

Weekly Market Activity Report

New London County



For Week Ending April 11, 2026

Data current as of April 21, 2026

44.6% of mortgaged residential properties in the U.S. were considered equity-rich—defined as having a loan-to-value ratio of 50% or lower—in the fourth quarter of 2025, according to ATTOM's Q4 2025 U.S. Home Equity and Underwater Report. That represents a slight decline from the third quarter of 2025, when 46.1% of properties met that threshold. Among states, Vermont had the highest share of equity-rich homes at 87%, followed by New Hampshire at 60.2%, and Rhode Island at 59.4%.

SINGLE FAMILY

For the week ending April 11:

- New Listings increased 6.9% to 77
- Pending Sales increased 12.5% to 54
- Inventory decreased 6.8% to 373

For the month of March:

- Median Sales Price increased 9.5% to \$438,000
- Days on Market increased 43.3% to 43
- Pct of List Price Rec'd increased 0.9% to 101.7%
- Months Supply decreased 10.5% to 1.7

TOWNHOUSE/CONDO

For the week ending April 11:

- New Listings decreased 33.3% to 12
- Pending Sales increased 100.0% to 14
- Inventory decreased 24.1% to 63

For the month of March:

- Median Sales Price increased 46.2% to \$327,500
- Days on Market increased 23.1% to 32
- Pct of List Price Rec'd decreased 1.1% to 99.4%
- Months Supply decreased 26.1% to 1.7

Quick Facts

+ 6.9%	- 33.3%	+ 12.5%	+ 100.0%	- 6.8%	- 24.1%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

A research tool provided by SmartMLS covering New London County.

Metrics by Week

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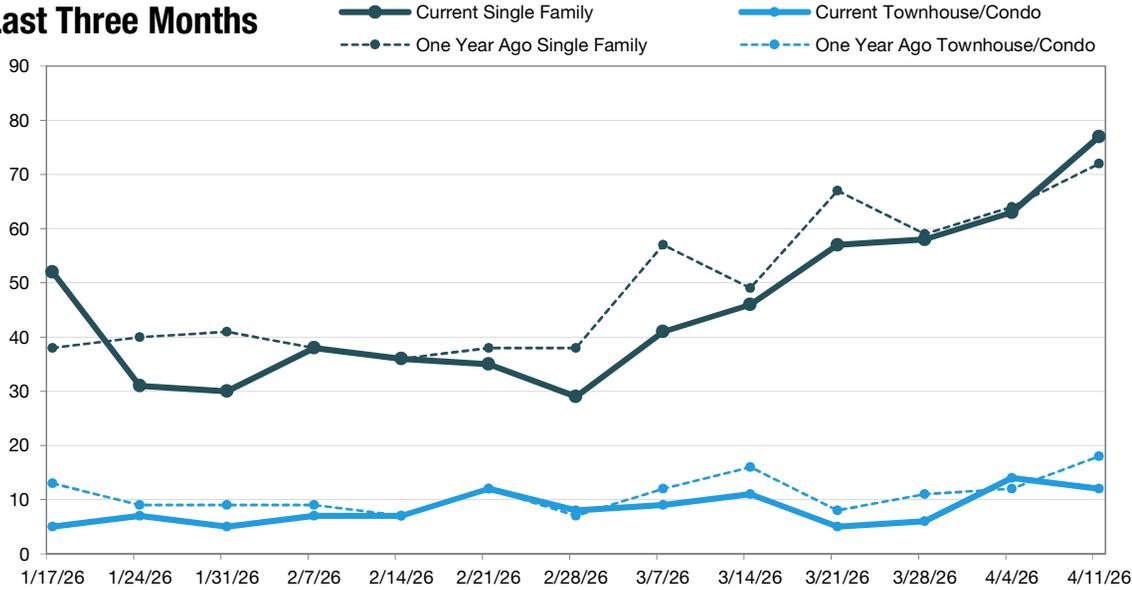
Metrics by Month

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New Listings

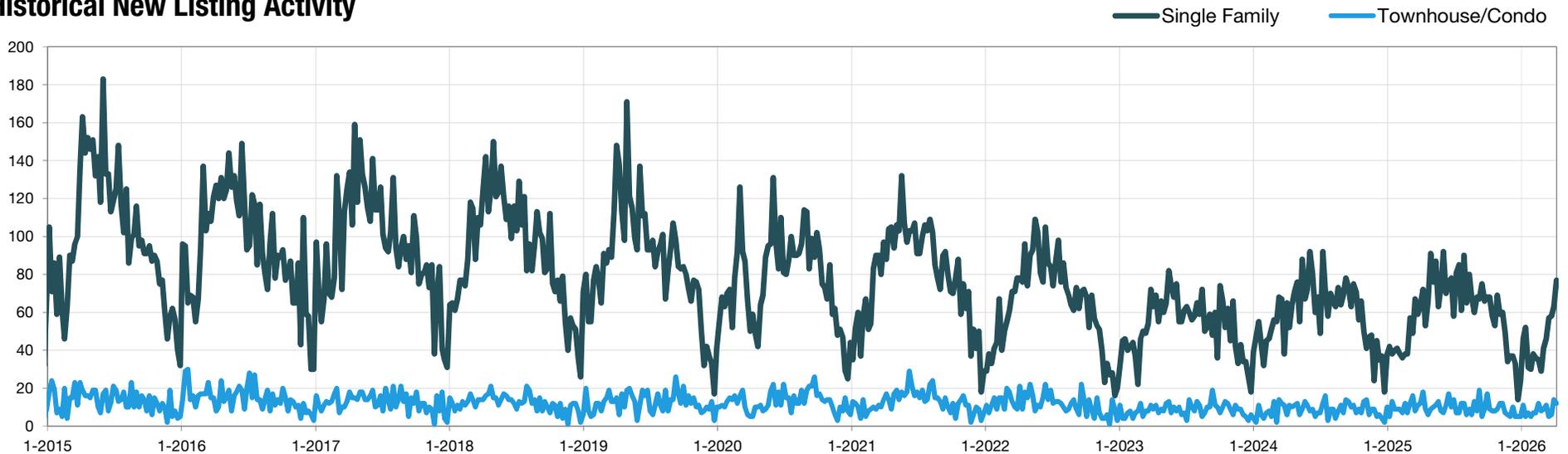
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/17/2026	52	+ 36.8%	5	- 61.5%
1/24/2026	31	- 22.5%	7	- 22.2%
1/31/2026	30	- 26.8%	5	- 44.4%
2/7/2026	38	0.0%	7	- 22.2%
2/14/2026	36	0.0%	7	0.0%
2/21/2026	35	- 7.9%	12	0.0%
2/28/2026	29	- 23.7%	8	+ 14.3%
3/7/2026	41	- 28.1%	9	- 25.0%
3/14/2026	46	- 6.1%	11	- 31.3%
3/21/2026	57	- 14.9%	5	- 37.5%
3/28/2026	58	- 1.7%	6	- 45.5%
4/4/2026	63	- 1.6%	14	+ 16.7%
4/11/2026	77	+ 6.9%	12	- 33.3%
3-Month Avg.	46	- 6.9%	8	- 24.5%

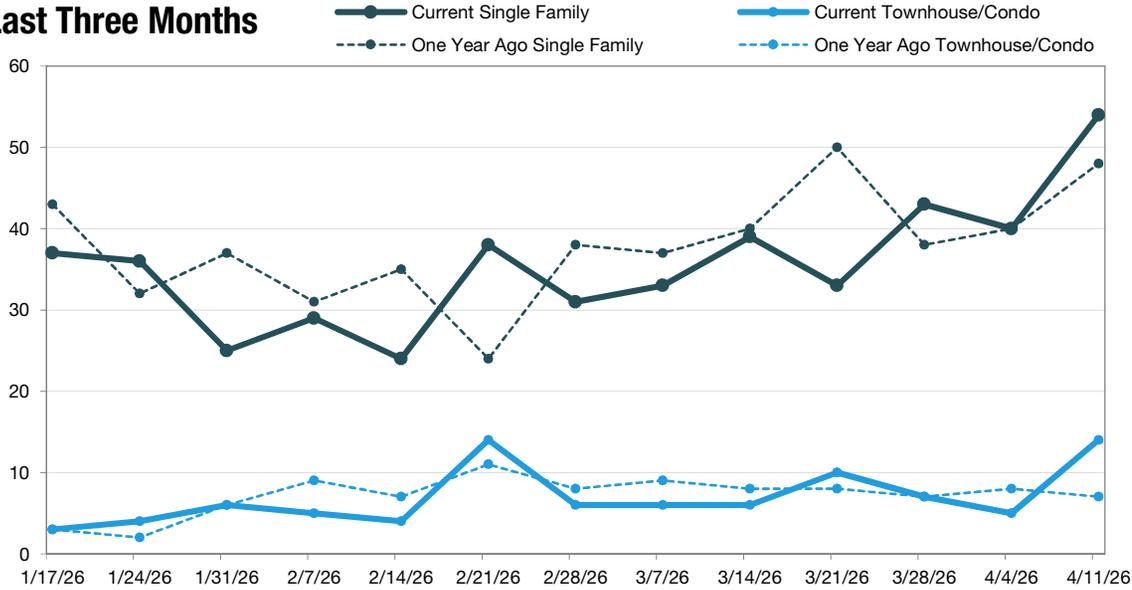
Historical New Listing Activity



Pending Sales

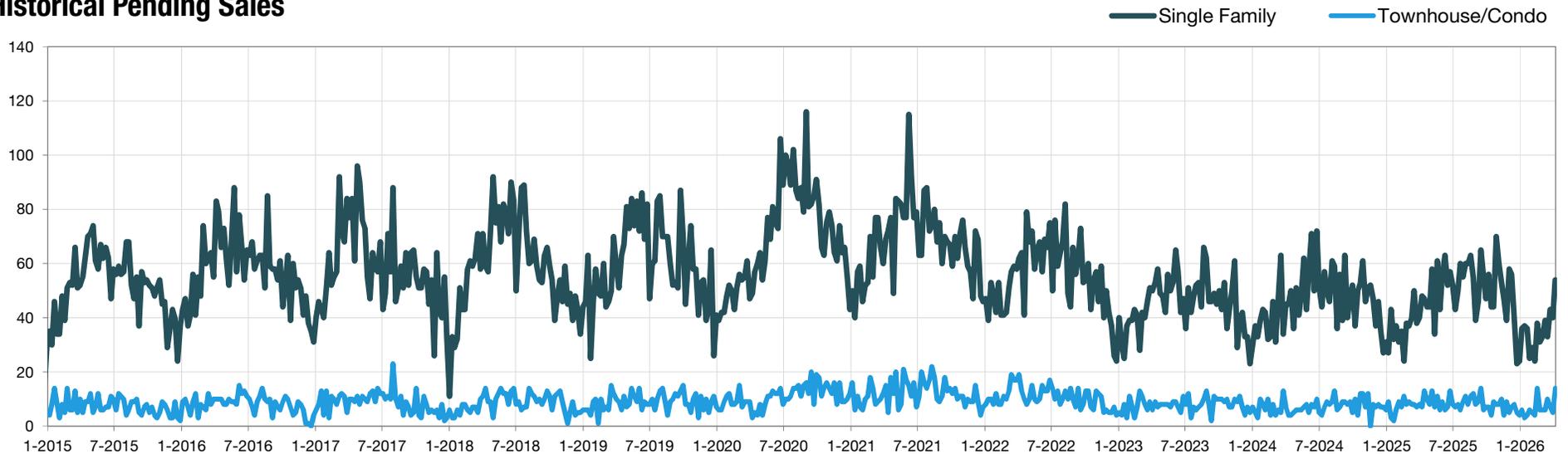
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/17/2026	37	- 14.0%	3	0.0%
1/24/2026	36	+ 12.5%	4	+ 100.0%
1/31/2026	25	- 32.4%	6	0.0%
2/7/2026	29	- 6.5%	5	- 44.4%
2/14/2026	24	- 31.4%	4	- 42.9%
2/21/2026	38	+ 58.3%	14	+ 27.3%
2/28/2026	31	- 18.4%	6	- 25.0%
3/7/2026	33	- 10.8%	6	- 33.3%
3/14/2026	39	- 2.5%	6	- 25.0%
3/21/2026	33	- 34.0%	10	+ 25.0%
3/28/2026	43	+ 13.2%	7	0.0%
4/4/2026	40	0.0%	5	- 37.5%
4/11/2026	54	+ 12.5%	14	+ 100.0%
3-Month Avg.	36	- 6.3%	7	- 3.2%

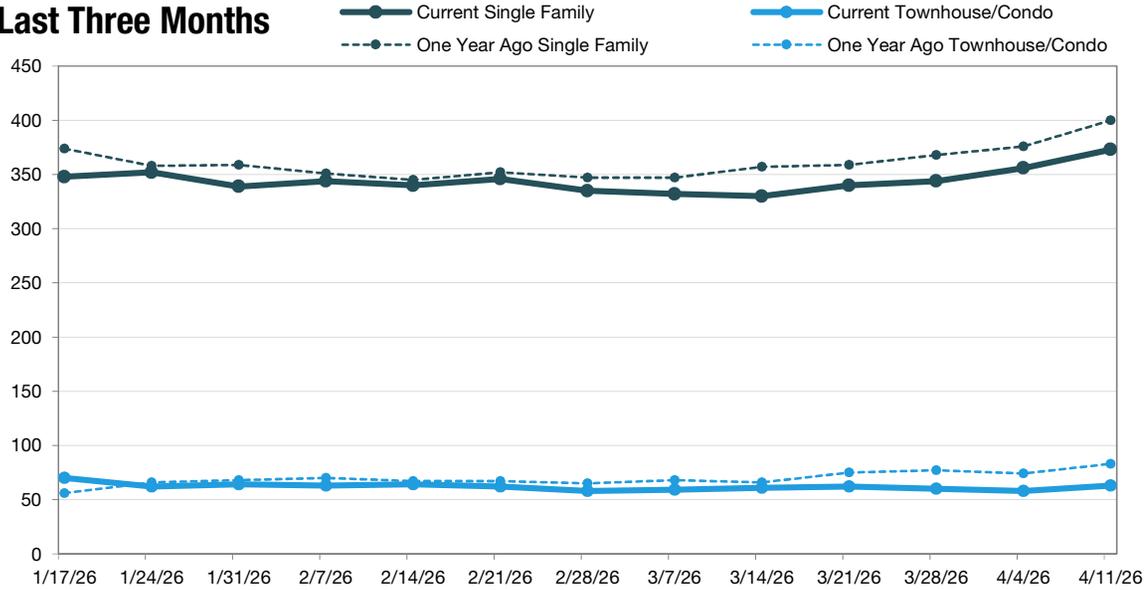
Historical Pending Sales



Inventory of Homes for Sale

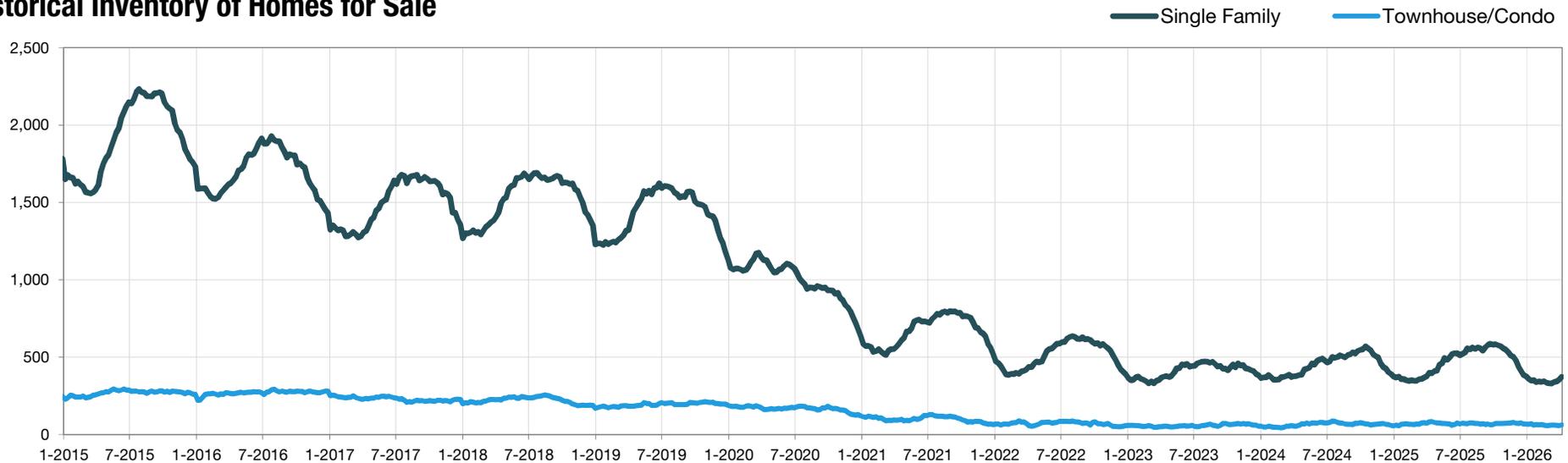
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/17/2026	348	- 7.0%	70	+ 25.0%
1/24/2026	352	- 1.7%	62	- 6.1%
1/31/2026	339	- 5.6%	64	- 5.9%
2/7/2026	344	- 2.0%	63	- 10.0%
2/14/2026	340	- 1.4%	64	- 4.5%
2/21/2026	346	- 1.7%	62	- 7.5%
2/28/2026	335	- 3.5%	58	- 10.8%
3/7/2026	332	- 4.3%	59	- 13.2%
3/14/2026	330	- 7.6%	61	- 7.6%
3/21/2026	340	- 5.3%	62	- 17.3%
3/28/2026	344	- 6.5%	60	- 22.1%
4/4/2026	356	- 5.3%	58	- 21.6%
4/11/2026	373	- 6.8%	63	- 24.1%
3-Month Avg.	345	- 4.6%	62	- 10.6%

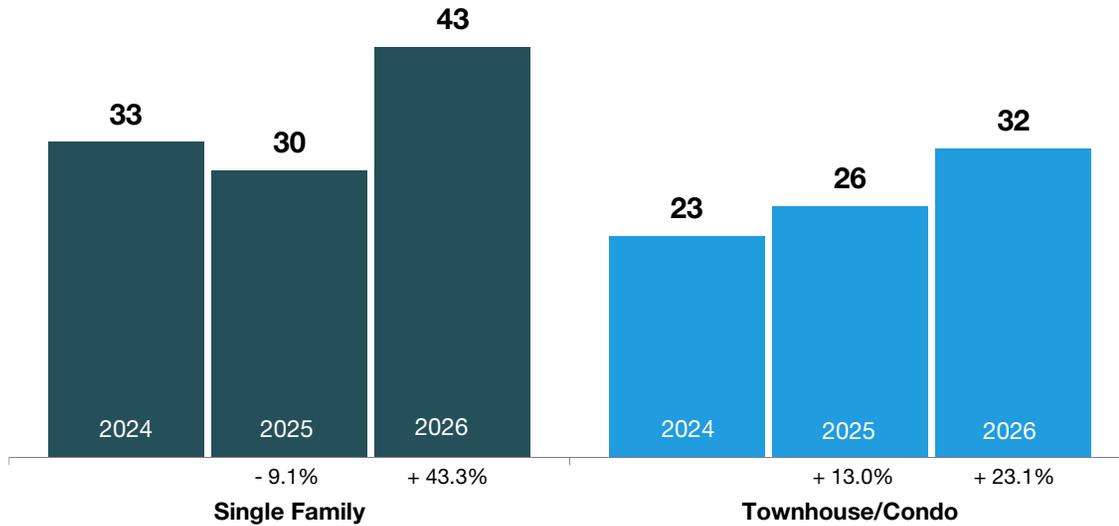
Historical Inventory of Homes for Sale



Days on Market Until Sale

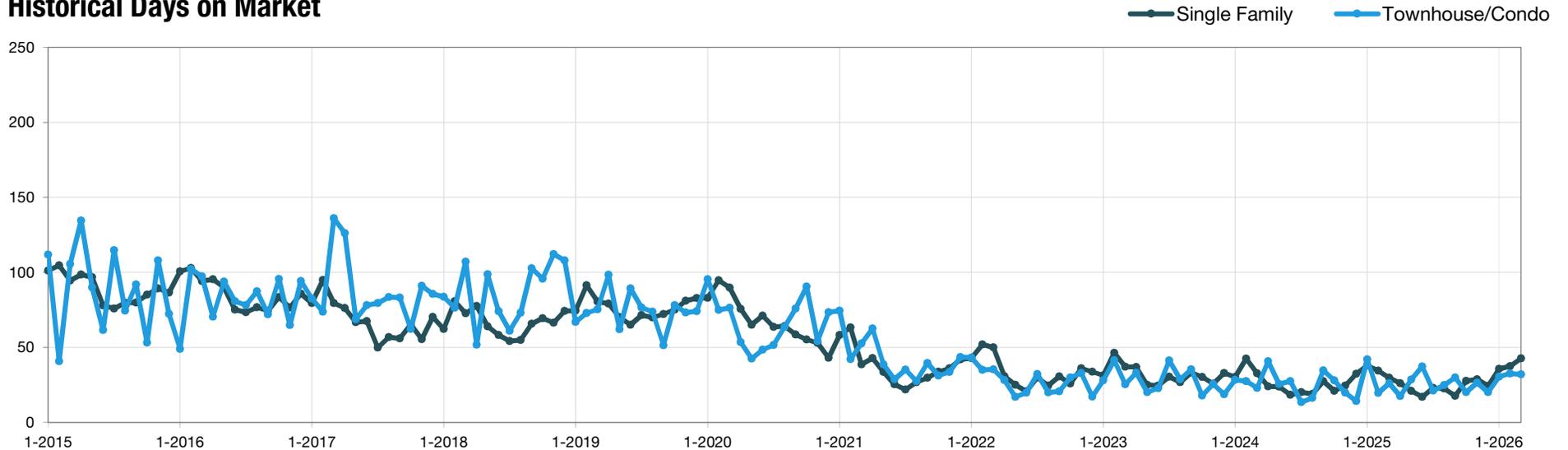
Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	26	+ 8.3%	17	- 58.5%
May-2025	21	- 12.5%	29	+ 11.5%
Jun-2025	17	- 5.6%	37	+ 37.0%
Jul-2025	23	+ 15.0%	21	+ 61.5%
Aug-2025	23	+ 21.1%	25	+ 56.3%
Sep-2025	18	- 33.3%	30	- 14.3%
Oct-2025	28	+ 33.3%	20	- 28.6%
Nov-2025	29	+ 20.8%	26	+ 30.0%
Dec-2025	24	- 25.0%	20	+ 42.9%
Jan-2026	36	- 5.3%	30	- 28.6%
Feb-2026	37	+ 8.8%	33	+ 65.0%
Mar-2026	43	+ 43.3%	32	+ 23.1%
Average	27	+ 5.8%	27	+ 16.4%

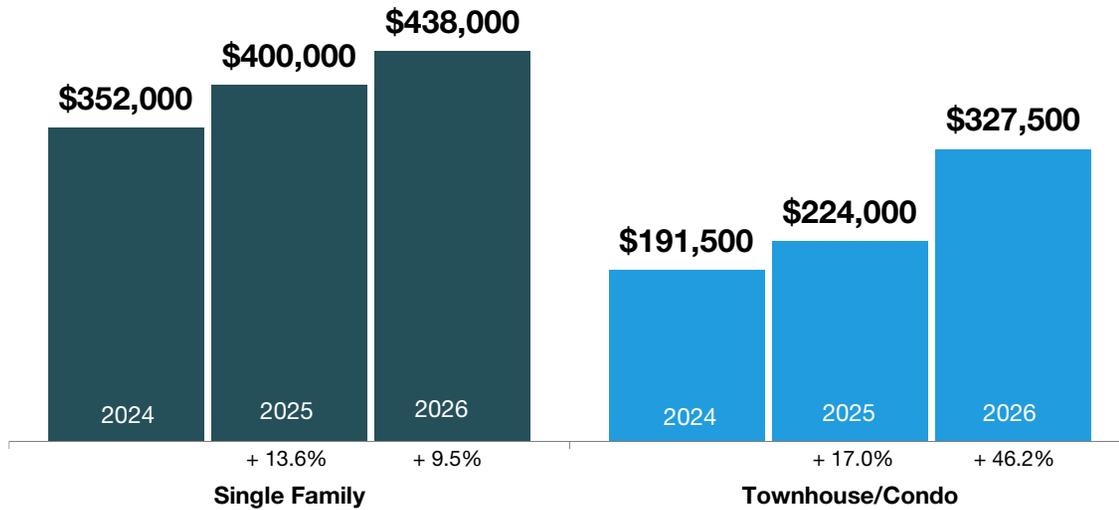
Historical Days on Market



Median Sales Price

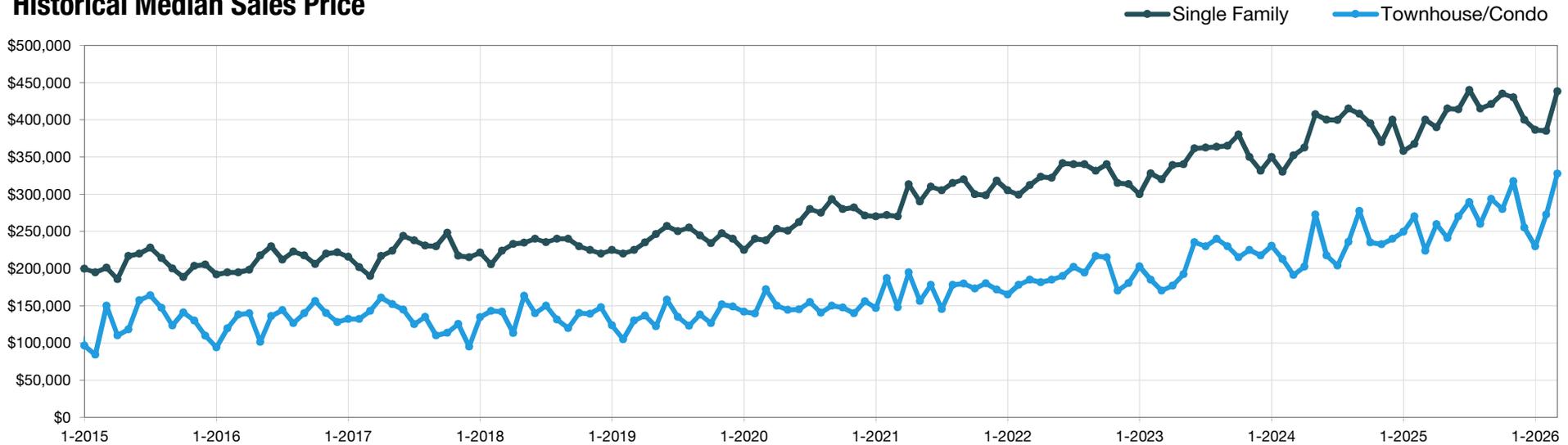
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	\$390,000	+ 7.6%	\$259,500	+ 28.1%
May-2025	\$415,000	+ 1.8%	\$241,000	- 11.6%
Jun-2025	\$414,000	+ 3.5%	\$270,000	+ 24.0%
Jul-2025	\$440,000	+ 10.1%	\$289,500	+ 41.9%
Aug-2025	\$415,000	0.0%	\$260,000	+ 10.3%
Sep-2025	\$421,000	+ 3.2%	\$293,500	+ 5.8%
Oct-2025	\$435,000	+ 10.1%	\$280,000	+ 19.1%
Nov-2025	\$430,000	+ 16.2%	\$317,500	+ 36.6%
Dec-2025	\$400,001	+ 0.0%	\$255,000	+ 6.3%
Jan-2026	\$386,250	+ 7.9%	\$229,900	- 7.9%
Feb-2026	\$385,000	+ 4.8%	\$272,500	+ 0.9%
Mar-2026	\$438,000	+ 9.5%	\$327,500	+ 46.2%
Median	\$415,000	+ 6.2%	\$271,250	+ 14.7%

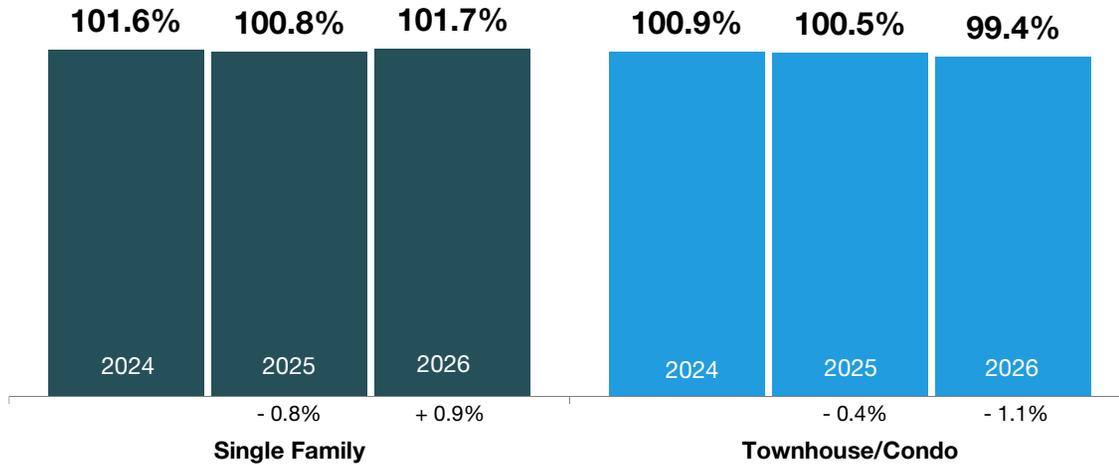
Historical Median Sales Price



Percent of List Price Received

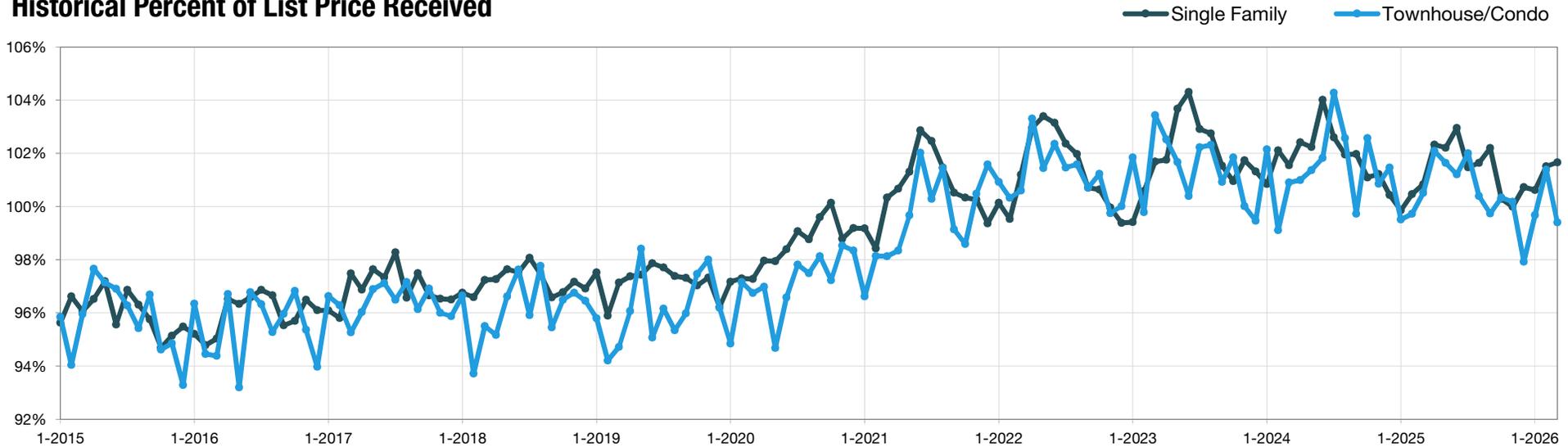
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	102.3%	- 0.1%	102.1%	+ 1.1%
May-2025	102.2%	0.0%	101.6%	+ 0.2%
Jun-2025	103.0%	- 1.0%	101.2%	- 0.6%
Jul-2025	101.5%	- 1.1%	102.0%	- 2.2%
Aug-2025	101.6%	- 0.4%	100.4%	- 2.1%
Sep-2025	102.2%	+ 0.2%	99.7%	0.0%
Oct-2025	100.3%	- 0.8%	100.3%	- 2.2%
Nov-2025	100.0%	- 1.2%	100.2%	- 0.7%
Dec-2025	100.7%	+ 0.3%	97.9%	- 3.5%
Jan-2026	100.6%	+ 0.7%	99.7%	+ 0.2%
Feb-2026	101.5%	+ 1.0%	101.4%	+ 1.7%
Mar-2026	101.7%	+ 0.9%	99.4%	- 1.1%
Average	101.5%	- 0.1%	100.5%	- 0.8%

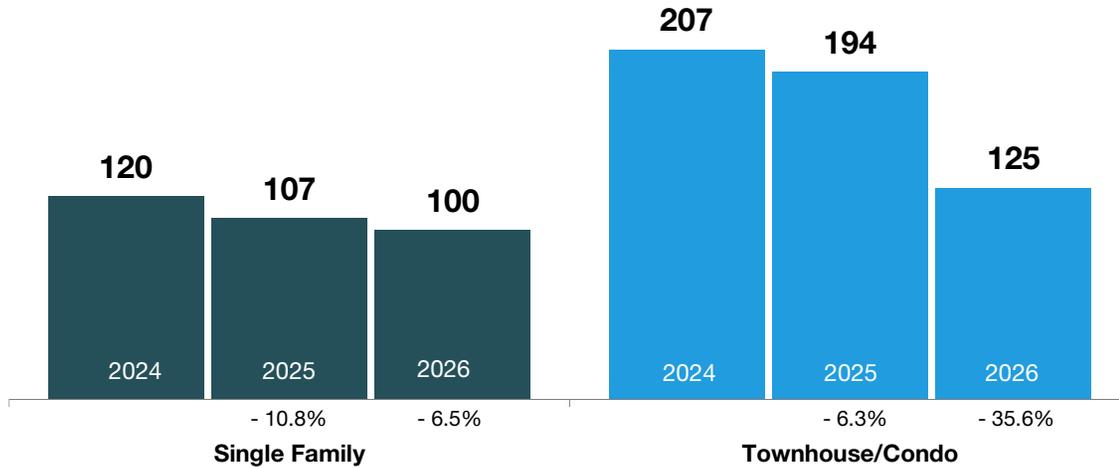
Historical Percent of List Price Received



Housing Affordability Index

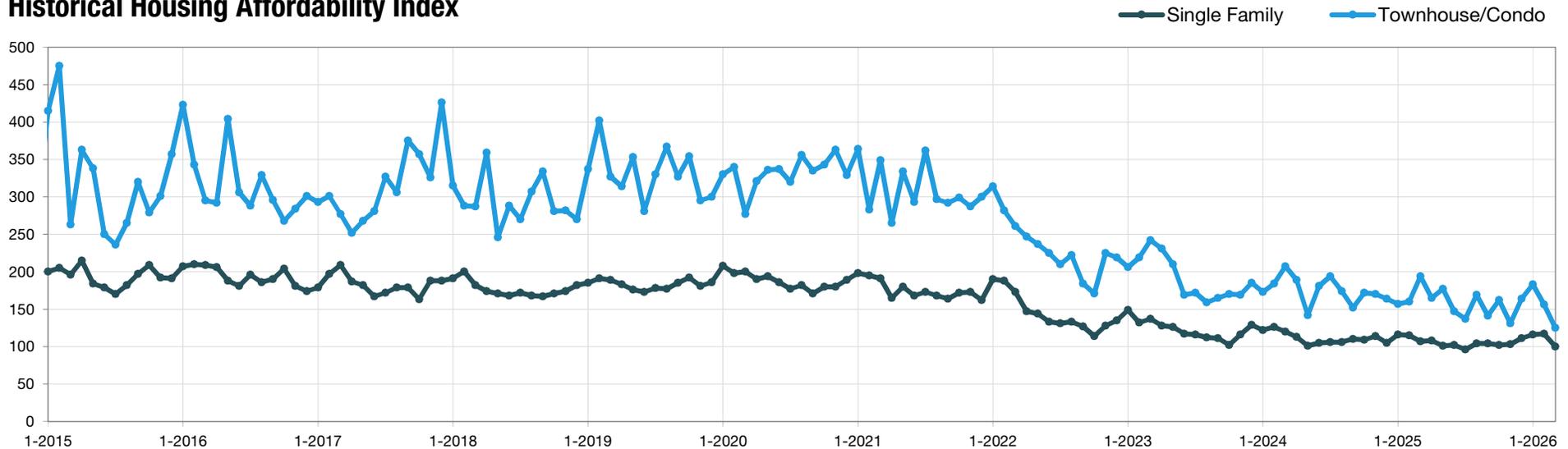
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	108	-4.4%	165	-12.7%
May-2025	101	0.0%	177	+24.6%
Jun-2025	102	-2.9%	147	-18.8%
Jul-2025	96	-9.4%	137	-29.4%
Aug-2025	104	-1.9%	169	-2.9%
Sep-2025	104	-5.5%	141	-7.2%
Oct-2025	102	-6.4%	162	-5.8%
Nov-2025	103	-9.6%	131	-22.9%
Dec-2025	111	+5.7%	164	0.0%
Jan-2026	116	0.0%	183	+16.6%
Feb-2026	117	+1.7%	156	-2.5%
Mar-2026	100	-6.5%	125	-35.6%
Average	105	-3.3%	155	-8.0%

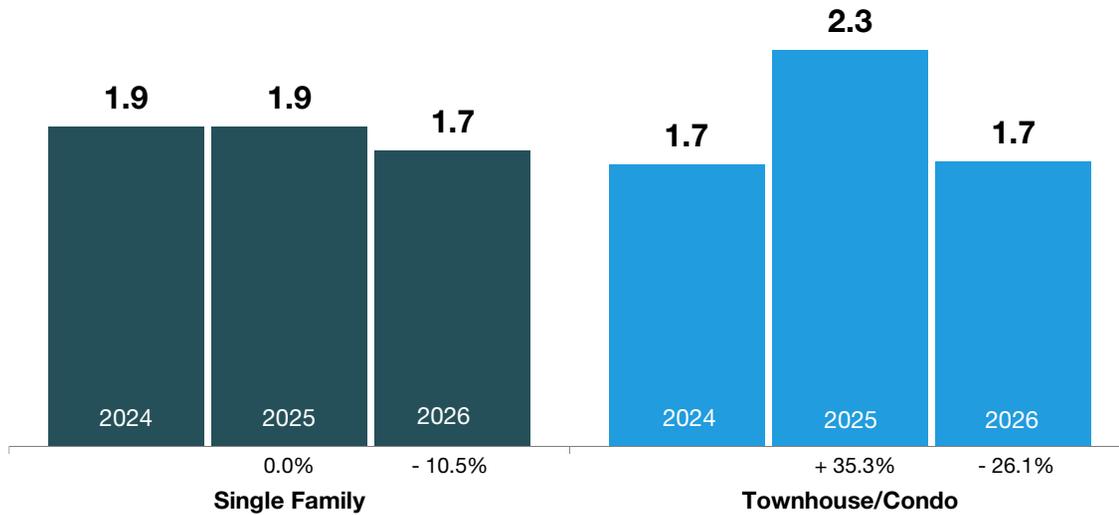
Historical Housing Affordability Index



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.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	2.1	0.0%	2.3	+ 9.5%
May-2025	2.5	+ 4.2%	2.1	- 8.7%
Jun-2025	2.6	+ 8.3%	2.0	- 13.0%
Jul-2025	2.9	+ 16.0%	2.1	- 12.5%
Aug-2025	2.7	+ 3.8%	1.9	- 13.6%
Sep-2025	2.9	+ 3.6%	2.0	- 16.7%
Oct-2025	2.7	0.0%	2.0	+ 5.3%
Nov-2025	2.4	+ 9.1%	2.0	- 16.7%
Dec-2025	1.7	- 5.6%	1.8	+ 5.9%
Jan-2026	1.7	0.0%	1.8	- 21.7%
Feb-2026	1.6	- 5.9%	1.7	- 19.0%
Mar-2026	1.7	- 10.5%	1.7	- 26.1%
Average	2.3	+ 1.9%	1.9	- 10.6%

Historical Months Supply of Inventory

