

Annual Report on the Connecticut Housing Market

INCLUDES THE COUNTIES OF FAIRFIELD, HARTFORD, LITCHFIELD, MIDDLESEX, NEW HAVEN, NEW LONDON, TOLLAND, AND WINDHAM

SMART The logo for the Multiple Listing Service (MLS) consists of three blue squares of increasing size, each containing a white letter: 'M', 'L', and 'S'.

2022

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2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending Sales were down 20.2 percent to 42,416 in 2022. Closed sales were down 18.8 percent to 43,345.

Prices: Home prices were up 7.9 percent to \$340,000 for the year. Single Family home prices were up 7.2 percent compared to last year and Townhouse/Condo home prices were up 11.3 percent.

Listings: Year-over-year, the number of homes available for sale was down 23.2 percent. There were 5,509 active listings at the end of 2022 compared to 7,170 listings at the end of 2021. New listings were down 18.0 percent to finish the year at 48,894.

Bedroom Count: Decreases in closed sales occurred in homes with all segments. In 2022, properties with 4 Bedrooms or More saw the largest decline in closed sales at 23.2 percent. The highest percent of list price received at sale went to properties with 3 Bedrooms at 102.8 percent.

Sales by Price Range: The number of homes sold in the \$630,000 or More price range fell 8.5 percent to 7,393 units. Homes sold in the \$268,999 or Less price range were down 30.8 percent to 14,122 units.

List Price Received: Sellers received, on average, 102.4 of their list price at sale, a year-over-year improvement of 1.2 percent. If demand shrinks in 2022, list price received at sale could drop as well.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

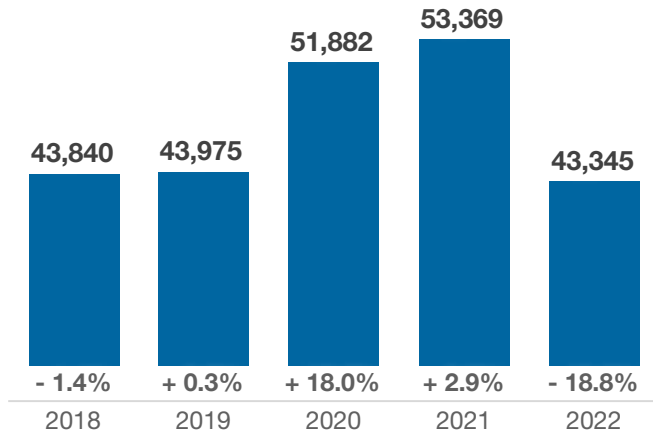
Looking ahead to 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

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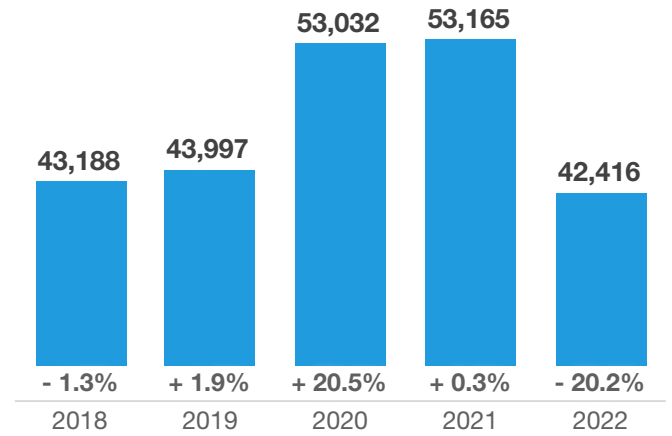
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Quick Facts

Closed Sales



Pending Sales



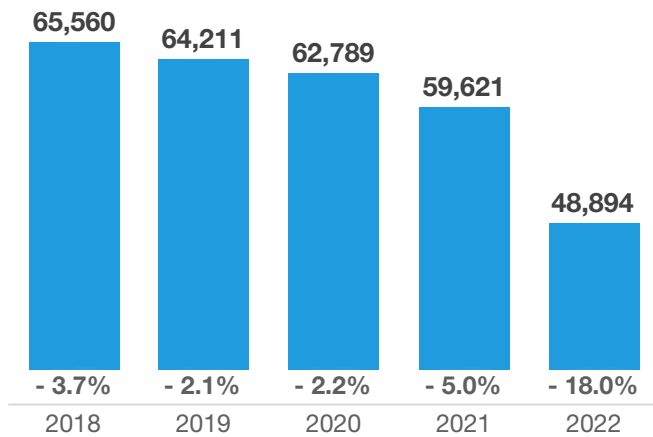
Top 10 Areas: Change in Closed Sales from 2021

Eastford	+ 59.1%
Hadlyme	+ 42.9%
Canaan	+ 23.5%
Barkhamsted	+ 16.7%
East Granby	+ 12.2%
Ashford	+ 9.6%
Woodbridge	+ 9.2%
Hampton	+ 8.0%
Bridgewater	+ 6.7%
New Hartford	+ 5.7%

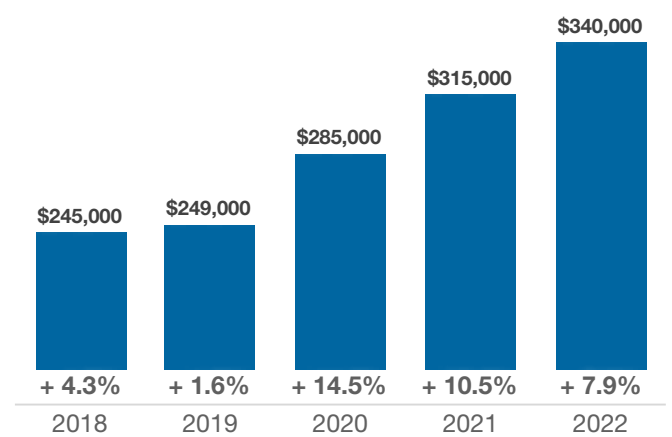
Top 10 Areas: Change in Pending Sales from 2021

Eastford	+ 121.1%
Barkhamsted	+ 21.4%
Hadlyme	+ 12.5%
Middlefield	+ 12.1%
East Granby	+ 10.8%
Bethlehem	+ 8.5%
Ashford	+ 5.7%
Willimantic	+ 4.9%
Sterling	+ 4.2%
New Hartford	+ 0.9%

New Listings



Median Sales Price



Top 10 Areas: Change in New Listings from 2021

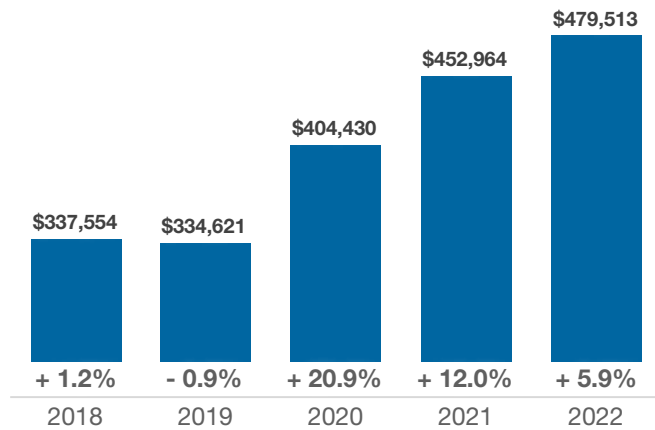
Eastford	+ 45.7%
Hadlyme	+ 25.0%
Bozrah	+ 20.8%
Voluntown	+ 20.5%
Bethlehem	+ 13.8%
Goshen	+ 13.5%
Beacon Falls	+ 10.2%
Willington	+ 8.7%
Canterbury	+ 6.8%
New Hartford	+ 4.2%

Top 10 Areas: Change in Median Sales Price from 2021

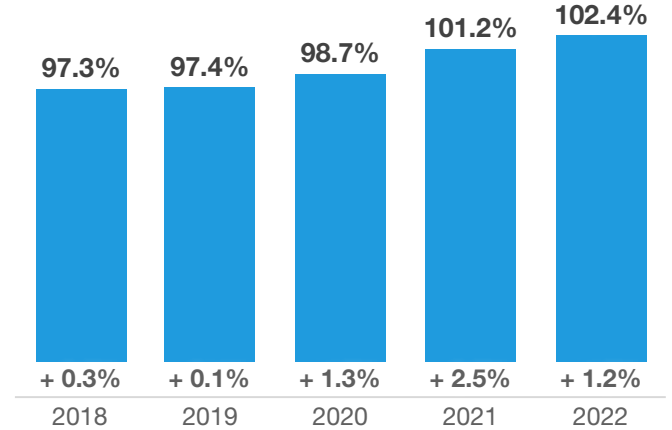
Hadlyme	+ 122.3%
Marion	+ 63.7%
Cornwall	+ 55.3%
Sharon	+ 51.9%
Canaan	+ 45.1%
Colebrook	+ 32.5%
Westport	+ 25.9%
Norfolk	+ 25.8%
Litchfield	+ 25.3%
Goshen	+ 25.0%

Quick Facts

Average Sales Price



Percent of List Price Received



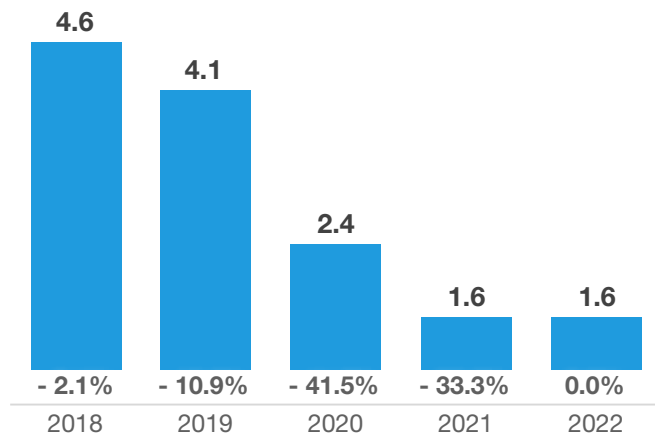
Top 10 Areas: Change in Avg. Sales Price from 2021

Norfolk	+ 105.0%
Cornwall	+ 77.5%
Warren	+ 43.9%
Sharon	+ 42.2%
Colebrook	+ 41.7%
Litchfield	+ 37.5%
Marion	+ 34.0%
Killingworth	+ 31.9%
Barkhamsted	+ 29.9%
Goshen	+ 29.0%

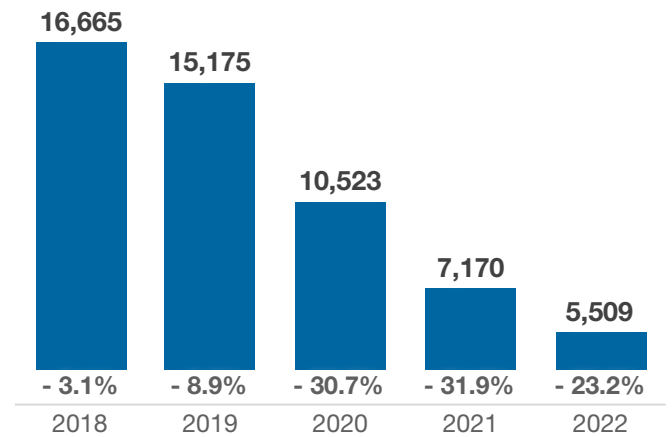
Top 10 Areas: Change in Pct. of List Price Received from 2021

Cornwall	+ 3.8%
Wilton	+ 3.7%
Darien	+ 3.5%
West Hartford	+ 3.2%
Avon	+ 3.2%
Barkhamsted	+ 3.0%
Eastford	+ 3.0%
Simsbury	+ 3.0%
Haddam	+ 3.0%
Farmington	+ 3.0%

Months Supply of Inventory



Inventory of Homes for Sale



Top 10 Areas: Change in Months Supply from 2021

Bozrah	+ 1,400.0%
Amston	+ 266.7%
Bolton	+ 233.3%
Beacon Falls	+ 200.0%
Willington	+ 150.0%
Kent	+ 139.4%
Haddam	+ 130.0%
Westbrook	+ 100.0%
Monroe	+ 90.9%
Cornwall	+ 89.3%

Top 10 Areas: Change in Homes for Sale from 2021

Bozrah	+ 1,100.0%
Amston	+ 200.0%
Beacon Falls	+ 183.3%
Bolton	+ 150.0%
Willington	+ 133.3%
Chaplin	+ 100.0%
Haddam	+ 72.7%
Granby	+ 40.0%
Kent	+ 40.0%
Windsor Locks	+ 36.8%

35

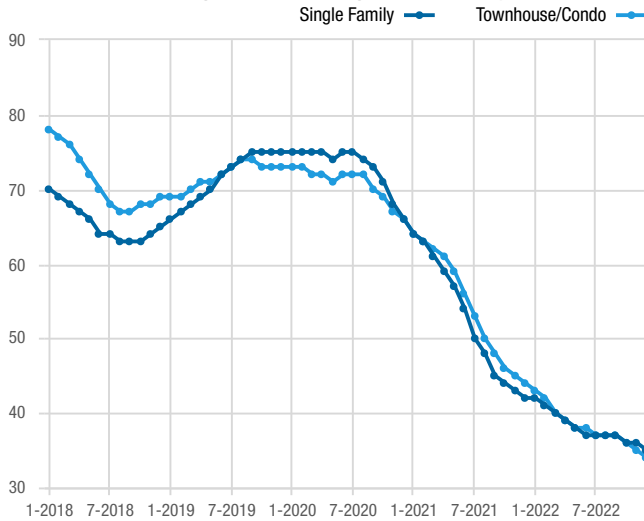
Average Days on Market
Single Family

34

Average Days on Market
Townhouse/Condo

Days on Market

This chart uses a rolling 12-month average for each data point



Top Areas: Townhouse/Condo Market Share in 2022

Cromwell	53.6%
Southbury	52.0%
Danbury	50.3%
Stamford	49.9%
Rocky Hill	45.9%
Branford	44.7%
New Haven	44.0%
Bethel	43.0%
Derby	41.8%
Farmington	39.0%
Norwalk	37.9%
Bridgeport	36.5%
Beacon Falls	36.4%
Wallingford	33.7%
Marion	33.3%

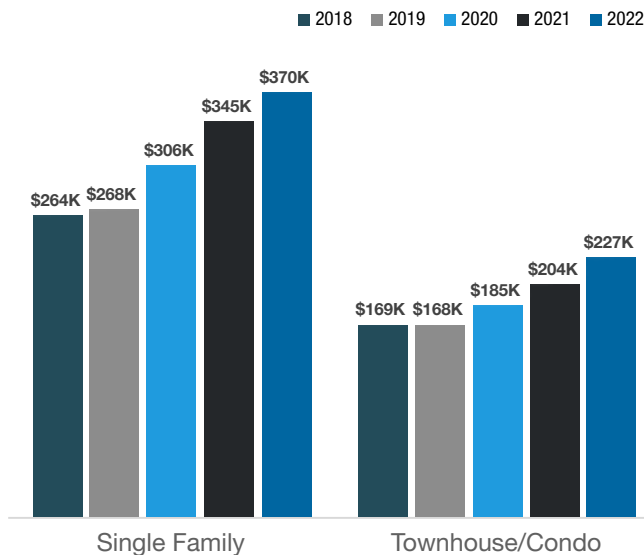
+ 7.2%

One-Year Change in Price
Single Family

+ 11.3%

One-Year Change in Price
Townhouse/Condo

Median Sales Price



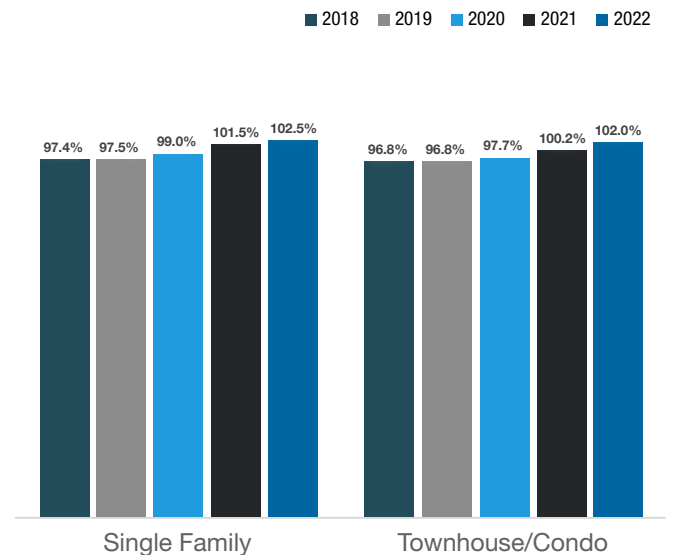
102.5%

Pct. of List Price Received
Single Family

102.0%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received



Price Range Review

\$269,000 to \$429,999

Price Range with Shortest Average Days on Market Until Sale

\$630,000 or More

Price Range with Longest Average Days on Market Until Sale

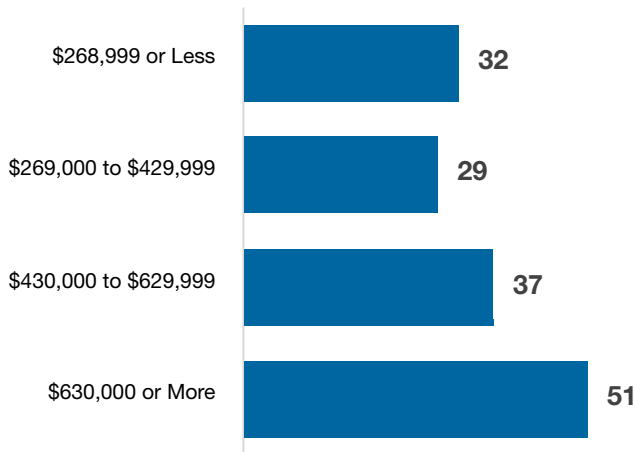
24.2%

of Sales at Year End Priced \$268,999 or Less

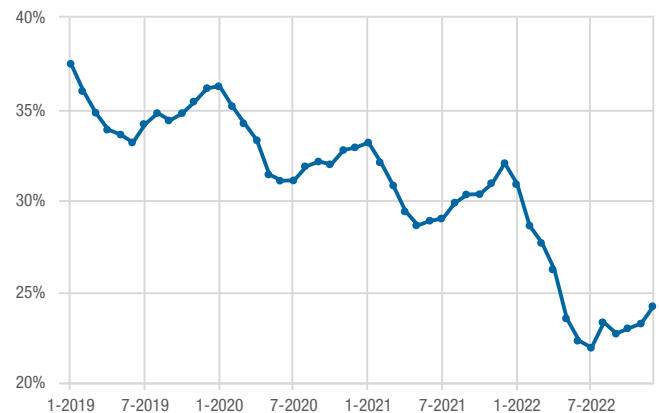
- 24.5%

One-Year Change in Homes for Sale Priced \$268,999 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$268,999 or Less



\$269,000 to \$429,999

Price Range with the Most Closed Sales

- 8.5%

Price Range with Strongest One-Year Change in Sales: \$630,000 or More

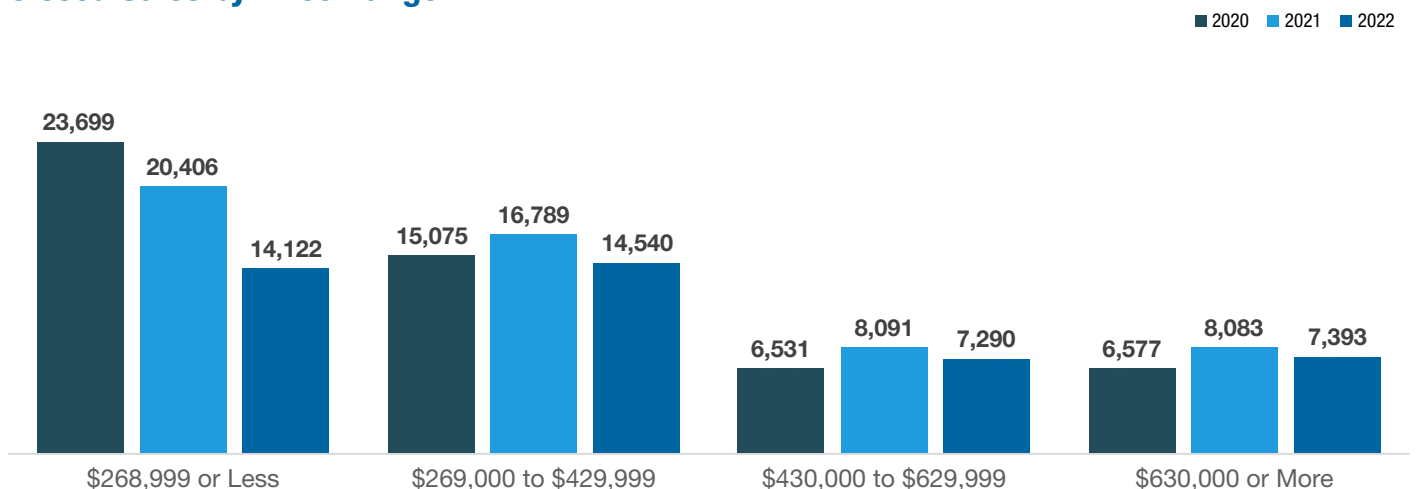
\$430,000 to \$629,999

Price Range with the Fewest Closed Sales

- 30.8%

Price Range with Weakest One-Year Change in Sales: \$268,999 or Less

Closed Sales by Price Range



Bedroom Count Review

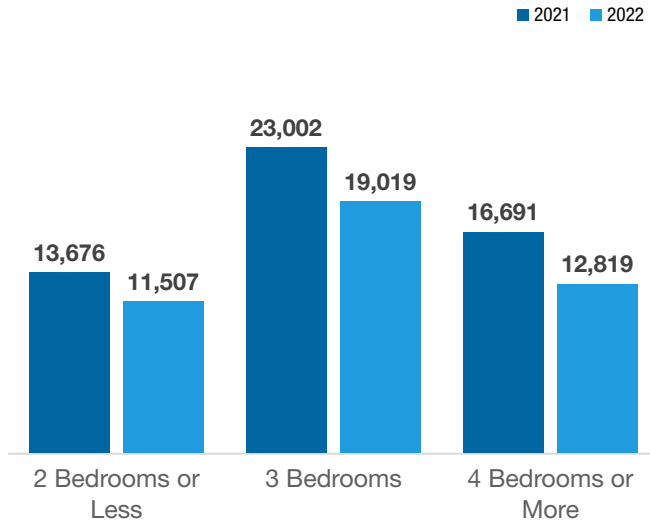
- 15.9%

Reduction in Closed Sales
2 Bedrooms or Less

- 23.2%

Reduction in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2022

Weston	79.0%
Easton	77.0%
Westport	72.5%
Darien	71.7%
New Canaan	69.6%
Wilton	68.3%
Greenwich	61.1%
Redding	60.5%
Ridgefield	58.4%
Woodbridge	55.7%
Killingworth	54.2%
Roxbury	54.1%
Newtown	53.8%
Bethany	53.2%
Bridgewater	53.1%

102.4%

Percent of List Price Received
in 2022 for
All Properties

102.0%

Percent of List Price Received
in 2022 for
2 Bedrooms or Less

102.8%

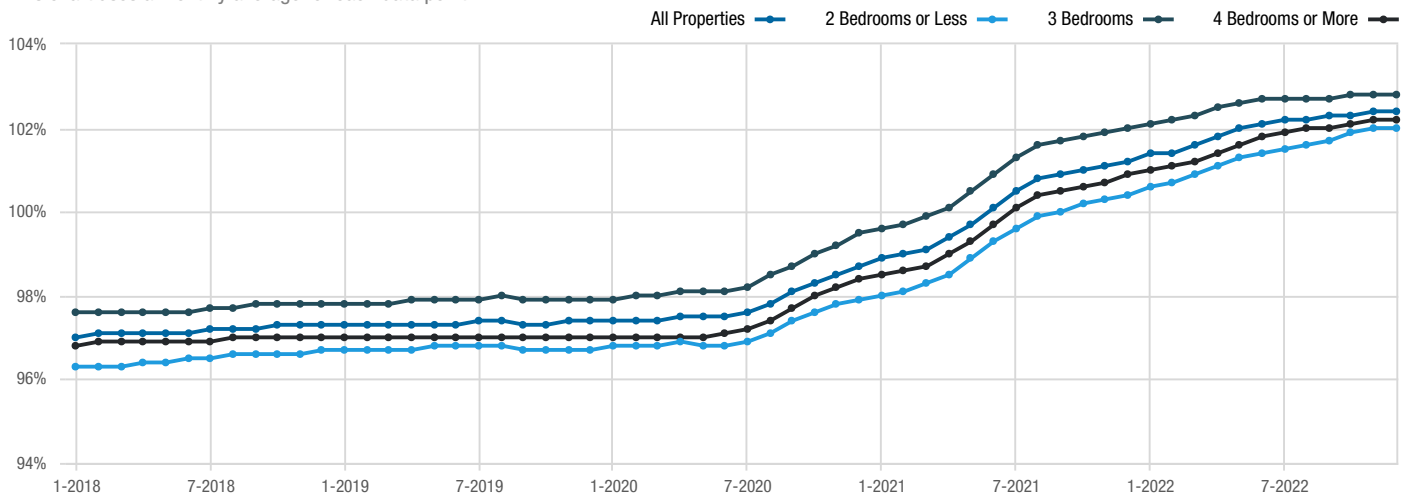
Percent of List Price Received
in 2022 for
3 Bedrooms

102.2%

Percent of List Price Received
in 2022 for
4 Bedrooms or More

Percent of List Price Received

This chart uses a monthly average for each data point.



Area Overviews



	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Fairfield County	11,440	- 22.7%	13,211	46	1,576	1.7	102.2%
Hartford County	10,404	- 17.9%	11,295	24	964	1.1	103.9%
Litchfield County	2,736	- 16.5%	3,107	52	512	2.3	100.1%
Middlesex County	2,256	- 23.3%	2,551	31	305	1.6	101.7%
New Haven County	9,884	- 16.1%	11,232	34	1,381	1.7	102.1%
New London County	3,500	- 16.9%	3,965	31	432	1.5	101.4%
Tolland County	1,768	- 16.9%	1,984	25	178	1.2	103.3%
Windham County	1,357	- 13.6%	1,549	30	161	1.4	102.5%

Amston	48	- 23.8%	62	20	9	2.2	101.6%
Andover	30	- 46.4%	35	28	7	2.2	100.2%
Ansonia	146	- 11.0%	165	33	27	2.3	102.7%
Ashford	57	+ 9.6%	62	32	9	1.9	102.7%
Avon	362	- 13.2%	412	17	36	1.2	104.4%
Barkhamsted	49	+ 16.7%	53	37	10	2.2	101.5%
Beacon Falls	88	- 10.2%	108	44	17	2.4	101.8%
Berlin	225	- 22.1%	237	40	24	1.4	102.6%
Bethany	62	- 27.9%	79	44	12	2.4	102.0%
Bethel	256	- 26.4%	281	53	27	1.4	103.0%
Bethlehem	51	+ 2.0%	66	75	16	3.8	98.3%
Bloomfield	260	- 13.0%	305	21	30	1.4	105.0%
Bolton	57	- 21.9%	60	23	5	1.0	102.8%
Bozrah	15	- 51.6%	29	18	12	7.5	101.9%
Branford	441	- 18.5%	459	29	45	1.3	102.3%
Bridgeport	1,049	- 16.3%	1,268	43	200	2.4	101.1%
Bridgewater	32	+ 6.7%	35	81	9	3.4	96.7%
Bristol	845	- 8.8%	879	27	87	1.3	102.8%
Brookfield	254	- 19.4%	297	43	32	1.5	102.4%
Brooklyn	112	- 15.8%	134	37	16	1.7	100.7%
Burlington	140	- 21.3%	139	35	18	1.7	103.0%
Canaan	21	+ 23.5%	17	149	5	2.2	96.8%
Canterbury	60	- 6.3%	79	26	8	1.7	100.1%
Canton	155	- 14.8%	158	26	15	1.2	102.9%
Chaplin	25	+ 4.2%	27	31	4	1.6	102.1%
Cheshire	386	- 12.1%	446	32	54	1.7	102.4%
Chester	45	- 6.3%	45	43	5	1.4	101.8%
Clinton	169	- 36.7%	189	29	21	1.6	101.5%

Area Overviews

Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Colchester	236	- 1.3%	273	35	29	1.5	102.7%
Colebrook	22	0.0%	23	50	4	1.8	98.1%
Columbia	79	+ 1.3%	77	35	3	0.5	101.6%
Cornwall	18	- 41.9%	25	100	9	5.3	96.6%
Coventry	181	- 24.3%	199	27	24	1.6	102.6%
Cromwell	252	- 17.4%	263	21	19	0.9	102.9%
Danbury	896	- 19.2%	925	48	107	1.5	102.1%
Darien	304	- 32.0%	358	40	24	1.0	103.7%
Deep River	43	- 47.6%	62	49	12	2.9	99.5%
Derby	158	- 16.4%	171	37	20	1.6	102.4%
Durham	73	- 33.0%	87	36	13	2.2	101.7%
East Granby	92	+ 12.2%	98	21	5	0.7	103.2%
East Haddam	147	- 17.4%	152	40	13	1.1	99.8%
East Hampton	212	- 17.2%	258	39	66	3.9	102.5%
East Hartford	517	- 18.8%	561	25	49	1.1	103.6%
East Haven	368	- 23.8%	424	26	45	1.5	102.5%
East Lyme	320	- 12.6%	358	34	32	1.2	101.7%
East Windsor	139	- 23.6%	166	35	33	2.9	104.2%
Eastford	35	+ 59.1%	51	27	6	1.7	102.2%
Easton	113	- 23.1%	150	51	22	2.4	102.3%
Ellington	180	- 21.7%	209	19	16	1.1	102.1%
Enfield	562	- 15.4%	577	28	43	0.9	104.4%
Essex	116	- 30.1%	154	42	28	2.9	100.4%
Fairfield	840	- 21.1%	1,028	46	96	1.4	102.1%
Farmington	405	- 27.7%	447	23	25	0.7	104.4%
Franklin	23	- 14.8%	27	30	2	1.0	100.2%
Glastonbury	451	- 29.1%	510	22	61	1.6	104.2%
Goshen	51	- 19.0%	84	57	23	5.0	98.6%
Granby	143	- 25.5%	182	20	28	2.3	103.6%
Greenwich	427	- 37.8%	573	64	117	3.4	100.7%
Grisworld	127	- 23.5%	132	35	13	1.3	101.2%
Groton	355	- 24.0%	432	23	47	1.6	101.4%
Guilford	353	- 17.1%	403	38	48	1.7	102.5%
Haddam	104	- 22.4%	130	34	19	2.3	103.2%
Hadlyme	10	+ 42.9%	10	30	2	1.3	99.2%
Hamden	899	- 9.5%	1,050	31	145	2.0	103.0%
Hampton	27	+ 8.0%	27	45	6	2.8	98.4%

Area Overviews

Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Hartford	400	- 0.5%	492	39	70	2.1	100.6%
Hartland	14	- 50.0%	16	21	0	0.0	100.8%
Harwinton	72	- 23.4%	76	49	13	2.3	100.0%
Hebron	125	- 22.4%	137	33	16	1.6	102.3%
Kent	35	- 37.5%	54	71	21	7.9	100.1%
Killingly	231	- 18.9%	259	17	26	1.4	103.0%
Killingworth	72	- 27.3%	87	34	9	1.5	100.9%
Lebanon	87	- 24.3%	94	35	9	1.3	102.4%
Ledyard	282	- 15.1%	301	23	37	1.6	102.1%
Lisbon	67	- 5.6%	65	23	5	0.9	101.5%
Litchfield	122	- 20.3%	131	92	29	3.2	97.8%
Lyme	33	- 26.7%	48	40	10	3.8	97.8%
Madison	304	- 24.8%	350	35	33	1.4	101.0%
Manchester	654	- 22.0%	696	22	42	0.8	104.7%
Mansfield	164	- 5.2%	188	33	21	1.5	101.8%
Marion	9	- 43.8%	11	25	0	0.0	101.7%
Marlborough	93	- 21.2%	103	27	12	1.6	102.1%
Meriden	706	- 13.8%	786	28	78	1.4	102.6%
Middlebury	154	- 27.0%	191	62	43	3.8	100.8%
Middlefield	58	0.0%	63	35	1	0.2	101.3%
Middletown	584	- 18.8%	613	28	48	1.0	102.2%
Milford	748	- 16.3%	901	32	109	1.8	101.7%
Monroe	250	- 31.7%	309	42	43	2.1	101.7%
Montville	243	- 24.3%	268	29	22	1.1	101.3%
Morris	30	- 21.1%	36	42	5	2.2	97.7%
Naugatuck	414	- 22.9%	454	35	49	1.5	102.4%
New Britain	511	- 16.2%	571	29	61	1.5	103.3%
New Canaan	332	- 37.6%	405	67	89	3.4	101.9%
New Fairfield	199	- 22.6%	226	48	24	1.5	101.3%
New Hartford	111	+ 5.7%	123	35	17	1.9	101.4%
New Haven	580	- 9.9%	666	39	97	2.1	101.9%
New London	259	+ 0.4%	288	41	39	1.8	101.1%
New Milford	415	- 24.8%	483	49	68	2.0	101.6%
Newington	478	- 15.1%	485	18	19	0.5	104.5%
Newtown	377	- 33.2%	410	53	56	1.9	102.5%
Norfolk	23	- 20.7%	24	119	5	2.0	95.5%
North Branford	146	- 20.2%	158	37	17	1.4	101.4%

Area Overviews

Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
North Canaan	37	- 14.0%	41	82	13	3.9	95.5%
North Haven	326	- 12.4%	349	30	52	2.1	102.1%
North Stonington	68	- 11.7%	75	42	9	1.6	98.4%
Northford	52	- 21.2%	51	34	6	1.4	102.8%
Norwalk	1,132	- 18.8%	1,245	44	118	1.3	102.4%
Norwich	532	- 5.8%	592	28	63	1.5	102.3%
Old Lyme	129	- 23.2%	147	40	18	1.7	100.1%
Old Saybrook	169	- 31.3%	196	29	22	1.6	99.8%
Orange	182	- 9.9%	170	47	14	1.0	101.8%
Oxford	144	- 25.0%	179	47	28	2.3	100.8%
Plainfield	186	- 31.4%	208	49	23	1.5	104.5%
Plainville	251	- 11.0%	257	20	22	1.1	103.1%
Plymouth	167	- 11.2%	182	30	28	2.1	102.2%
Pomfret	43	- 24.6%	46	36	3	0.8	99.1%
Portland	133	- 11.9%	146	23	17	1.6	102.3%
Preston	70	+ 1.4%	70	39	5	0.9	98.8%
Prospect	121	- 8.3%	118	49	9	0.9	100.7%
Putnam	116	- 16.5%	128	25	10	1.1	102.9%
Redding	147	- 29.7%	170	55	16	1.4	101.0%
Ridgefield	423	- 25.3%	508	44	58	1.7	103.1%
Rocky Hill	231	- 26.7%	258	19	16	0.8	102.8%
Roxbury	37	- 32.7%	43	99	8	2.4	96.3%
Salem	68	- 2.9%	77	30	6	1.0	102.7%
Salisbury	63	- 29.2%	80	83	26	4.9	98.1%
Scotland	23	- 14.8%	20	42	3	1.3	104.3%
Seymour	206	- 28.0%	218	38	27	1.6	102.2%
Sharon	44	- 30.2%	55	64	7	1.6	97.5%
Shelton	506	- 30.4%	574	38	56	1.4	102.4%
Sherman	65	- 16.7%	71	78	9	1.8	97.1%
Simsbury	404	- 20.5%	426	19	23	0.7	105.9%
Somers	134	- 7.6%	156	33	20	1.8	103.1%
South Windsor	412	- 16.4%	449	19	28	0.8	105.0%
Southbury	369	- 24.4%	455	36	66	2.2	101.7%
Southington	559	- 26.3%	600	24	44	1.0	102.4%
Sprague	23	- 34.3%	31	43	4	1.9	102.7%
Stafford	161	- 21.8%	183	26	20	1.5	104.1%

Area Overviews

Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Stamford	1,552	- 19.9%	1,773	46	168	1.3	101.7%
Sterling	52	+ 2.0%	56	22	2	0.5	103.4%
Stonington	225	- 28.8%	276	34	36	2.0	100.1%
Stratford	851	- 10.4%	912	37	106	1.6	102.4%
Suffield	210	- 16.0%	216	31	23	1.4	102.3%
Thomaston	105	- 7.9%	109	35	10	1.1	101.4%
Thompson	99	- 16.8%	112	21	12	1.5	103.7%
Tolland	228	- 15.2%	257	22	20	1.1	104.3%
Torrington	505	- 16.8%	565	36	83	2.0	101.4%
Trumbull	510	- 11.8%	552	38	56	1.3	102.8%
Union	6	- 53.8%	10	30	1	0.8	106.9%
Vernon	368	- 13.0%	398	18	18	0.6	104.7%
Voluntown	33	- 15.4%	47	30	0	0.0	102.6%
Wallingford	523	- 6.6%	567	21	45	1.0	102.9%
Warren	14	- 41.7%	20	83	6	3.0	96.6%
Washington	55	- 20.3%	69	103	20	4.3	95.6%
Waterbury	1,182	- 10.5%	1,349	33	168	1.7	102.0%
Waterford	305	- 30.0%	335	29	34	1.3	100.7%
Watertown	316	- 0.6%	341	35	34	1.3	100.2%
West Hartford	934	- 13.8%	1,004	20	60	0.8	105.6%
West Haven	528	- 24.8%	626	29	78	1.8	101.6%
Westbrook	79	- 36.3%	106	28	12	1.8	100.6%
Weston	195	- 20.4%	233	54	26	1.7	104.5%
Westport	472	- 22.2%	615	52	97	2.5	103.5%
Wethersfield	387	- 22.8%	431	22	34	1.1	103.2%
Willimantic	86	+ 4.9%	96	25	7	1.0	102.6%
Willington	55	- 11.3%	75	20	7	1.5	103.7%
Wilton	290	- 29.4%	328	45	29	1.3	105.5%
Winchester	161	- 12.0%	181	50	23	1.7	98.9%
Windham	163	- 1.2%	184	25	15	1.1	102.6%
Windsor	389	- 18.6%	416	20	30	1.0	105.1%
Windsor Locks	181	- 9.5%	204	18	26	1.7	103.6%
Winsted	88	- 2.2%	100	44	10	1.4	98.7%
Wolcott	219	- 24.5%	251	41	34	1.9	100.7%
Woodbridge	131	+ 9.2%	139	45	21	2.0	102.1%
Woodbury	180	- 25.3%	191	62	20	1.3	99.9%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Fairfield County	\$390,000	\$390,000	\$467,500	\$510,000	\$539,900	+ 5.9%	+ 38.4%
Hartford County	\$215,000	\$219,000	\$240,000	\$265,000	\$290,000	+ 9.4%	+ 34.9%
Litchfield County	\$219,000	\$220,000	\$273,750	\$290,000	\$315,000	+ 8.6%	+ 43.8%
Middlesex County	\$254,000	\$262,000	\$288,000	\$325,000	\$340,250	+ 4.7%	+ 34.0%
New Haven County	\$215,000	\$218,000	\$245,000	\$275,000	\$302,500	+ 10.0%	+ 40.7%
New London County	\$220,000	\$230,000	\$258,000	\$285,000	\$305,050	+ 7.0%	+ 38.7%
Tolland County	\$220,000	\$225,000	\$250,000	\$284,000	\$305,000	+ 7.4%	+ 38.6%
Windham County	\$194,000	\$200,000	\$230,000	\$269,000	\$290,000	+ 7.8%	+ 49.5%
Amston	\$241,000	\$246,900	\$300,000	\$320,000	\$340,000	+ 6.3%	+ 41.1%
Andover	\$255,000	\$260,000	\$279,900	\$296,250	\$275,100	- 7.1%	+ 7.9%
Ansonia	\$195,000	\$199,900	\$225,000	\$255,000	\$295,000	+ 15.7%	+ 51.3%
Ashford	\$192,500	\$182,750	\$224,900	\$256,500	\$267,000	+ 4.1%	+ 38.7%
Avon	\$369,000	\$334,000	\$345,000	\$410,000	\$450,000	+ 9.8%	+ 22.0%
Barkhamsted	\$255,000	\$255,000	\$280,000	\$318,795	\$355,000	+ 11.4%	+ 39.2%
Beacon Falls	\$221,000	\$255,000	\$292,000	\$298,580	\$342,500	+ 14.7%	+ 55.0%
Berlin	\$255,000	\$250,000	\$280,000	\$305,000	\$349,000	+ 14.4%	+ 36.9%
Bethany	\$335,500	\$319,250	\$359,000	\$406,500	\$480,000	+ 18.1%	+ 43.1%
Bethel	\$317,000	\$340,000	\$366,250	\$429,900	\$469,500	+ 9.2%	+ 48.1%
Bethlehem	\$285,500	\$335,000	\$335,000	\$410,000	\$430,000	+ 4.9%	+ 50.6%
Bloomfield	\$195,000	\$205,500	\$224,000	\$249,900	\$292,000	+ 16.8%	+ 49.7%
Bolton	\$249,900	\$267,500	\$265,000	\$315,000	\$325,000	+ 3.2%	+ 30.1%
Bozrah	\$170,000	\$240,000	\$241,000	\$270,000	\$330,000	+ 22.2%	+ 94.1%
Branford	\$248,000	\$250,000	\$272,500	\$307,250	\$339,900	+ 10.6%	+ 37.1%
Bridgeport	\$160,000	\$170,000	\$208,500	\$240,000	\$260,000	+ 8.3%	+ 62.5%
Bridgewater	\$535,000	\$421,000	\$585,000	\$659,500	\$608,200	- 7.8%	+ 13.7%
Bristol	\$168,000	\$172,000	\$204,950	\$225,000	\$252,000	+ 12.0%	+ 50.0%
Brookfield	\$345,000	\$350,000	\$380,000	\$415,000	\$480,000	+ 15.7%	+ 39.1%
Brooklyn	\$217,000	\$234,950	\$269,900	\$310,000	\$314,500	+ 1.5%	+ 44.9%
Burlington	\$341,833	\$310,000	\$352,500	\$380,250	\$440,000	+ 15.7%	+ 28.7%
Canaan	\$217,500	\$218,500	\$257,500	\$410,000	\$595,000	+ 45.1%	+ 173.6%
Canterbury	\$219,000	\$219,000	\$247,000	\$307,000	\$333,000	+ 8.5%	+ 52.1%
Canton	\$287,500	\$284,250	\$330,000	\$331,750	\$356,150	+ 7.4%	+ 23.9%
Chaplin	\$177,500	\$179,900	\$209,000	\$249,950	\$280,000	+ 12.0%	+ 57.7%
Cheshire	\$300,000	\$310,000	\$339,950	\$385,000	\$420,500	+ 9.2%	+ 40.2%
Chester	\$313,500	\$325,000	\$350,000	\$426,750	\$440,000	+ 3.1%	+ 40.4%
Clinton	\$275,000	\$272,500	\$306,000	\$358,000	\$380,000	+ 6.1%	+ 38.2%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Colchester	\$265,000	\$259,000	\$279,000	\$308,500	\$365,000	+ 18.3%	+ 37.7%
Colebrook	\$286,000	\$235,000	\$329,000	\$315,000	\$417,500	+ 32.5%	+ 46.0%
Columbia	\$234,975	\$258,000	\$274,000	\$307,500	\$340,000	+ 10.6%	+ 44.7%
Cornwall	\$322,500	\$375,000	\$547,500	\$515,000	\$800,000	+ 55.3%	+ 148.1%
Coventry	\$225,500	\$218,750	\$240,500	\$272,500	\$282,000	+ 3.5%	+ 25.1%
Cromwell	\$191,500	\$199,900	\$217,000	\$227,000	\$245,000	+ 7.9%	+ 27.9%
Danbury	\$281,000	\$285,000	\$319,900	\$360,000	\$401,350	+ 11.5%	+ 42.8%
Darien	\$1,350,000	\$1,237,500	\$1,414,750	\$1,616,000	\$1,680,251	+ 4.0%	+ 24.5%
Deep River	\$233,000	\$275,000	\$240,000	\$303,375	\$279,000	- 8.0%	+ 19.7%
Derby	\$165,000	\$179,750	\$208,000	\$232,000	\$249,000	+ 7.3%	+ 50.9%
Durham	\$300,000	\$290,000	\$322,750	\$399,000	\$389,000	- 2.5%	+ 29.7%
East Granby	\$249,900	\$250,000	\$269,500	\$311,000	\$342,500	+ 10.1%	+ 37.1%
East Haddam	\$227,250	\$254,900	\$275,000	\$302,000	\$339,600	+ 12.5%	+ 49.4%
East Hampton	\$255,000	\$260,000	\$270,225	\$301,500	\$360,700	+ 19.6%	+ 41.5%
East Hartford	\$155,000	\$162,900	\$185,000	\$210,000	\$235,000	+ 11.9%	+ 51.6%
East Haven	\$191,775	\$192,450	\$225,000	\$250,000	\$279,000	+ 11.6%	+ 45.5%
East Lyme	\$290,000	\$297,000	\$325,000	\$359,450	\$379,000	+ 5.4%	+ 30.7%
East Windsor	\$181,250	\$196,250	\$236,000	\$249,950	\$260,000	+ 4.0%	+ 43.4%
Eastford	\$207,500	\$225,000	\$248,000	\$295,000	\$280,000	- 5.1%	+ 34.9%
Easton	\$595,000	\$562,500	\$586,250	\$720,000	\$875,000	+ 21.5%	+ 47.1%
Ellington	\$248,000	\$265,000	\$271,000	\$320,000	\$345,000	+ 7.8%	+ 39.1%
Enfield	\$180,000	\$185,000	\$207,000	\$232,750	\$260,000	+ 11.7%	+ 44.4%
Essex	\$342,500	\$385,000	\$410,000	\$475,000	\$524,984	+ 10.5%	+ 53.3%
Fairfield	\$599,500	\$547,125	\$650,000	\$689,000	\$784,500	+ 13.9%	+ 30.9%
Farmington	\$302,500	\$285,500	\$318,500	\$326,000	\$357,000	+ 9.5%	+ 18.0%
Franklin	\$288,000	\$241,650	\$239,000	\$289,999	\$300,000	+ 3.4%	+ 4.2%
Glastonbury	\$334,250	\$326,000	\$362,000	\$369,000	\$420,000	+ 13.8%	+ 25.7%
Goshen	\$330,000	\$320,000	\$447,500	\$479,900	\$600,000	+ 25.0%	+ 81.8%
Granby	\$291,500	\$295,000	\$307,000	\$365,750	\$385,000	+ 5.3%	+ 32.1%
Greenwich	\$1,350,000	\$1,362,500	\$1,500,000	\$1,750,000	\$1,750,000	0.0%	+ 29.6%
Grisworld	\$185,500	\$204,450	\$224,900	\$265,500	\$269,568	+ 1.5%	+ 45.3%
Groton	\$217,000	\$237,750	\$271,500	\$287,500	\$315,000	+ 9.6%	+ 45.2%
Guilford	\$371,250	\$360,000	\$403,000	\$446,250	\$520,000	+ 16.5%	+ 40.1%
Haddam	\$282,500	\$285,000	\$330,000	\$376,000	\$397,000	+ 5.6%	+ 40.5%
Hadlyme	\$485,000	\$832,500	\$595,000	\$383,304	\$852,000	+ 122.3%	+ 75.7%
Hamden	\$190,000	\$199,900	\$226,000	\$255,000	\$281,000	+ 10.2%	+ 47.9%
Hampton	\$205,000	\$210,000	\$269,450	\$292,000	\$342,000	+ 17.1%	+ 66.8%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Hartford	\$133,000	\$139,000	\$160,000	\$188,500	\$189,900	+ 0.7%	+ 42.8%
Hartland	\$255,500	\$215,000	\$253,000	\$315,000	\$375,000	+ 19.0%	+ 46.8%
Harwinton	\$239,900	\$258,750	\$275,000	\$327,500	\$342,500	+ 4.6%	+ 42.8%
Hebron	\$257,250	\$270,000	\$295,000	\$345,000	\$349,900	+ 1.4%	+ 36.0%
Kent	\$359,000	\$367,250	\$372,750	\$465,000	\$525,000	+ 12.9%	+ 46.2%
Killingly	\$197,450	\$198,950	\$224,900	\$260,000	\$287,500	+ 10.6%	+ 45.6%
Killingworth	\$385,000	\$376,250	\$393,000	\$495,000	\$512,500	+ 3.5%	+ 33.1%
Lebanon	\$230,200	\$230,000	\$255,000	\$285,000	\$345,000	+ 21.1%	+ 49.9%
Ledyard	\$225,000	\$226,500	\$254,500	\$280,000	\$320,000	+ 14.3%	+ 42.2%
Lisbon	\$219,500	\$249,000	\$261,450	\$263,600	\$300,000	+ 13.8%	+ 36.7%
Litchfield	\$289,950	\$270,100	\$355,000	\$396,950	\$497,450	+ 25.3%	+ 71.6%
Lyme	\$445,000	\$530,000	\$589,000	\$678,000	\$819,000	+ 20.8%	+ 84.0%
Madison	\$403,000	\$380,000	\$446,500	\$522,500	\$607,500	+ 16.3%	+ 50.7%
Manchester	\$174,000	\$180,000	\$192,000	\$225,551	\$250,278	+ 11.0%	+ 43.8%
Mansfield	\$229,000	\$225,000	\$235,000	\$285,000	\$300,000	+ 5.3%	+ 31.0%
Marion	\$234,325	\$226,500	\$329,000	\$256,500	\$420,000	+ 63.7%	+ 79.2%
Marlborough	\$269,950	\$258,250	\$286,000	\$335,000	\$340,000	+ 1.5%	+ 25.9%
Meriden	\$155,000	\$165,900	\$175,000	\$220,000	\$235,000	+ 6.8%	+ 51.6%
Middlebury	\$356,200	\$349,574	\$379,950	\$425,000	\$484,966	+ 14.1%	+ 36.1%
Middlefield	\$232,590	\$240,000	\$280,000	\$280,750	\$294,500	+ 4.9%	+ 26.6%
Middletown	\$177,000	\$195,000	\$219,900	\$242,000	\$256,725	+ 6.1%	+ 45.0%
Milford	\$285,000	\$283,500	\$320,000	\$371,500	\$401,500	+ 8.1%	+ 40.9%
Monroe	\$340,000	\$340,000	\$395,500	\$438,250	\$485,000	+ 10.7%	+ 42.6%
Montville	\$192,350	\$213,000	\$224,250	\$260,000	\$285,000	+ 9.6%	+ 48.2%
Morris	\$334,450	\$285,000	\$379,900	\$448,750	\$375,000	- 16.4%	+ 12.1%
Naugatuck	\$174,450	\$172,000	\$204,500	\$245,000	\$272,000	+ 11.0%	+ 55.9%
New Britain	\$145,450	\$152,500	\$166,500	\$190,000	\$215,000	+ 13.2%	+ 47.8%
New Canaan	\$1,200,000	\$1,150,250	\$1,292,500	\$1,590,000	\$1,690,000	+ 6.3%	+ 40.8%
New Fairfield	\$330,000	\$339,000	\$399,000	\$480,000	\$470,000	- 2.1%	+ 42.4%
New Hartford	\$237,500	\$231,500	\$290,000	\$325,000	\$341,000	+ 4.9%	+ 43.6%
New Haven	\$167,000	\$182,500	\$200,000	\$235,000	\$250,000	+ 6.4%	+ 49.7%
New London	\$145,500	\$154,000	\$180,000	\$205,000	\$245,000	+ 19.5%	+ 68.4%
New Milford	\$275,000	\$269,900	\$315,000	\$346,500	\$390,000	+ 12.6%	+ 41.8%
Newington	\$199,950	\$209,900	\$225,500	\$246,000	\$275,000	+ 11.8%	+ 37.5%
Newtown	\$380,000	\$375,000	\$424,500	\$495,000	\$527,000	+ 6.5%	+ 38.7%
Norfolk	\$325,000	\$232,250	\$377,500	\$325,000	\$409,000	+ 25.8%	+ 25.8%
North Branford	\$271,000	\$264,000	\$290,000	\$330,000	\$372,500	+ 12.9%	+ 37.5%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
North Canaan	\$170,250	\$146,950	\$175,000	\$260,000	\$285,000	+ 9.6%	+ 67.4%
North Haven	\$271,750	\$281,000	\$300,000	\$345,000	\$390,123	+ 13.1%	+ 43.6%
North Stonington	\$266,675	\$280,000	\$320,000	\$380,000	\$370,000	- 2.6%	+ 38.7%
Northford	\$280,000	\$282,000	\$328,750	\$347,500	\$378,500	+ 8.9%	+ 35.2%
Norwalk	\$415,000	\$405,000	\$452,250	\$475,000	\$520,625	+ 9.6%	+ 25.5%
Norwich	\$139,900	\$145,000	\$165,000	\$188,000	\$210,000	+ 11.7%	+ 50.1%
Old Lyme	\$350,000	\$350,000	\$385,000	\$479,000	\$500,000	+ 4.4%	+ 42.9%
Old Saybrook	\$340,000	\$377,000	\$425,000	\$475,000	\$545,001	+ 14.7%	+ 60.3%
Orange	\$360,000	\$380,000	\$380,000	\$443,750	\$485,000	+ 9.3%	+ 34.7%
Oxford	\$363,000	\$350,000	\$395,000	\$450,000	\$484,750	+ 7.7%	+ 33.5%
Plainfield	\$172,500	\$187,500	\$210,000	\$257,500	\$294,000	+ 14.2%	+ 70.4%
Plainville	\$187,000	\$186,000	\$200,000	\$220,000	\$250,000	+ 13.6%	+ 33.7%
Plymouth	\$164,400	\$172,250	\$207,450	\$225,500	\$252,000	+ 11.8%	+ 53.3%
Pomfret	\$272,500	\$272,500	\$320,000	\$395,000	\$387,000	- 2.0%	+ 42.0%
Portland	\$233,000	\$240,000	\$265,000	\$285,000	\$325,000	+ 14.0%	+ 39.5%
Preston	\$225,000	\$247,000	\$290,000	\$290,000	\$303,000	+ 4.5%	+ 34.7%
Prospect	\$281,500	\$298,000	\$300,000	\$332,950	\$359,957	+ 8.1%	+ 27.9%
Putnam	\$179,950	\$182,250	\$220,000	\$250,000	\$277,500	+ 11.0%	+ 54.2%
Redding	\$540,625	\$520,500	\$562,000	\$665,000	\$799,900	+ 20.3%	+ 48.0%
Ridgefield	\$610,000	\$601,250	\$639,350	\$741,250	\$799,900	+ 7.9%	+ 31.1%
Rocky Hill	\$212,000	\$215,000	\$236,500	\$256,000	\$300,000	+ 17.2%	+ 41.5%
Roxbury	\$500,000	\$592,500	\$730,000	\$1,047,500	\$769,000	- 26.6%	+ 53.8%
Salem	\$258,500	\$260,000	\$292,700	\$335,000	\$312,500	- 6.7%	+ 20.9%
Salisbury	\$470,000	\$500,000	\$646,000	\$700,000	\$750,000	+ 7.1%	+ 59.6%
Scotland	\$196,000	\$185,000	\$233,500	\$270,000	\$299,000	+ 10.7%	+ 52.6%
Seymour	\$227,500	\$220,000	\$261,750	\$280,000	\$305,500	+ 9.1%	+ 34.3%
Sharon	\$360,250	\$410,000	\$475,000	\$426,400	\$647,500	+ 51.9%	+ 79.7%
Shelton	\$320,000	\$329,950	\$365,000	\$400,000	\$449,000	+ 12.3%	+ 40.3%
Sherman	\$415,000	\$417,500	\$499,500	\$570,000	\$655,000	+ 14.9%	+ 57.8%
Simsbury	\$315,000	\$315,000	\$324,900	\$355,000	\$390,000	+ 9.9%	+ 23.8%
Somers	\$295,900	\$285,000	\$307,450	\$370,000	\$387,750	+ 4.8%	+ 31.0%
South Windsor	\$232,550	\$250,000	\$274,950	\$290,000	\$325,000	+ 12.1%	+ 39.8%
Southbury	\$227,950	\$225,000	\$257,500	\$305,500	\$350,000	+ 14.6%	+ 53.5%
Southington	\$259,900	\$257,000	\$284,675	\$315,000	\$335,000	+ 6.3%	+ 28.9%
Sprague	\$179,900	\$187,000	\$263,000	\$245,100	\$270,000	+ 10.2%	+ 50.1%
Stafford	\$176,000	\$170,000	\$209,450	\$231,750	\$250,000	+ 7.9%	+ 42.0%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Stamford	\$451,000	\$468,375	\$510,000	\$525,000	\$541,500	+ 3.1%	+ 20.1%
Sterling	\$219,900	\$212,000	\$242,500	\$254,250	\$284,000	+ 11.7%	+ 29.1%
Stonington	\$343,839	\$355,000	\$355,500	\$434,500	\$460,000	+ 5.9%	+ 33.8%
Stratford	\$240,000	\$240,000	\$280,000	\$330,000	\$369,000	+ 11.8%	+ 53.8%
Suffield	\$252,000	\$265,000	\$315,500	\$363,000	\$399,950	+ 10.2%	+ 58.7%
Thomaston	\$172,000	\$206,000	\$215,000	\$229,200	\$265,000	+ 15.6%	+ 54.1%
Thompson	\$217,800	\$234,900	\$271,000	\$305,000	\$333,000	+ 9.2%	+ 52.9%
Tolland	\$240,000	\$245,000	\$282,500	\$300,000	\$342,000	+ 14.0%	+ 42.5%
Torrington	\$129,000	\$138,000	\$159,900	\$180,000	\$215,000	+ 19.4%	+ 66.7%
Trumbull	\$377,500	\$378,000	\$422,500	\$485,000	\$535,000	+ 10.3%	+ 41.7%
Union	\$236,900	\$224,900	\$320,000	\$275,000	\$304,000	+ 10.5%	+ 28.3%
Vernon	\$179,900	\$185,000	\$200,000	\$235,000	\$250,000	+ 6.4%	+ 39.0%
Voluntown	\$233,950	\$251,000	\$262,000	\$299,900	\$317,000	+ 5.7%	+ 35.5%
Wallingford	\$240,000	\$239,000	\$255,000	\$279,900	\$315,000	+ 12.5%	+ 31.3%
Warren	\$320,000	\$500,000	\$607,500	\$442,500	\$471,000	+ 6.4%	+ 47.2%
Washington	\$388,000	\$528,500	\$845,000	\$718,000	\$700,000	- 2.5%	+ 80.4%
Waterbury	\$105,000	\$122,450	\$145,000	\$182,000	\$205,000	+ 12.6%	+ 95.2%
Waterford	\$228,000	\$231,750	\$266,000	\$299,725	\$310,000	+ 3.4%	+ 36.0%
Watertown	\$214,450	\$210,000	\$245,000	\$269,000	\$285,000	+ 5.9%	+ 32.9%
West Hartford	\$300,000	\$289,900	\$310,000	\$345,514	\$375,000	+ 8.5%	+ 25.0%
West Haven	\$170,000	\$185,000	\$215,000	\$260,000	\$275,000	+ 5.8%	+ 61.8%
Westbrook	\$335,500	\$375,000	\$390,000	\$440,000	\$480,000	+ 9.1%	+ 43.1%
Weston	\$701,605	\$685,000	\$819,000	\$1,110,000	\$1,175,000	+ 5.9%	+ 67.5%
Westport	\$1,199,999	\$1,060,000	\$1,299,000	\$1,489,000	\$1,875,000	+ 25.9%	+ 56.3%
Wethersfield	\$225,000	\$232,000	\$250,000	\$280,000	\$308,000	+ 10.0%	+ 36.9%
Willimantic	\$133,700	\$134,313	\$152,900	\$184,950	\$195,000	+ 5.4%	+ 45.8%
Willington	\$205,000	\$218,000	\$235,000	\$269,450	\$285,000	+ 5.8%	+ 39.0%
Wilton	\$740,000	\$650,000	\$782,500	\$875,000	\$962,500	+ 10.0%	+ 30.1%
Winchester	\$137,450	\$145,250	\$178,000	\$220,000	\$224,000	+ 1.8%	+ 63.0%
Windham	\$143,000	\$147,500	\$165,000	\$190,700	\$220,000	+ 15.4%	+ 53.8%
Windsor	\$218,000	\$215,000	\$236,750	\$270,000	\$300,000	+ 11.1%	+ 37.6%
Windsor Locks	\$175,000	\$185,000	\$189,900	\$228,500	\$240,000	+ 5.0%	+ 37.1%
Winsted	\$133,900	\$141,375	\$164,950	\$199,900	\$215,000	+ 7.6%	+ 60.6%
Wolcott	\$218,000	\$225,000	\$250,000	\$289,500	\$308,000	+ 6.4%	+ 41.3%
Woodbridge	\$397,500	\$408,130	\$418,000	\$500,000	\$575,000	+ 15.0%	+ 44.7%
Woodbury	\$262,500	\$284,000	\$334,000	\$399,000	\$410,000	+ 2.8%	+ 56.2%