

# Weekly Market Activity Report

New London County



## For Week Ending June 13, 2026

Data current as of June 23, 2026

The U.S. housing supply gap grew to an estimated 4.03 million homes in 2025, up from 3.8 million in 2024, according to Realtor.com's 2026 Housing Supply Gap Report. Last year, approximately 1.4 million households were formed, exceeding 1.36 million new housing starts. 2025 marked the third-largest annual deficit since 2012, behind only 2020 and 2023.

### SINGLE FAMILY

For the week ending June 13:

- New Listings decreased 4.3% to 67
- Pending Sales increased 7.9% to 68
- Inventory increased 9.8% to 571

For the month of May:

- Median Sales Price increased 5.5% to \$438,000
- Days on Market remained flat at 21
- Pct of List Price Rec'd increased 0.5% to 102.7%
- Months Supply increased 8.0% to 2.7

### TOWNHOUSE/CONDO

For the week ending June 13:

- New Listings increased 9.1% to 12
- Pending Sales increased 116.7% to 13
- Inventory increased 61.0% to 95

For the month of May:

- Median Sales Price increased 32.4% to \$319,000
- Days on Market increased 14.3% to 32
- Pct of List Price Rec'd increased 0.9% to 102.5%
- Months Supply increased 19.0% to 2.5

## Quick Facts

<b>- 4.3%</b>	<b>+ 9.1%</b>	<b>+ 7.9%</b>	<b>+ 116.7%</b>	<b>+ 9.8%</b>	<b>+ 61.0%</b>
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

New Listings	2
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Inventory of Homes for Sale	4

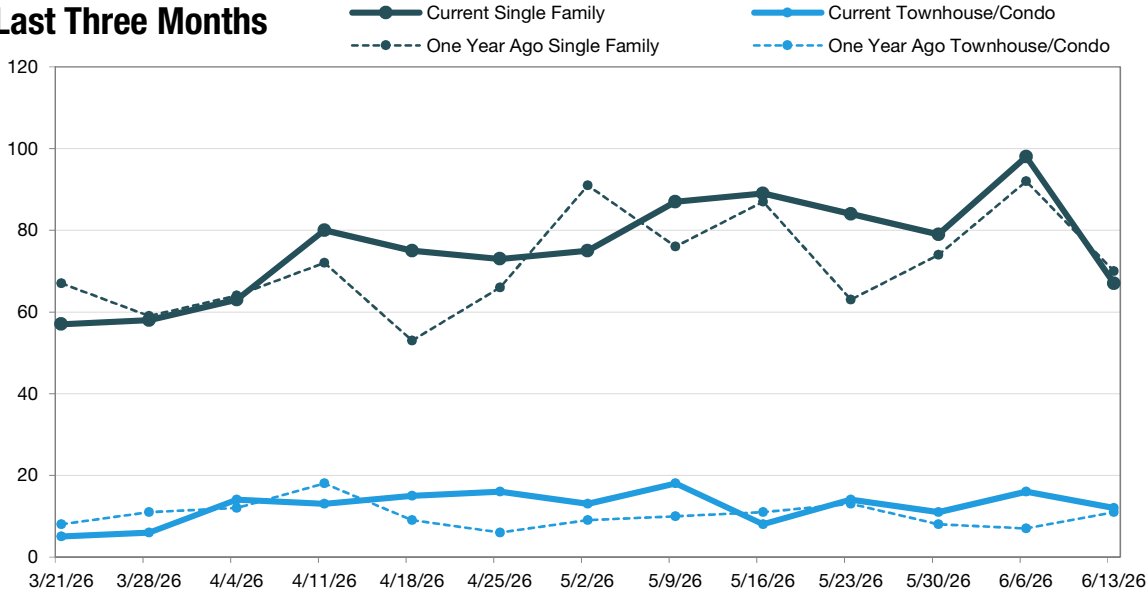
### Metrics by Month

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# New Listings

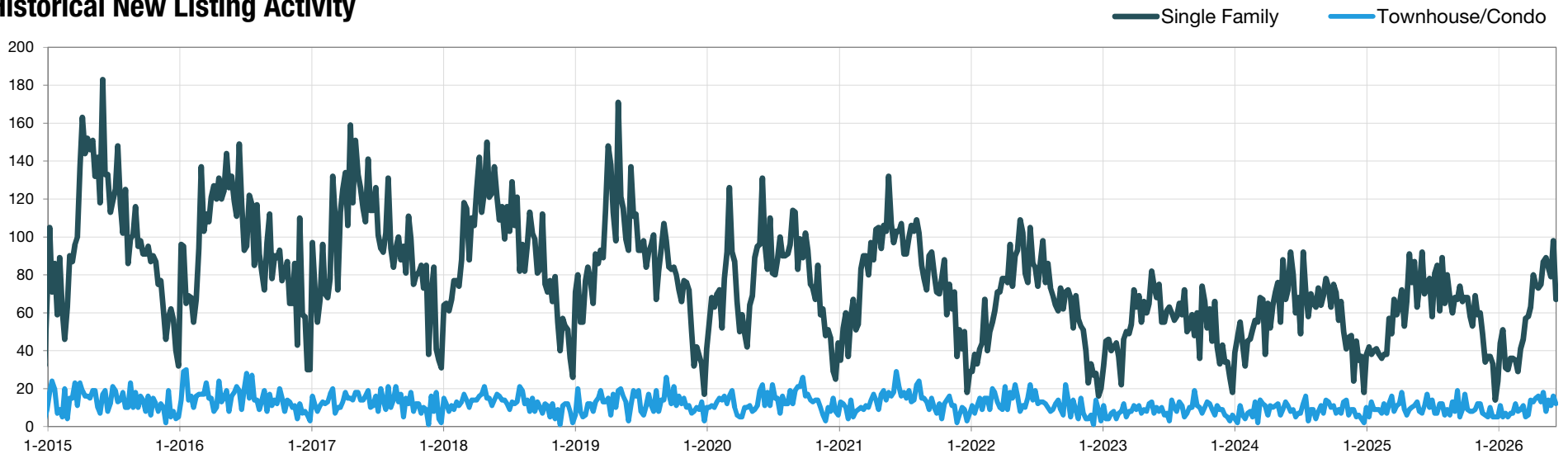
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	80	+ 11.1%	13	- 27.8%
4/18/2026	75	+ 41.5%	15	+ 66.7%
4/25/2026	73	+ 10.6%	16	+ 166.7%
5/2/2026	75	- 17.6%	13	+ 44.4%
5/9/2026	87	+ 14.5%	18	+ 80.0%
5/16/2026	89	+ 2.3%	8	- 27.3%
5/23/2026	84	+ 33.3%	14	+ 7.7%
5/30/2026	79	+ 6.8%	11	+ 37.5%
6/6/2026	98	+ 6.5%	16	+ 128.6%
6/13/2026	67	- 4.3%	12	+ 9.1%
<b>3-Month Avg.</b>	<b>76</b>	<b>+ 5.5%</b>	<b>12</b>	<b>+ 21.1%</b>

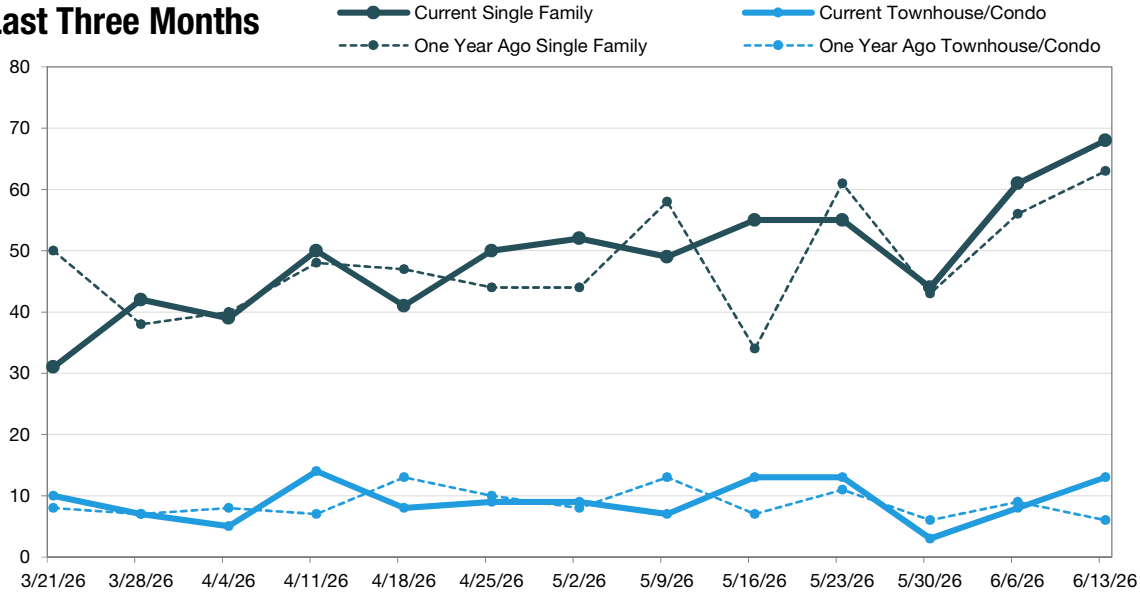
## Historical New Listing Activity



# Pending Sales

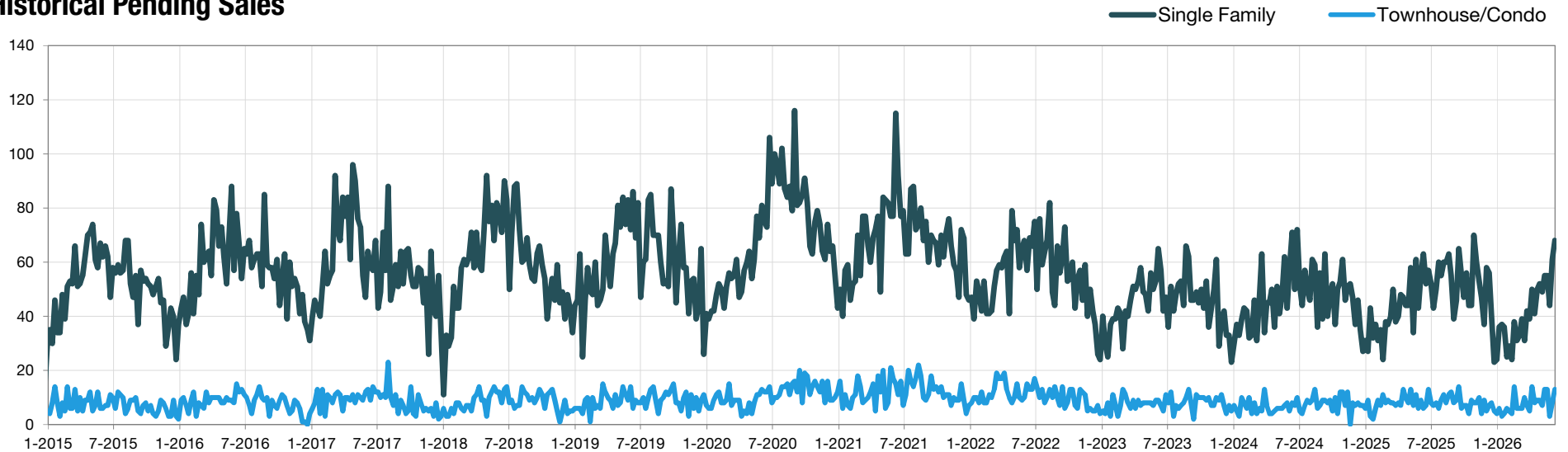
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/21/2026	31	- 38.0%	10	+ 25.0%
3/28/2026	42	+ 10.5%	7	0.0%
4/4/2026	39	- 2.5%	5	- 37.5%
4/11/2026	50	+ 4.2%	14	+ 100.0%
4/18/2026	41	- 12.8%	8	- 38.5%
4/25/2026	50	+ 13.6%	9	- 10.0%
5/2/2026	52	+ 18.2%	9	+ 12.5%
5/9/2026	49	- 15.5%	7	- 46.2%
5/16/2026	55	+ 61.8%	13	+ 85.7%
5/23/2026	55	- 9.8%	13	+ 18.2%
5/30/2026	44	+ 2.3%	3	- 50.0%
6/6/2026	61	+ 8.9%	8	- 11.1%
6/13/2026	68	+ 7.9%	13	+ 116.7%
<b>3-Month Avg.</b>	<b>49</b>	<b>+ 1.8%</b>	<b>9</b>	<b>+ 5.3%</b>

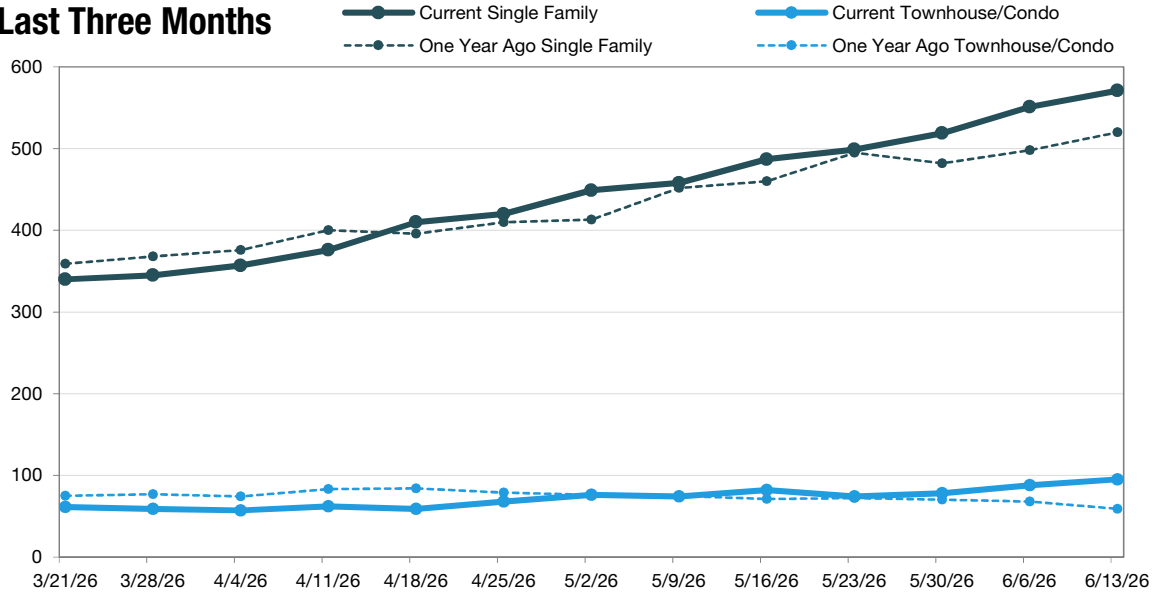
## Historical Pending Sales



# Inventory of Homes for Sale

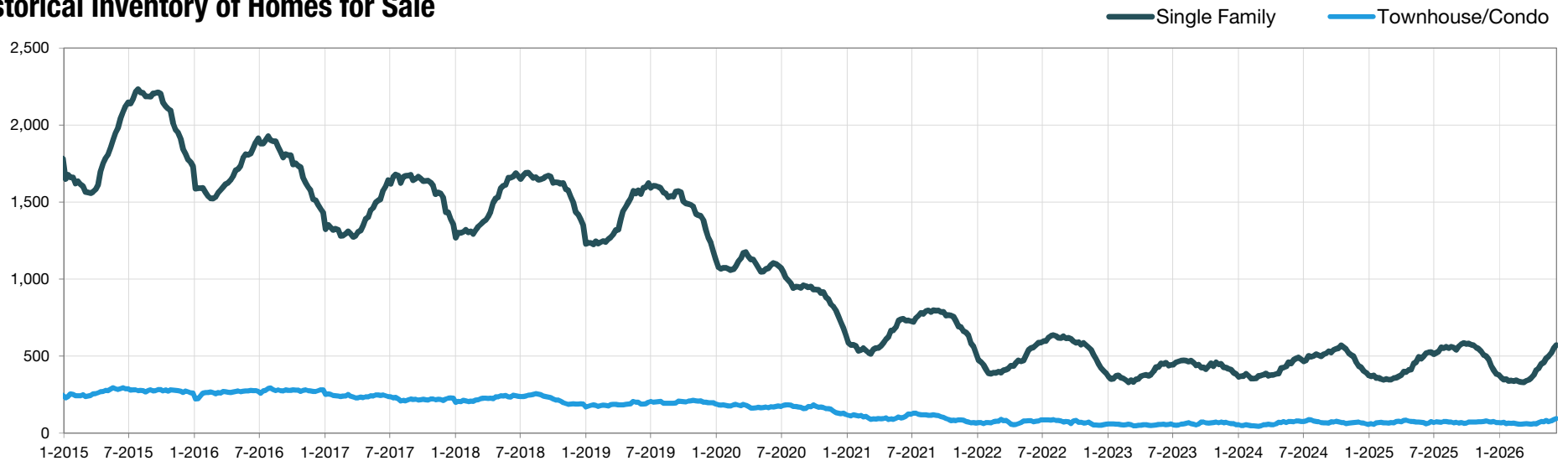
The number of properties available for sale in active status at the end of a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/21/2026	340	- 5.3%	61	- 18.7%
3/28/2026	345	- 6.3%	59	- 23.4%
4/4/2026	357	- 5.1%	57	- 23.0%
4/11/2026	376	- 6.0%	62	- 25.3%
4/18/2026	410	+ 3.5%	59	- 29.8%
4/25/2026	420	+ 2.4%	68	- 13.9%
5/2/2026	449	+ 8.7%	76	0.0%
5/9/2026	458	+ 1.3%	74	- 1.3%
5/16/2026	487	+ 5.9%	82	+ 15.5%
5/23/2026	499	+ 0.8%	74	+ 2.8%
5/30/2026	519	+ 7.7%	78	+ 11.4%
6/6/2026	551	+ 10.6%	88	+ 29.4%
6/13/2026	571	+ 9.8%	95	+ 61.0%
<b>3-Month Avg.</b>	<b>445</b>	<b>+ 2.7%</b>	<b>72</b>	<b>- 3.1%</b>

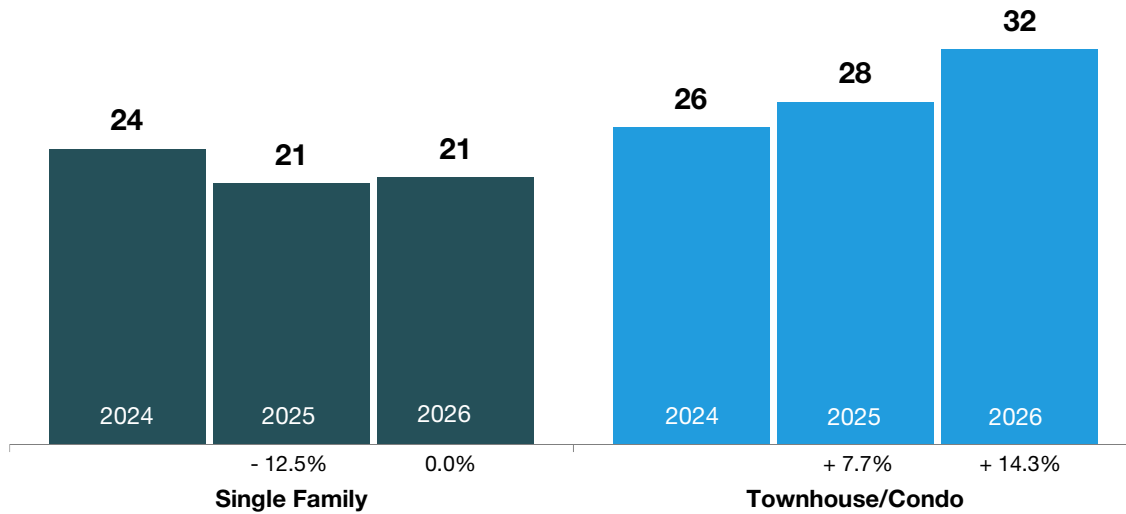
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

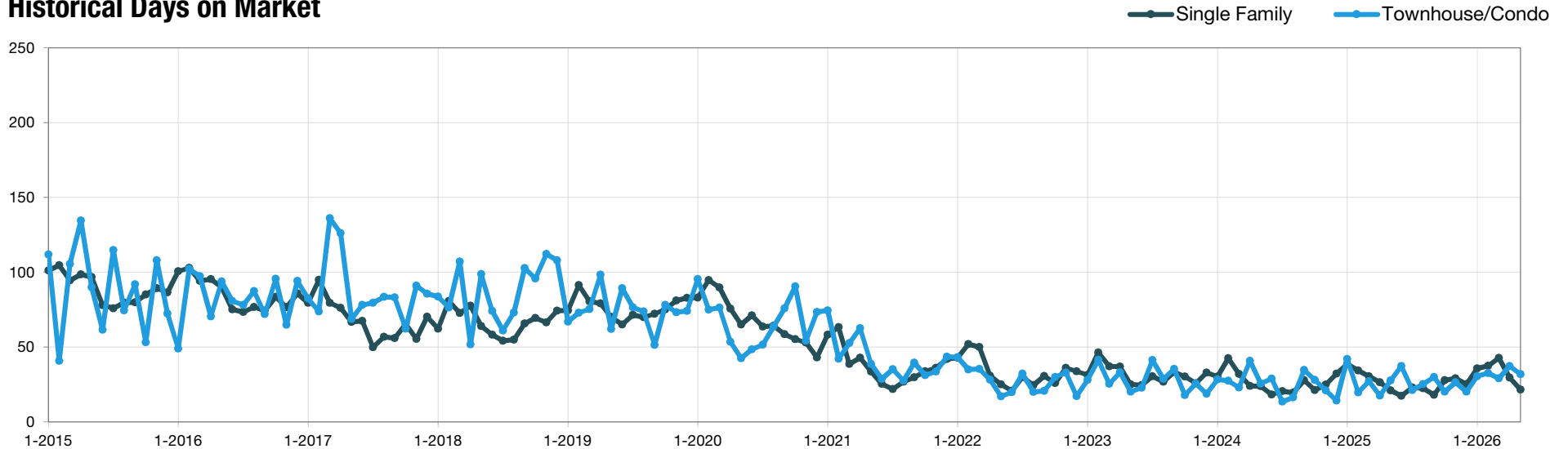
Average number of days between when a property is listed and when an offer is accepted in a given month.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	17	- 5.6%	37	+ 27.6%
Jul-2025	23	+ 15.0%	21	+ 61.5%
Aug-2025	22	+ 15.8%	25	+ 56.3%
Sep-2025	18	- 35.7%	30	- 14.3%
Oct-2025	28	+ 33.3%	20	- 28.6%
Nov-2025	29	+ 16.0%	26	+ 23.8%
Dec-2025	25	- 21.9%	20	+ 42.9%
Jan-2026	36	- 7.7%	30	- 28.6%
Feb-2026	37	+ 8.8%	33	+ 65.0%
Mar-2026	43	+ 43.3%	29	+ 7.4%
Apr-2026	30	+ 15.4%	37	+ 105.6%
May-2026	21	0.0%	32	+ 14.3%
<b>Average</b>	<b>27</b>	<b>+ 6.4%</b>	<b>28</b>	<b>+ 27.7%</b>

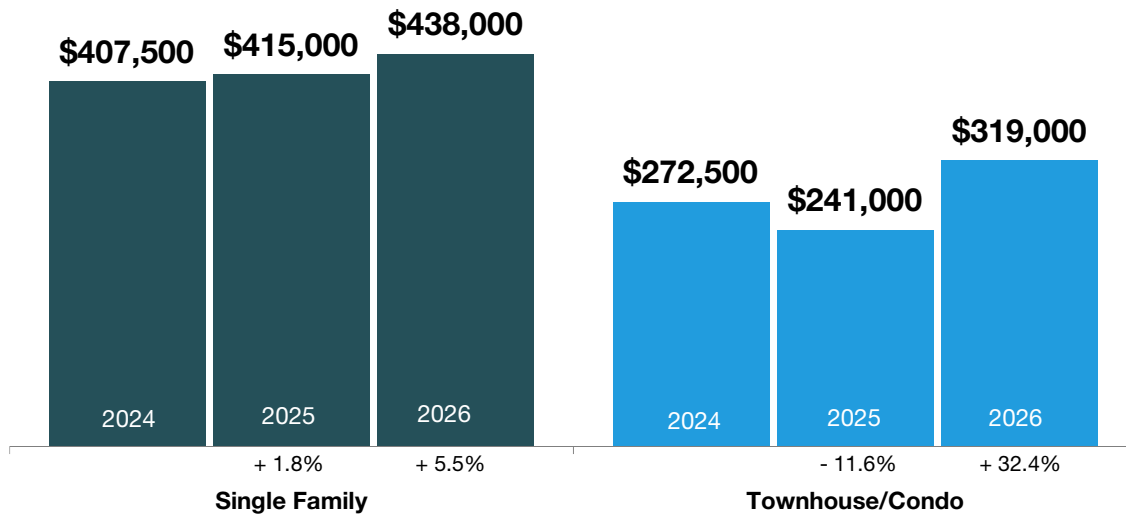
## Historical Days on Market



# Median Sales Price

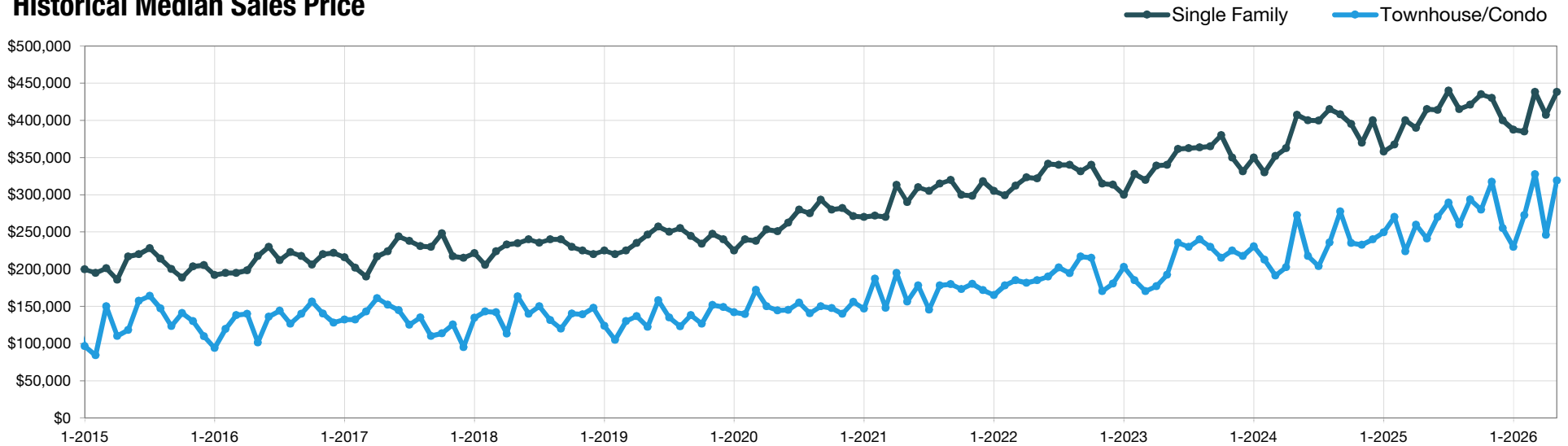
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	\$387,500	+ 8.2%	\$229,900	- 7.9%
Feb-2026	\$385,000	+ 4.8%	\$272,500	+ 0.9%
Mar-2026	\$438,000	+ 9.5%	\$327,500	+ 46.2%
Apr-2026	\$407,500	+ 4.5%	\$245,950	- 5.2%
May-2026	\$438,000	+ 5.5%	\$319,000	+ 32.4%
<b>Median</b>	<b>\$418,000</b>	<b>+ 5.2%</b>	<b>\$276,250</b>	<b>+ 14.7%</b>

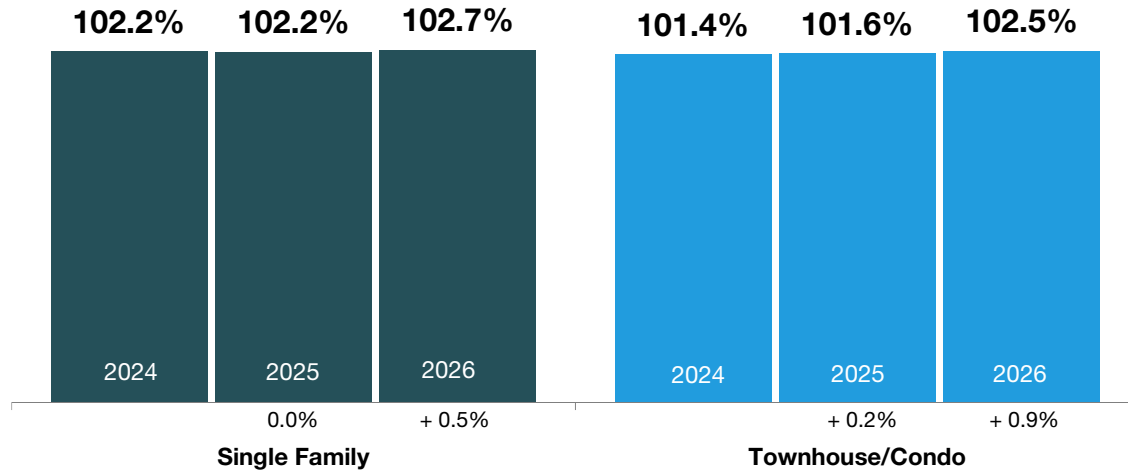
## Historical Median Sales Price



# Percent of List Price Received

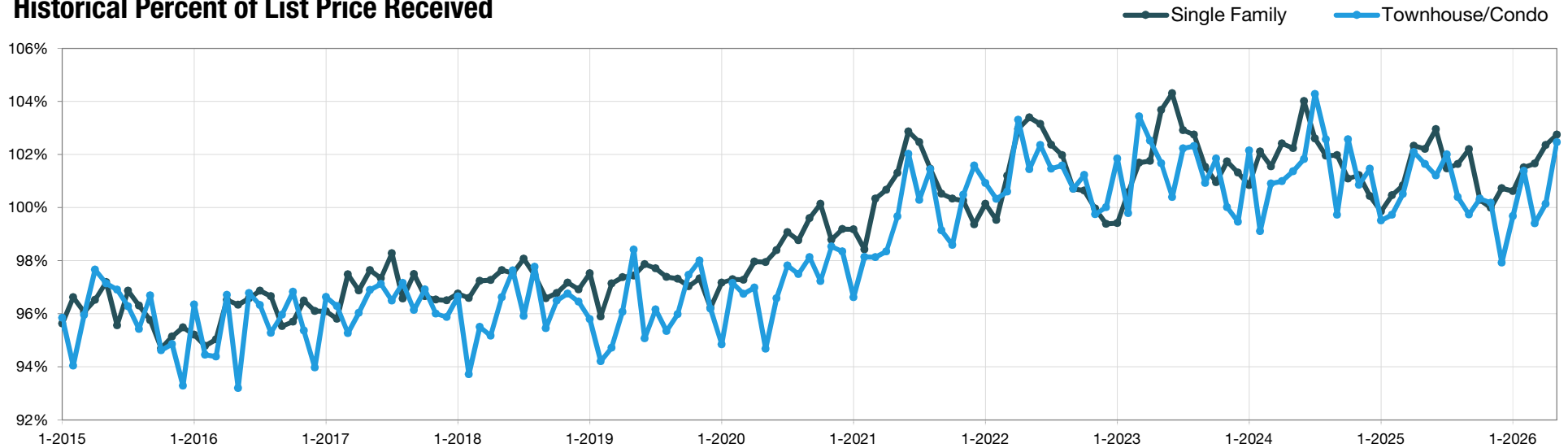
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2026	102.4%	+ 0.1%	100.1%	- 2.0%
May-2026	102.7%	+ 0.5%	102.5%	+ 0.9%
<b>Average</b>	<b>101.5%</b>	<b>- 0.1%</b>	<b>100.4%</b>	<b>- 1.0%</b>

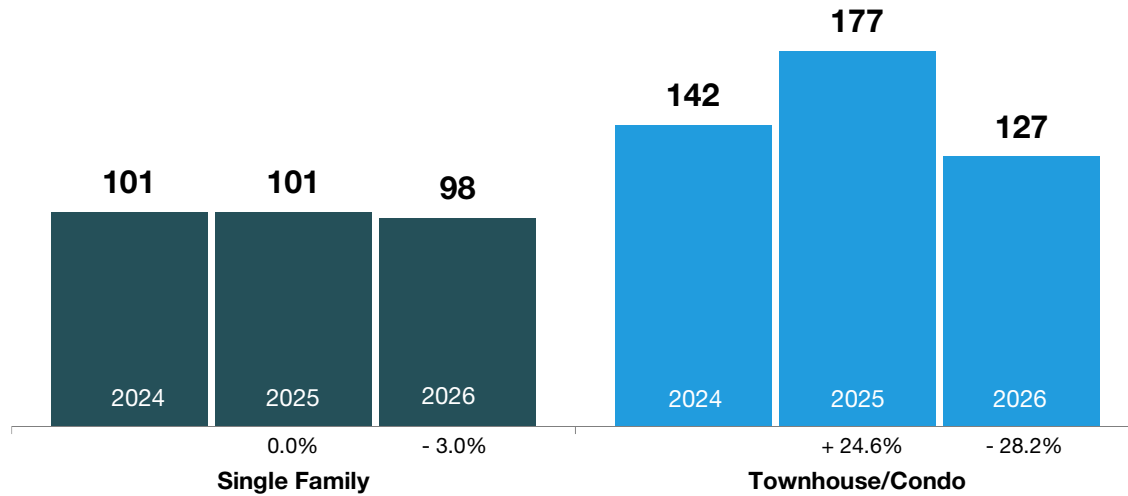
## Historical Percent of List Price Received



# Housing Affordability Index

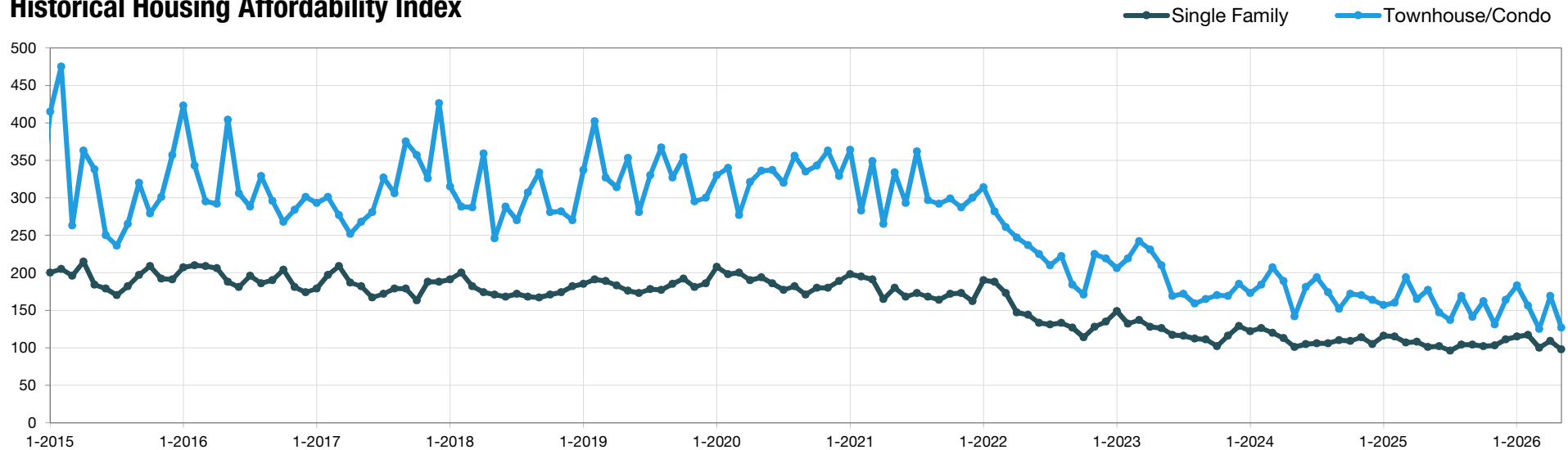
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	115	-0.9%	183	+16.6%
Feb-2026	117	+1.7%	156	-2.5%
Mar-2026	100	-6.5%	125	-35.6%
Apr-2026	109	+0.9%	169	+2.4%
May-2026	98	-3.0%	127	-28.2%
Average	105	-3.1%	151	-11.2%

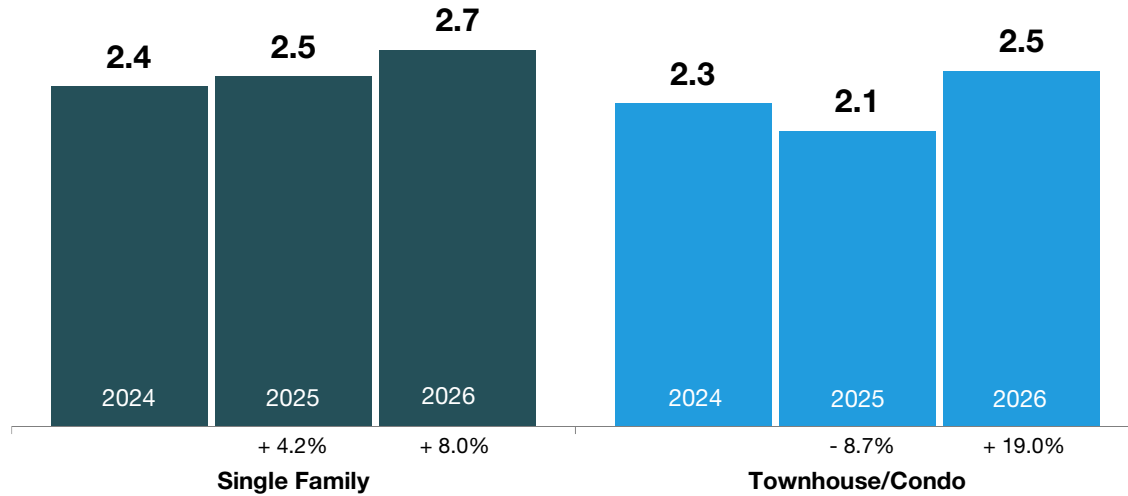
## Historical Housing Affordability Index



# 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.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	2.8	0.0%	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	1.8	- 5.3%	1.7	- 26.1%
Apr-2026	2.3	+ 9.5%	2.3	0.0%
May-2026	2.7	+ 8.0%	2.5	+ 19.0%
<b>Average</b>	<b>2.3</b>	<b>+ 3.2%</b>	<b>2.0</b>	<b>- 9.1%</b>

## Historical Months Supply of Inventory

