Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Old Lyme

New London County

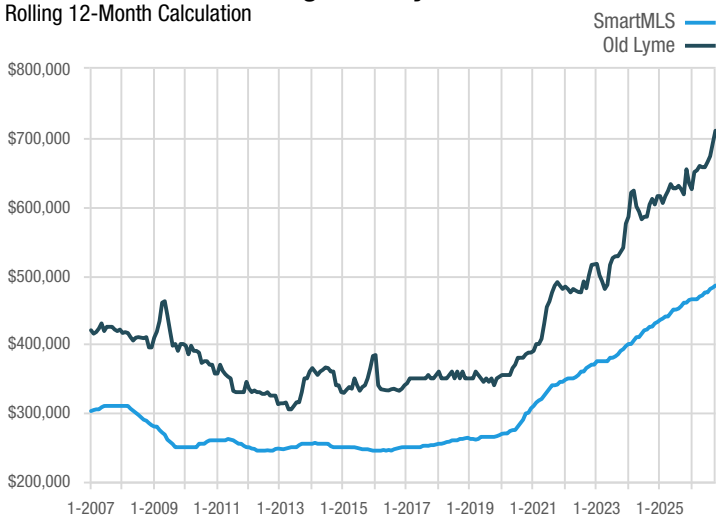
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**7**	- 30.0%	126	**125**	- 0.8%
Pending Sales	8	**11**	+ 37.5%	86	**85**	- 1.2%
Closed Sales	9	**19**	+ 111.1%	82	**88**	+ 7.3%
Days on Market Until Sale	36	**21**	- 41.7%	42	**40**	- 4.8%
Median Sales Price*	$615,000	**$790,000**	+ 28.5%	$617,500	**$699,500**	+ 13.3%
Average Sales Price*	$852,700	**$829,258**	- 2.7%	$740,377	**$780,358**	+ 5.4%
Percent of List Price Received*	98.9%	**97.7%**	- 1.2%	97.5%	**99.1%**	+ 1.6%
Inventory of Homes for Sale	32	**30**	- 6.3%	—	**—**	—
Months Supply of Inventory	3.9	**3.6**	- 7.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**0**	- 100.0%	7	**5**	- 28.6%
Pending Sales	0	**0**	0.0%	4	**2**	- 50.0%
Closed Sales	1	**0**	- 100.0%	4	**2**	- 50.0%
Days on Market Until Sale	1	**—**	—	11	**44**	+ 300.0%
Median Sales Price*	$719,000	**—**	—	$462,500	**$527,500**	+ 14.1%
Average Sales Price*	$719,000	**—**	—	$487,250	**$527,500**	+ 8.3%
Percent of List Price Received*	100.0%	**—**	—	99.6%	**96.3%**	- 3.3%
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.5	**—**	—	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

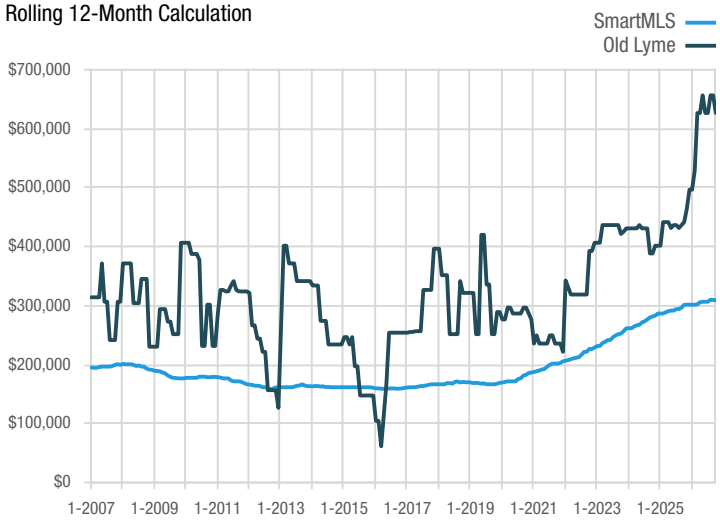
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.