2025	2.6	+ 8.3%	2.3	+ 21.1%
Jun-2025	2.7	+ 3.8%	2.3	+ 15.0%
Jul-2025	2.7	+ 3.8%	2.3	+ 15.0%
Aug-2025	2.7	+ 3.8%	2.2	+ 10.0%
Sep-2025	2.7	0.0%	2.3	+ 4.5%
Oct-2025	2.6	0.0%	2.3	0.0%
Nov-2025	2.3	0.0%	2.1	0.0%
Dec-2025	1.7	- 5.6%	1.7	0.0%
12-Month Avg*	2.3	+ 1.8%	2.1	+ 12.2%

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

Single Family Townhouse/Condo

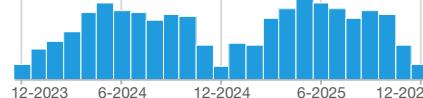
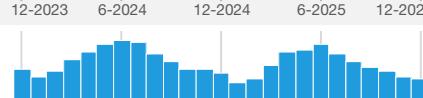
Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

SMART MLS

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

Key Metrics	Historical Sparkbars	12-2024		12-2025		% Change	YTD 2024	YTD 2025	% Change
		12-2024	12-2025	12-2024	12-2025				
New Listings		1,636	1,643	+ 0.4%	40,202	42,071	+ 4.6%		
Pending Sales		2,305	2,391	+ 3.7%	33,521	34,456	+ 2.8%		
Closed Sales		2,970	2,986	+ 0.5%	33,525	34,291	+ 2.3%		
Days on Market Until Sale		30	30	0.0%	27	27	0.0%		
Median Sales Price		\$400,000	\$420,000	+ 5.0%	\$400,000	\$425,000	+ 6.3%		
Average Sales Price		\$562,538	\$579,264	+ 3.0%	\$555,947	\$597,510	+ 7.5%		
Percent of List Price Received		101.5%	101.1%	- 0.4%	102.9%	102.4%	- 0.5%		
Housing Affordability Index		108	109	+ 0.9%	108	108	0.0%		
Inventory of Homes for Sale		4,873	4,890	+ 0.3%	—	—	—		
Months Supply of Inventory		1.7	1.7	0.0%	—	—	—		