

Monthly Indicators

Eastern Connecticut Association of REALTORS®

SMART MLS



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 4.4 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes. Pending Sales increased 4.0 percent for Single Family homes but decreased 17.2 percent for Townhouse/Condo homes. Inventory decreased 8.6 percent for Single Family homes and 7.9 percent for Townhouse/Condo homes.

Median Sales Price increased 10.0 percent to \$375,000 for Single Family homes but decreased 3.3 percent to \$241,700 for Townhouse/Condo homes. Days on Market decreased 8.1 percent for Single Family homes and 26.1 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 11.8 percent for Single Family homes and 10.0 percent for Townhouse/Condo homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 9.8% **+ 6.2%** **- 8.5%**

Change in
Closed Sales
All Properties

Change in
Median Sales Price
All Properties

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Eastern Connecticut Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

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	1-2025		1-2026		% Change	YTD 2025	YTD 2026	% Change
		1-2025	1-2026	1-2025	1-2026				
New Listings		227	217	227	217	- 4.4%	227	217	- 4.4%
Pending Sales		175	182	175	182	+ 4.0%	175	182	+ 4.0%
Closed Sales		187	175	187	175	- 6.4%	187	175	- 6.4%
Days on Market Until Sale		37	34	37	34	- 8.1%	37	34	- 8.1%
Median Sales Price		\$341,000	\$375,000	\$341,000	\$375,000	+ 10.0%	\$341,000	\$375,000	+ 10.0%
Average Sales Price		\$417,594	\$468,531	\$417,594	\$468,531	+ 12.2%	\$417,594	\$468,531	+ 12.2%
Percent of List Price Received		100.0%	100.5%	100.0%	100.5%	+ 0.5%	100.0%	100.5%	+ 0.5%
Housing Affordability Index		114	111	114	111	- 2.6%	114	111	- 2.6%
Inventory of Homes for Sale		406	371	406	371	- 8.6%	—	—	—
Months Supply of Inventory		1.7	1.5	1.7	1.5	- 11.8%	—	—	—

Townhouse/Condo Market Overview

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

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Key Metrics	Historical Sparkbars					1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
	1-2024	7-2024	1-2025	7-2025	1-2026						
New Listings		45	36	- 20.0%	45	36	- 20.0%				
Pending Sales		29	24	- 17.2%	29	24	- 17.2%				
Closed Sales		38	28	- 26.3%	38	28	- 26.3%				
Days on Market Until Sale		46	34	- 26.1%	46	34	- 26.1%				
Median Sales Price		\$250,000	\$241,700	- 3.3%	\$250,000	\$241,700	- 3.3%				
Average Sales Price		\$336,701	\$268,871	- 20.1%	\$336,701	\$268,871	- 20.1%				
Percent of List Price Received		99.7%	100.0%	+ 0.3%	99.7%	100.0%	+ 0.3%				
Housing Affordability Index		155	172	+ 11.0%	155	172	+ 11.0%				
Inventory of Homes for Sale		76	70	- 7.9%	—	—	—				
Months Supply of Inventory		2.0	1.8	- 10.0%	—	—	—				

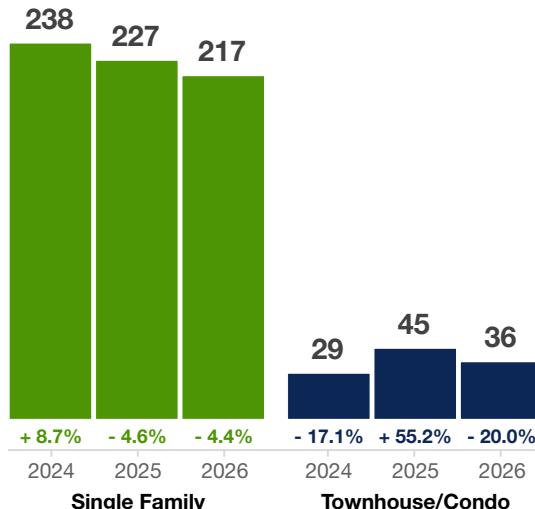
New Listings

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

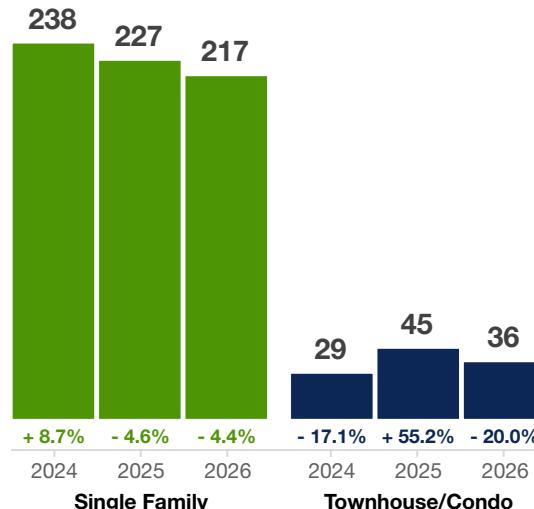
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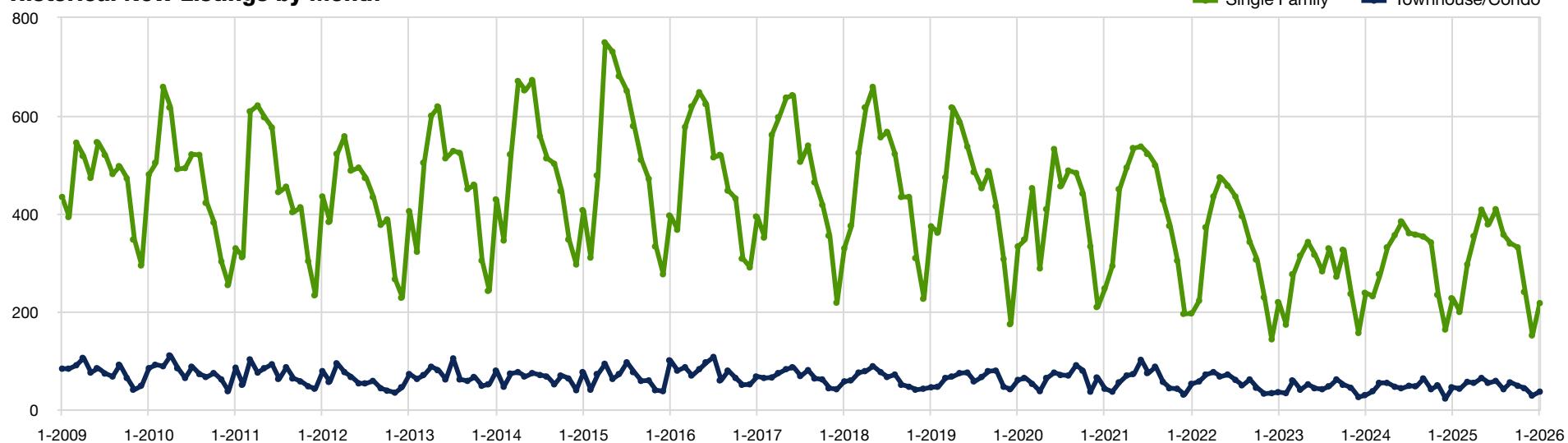


Year to Date



	New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	199		- 13.9%	42	+ 13.5%
Mar-2025	296		+ 7.2%	56	+ 3.7%
Apr-2025	354		+ 6.9%	54	0.0%
May-2025	408		+ 14.6%	64	+ 39.1%
Jun-2025	378		- 1.6%	54	+ 25.6%
Jul-2025	409		+ 13.6%	58	+ 20.8%
Aug-2025	357		0.0%	41	- 12.8%
Sep-2025	339		- 4.0%	55	- 12.7%
Oct-2025	331		- 2.9%	48	+ 17.1%
Nov-2025	240		+ 2.6%	43	- 12.2%
Dec-2025	151		- 7.4%	28	+ 27.3%
Jan-2026	217		- 4.4%	36	- 20.0%
12-Month Avg	307		+ 2.0%	48	+ 4.3%

Historical New Listings by Month



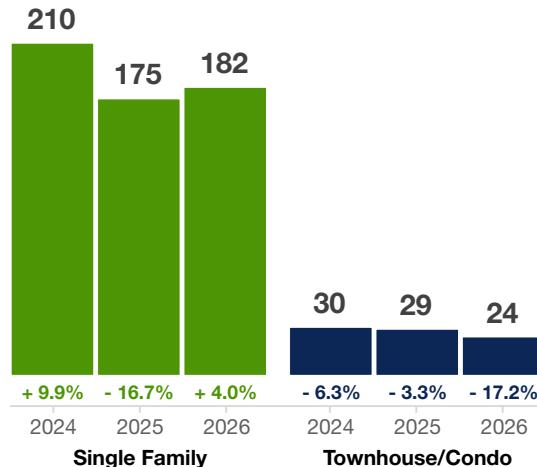
Pending Sales

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

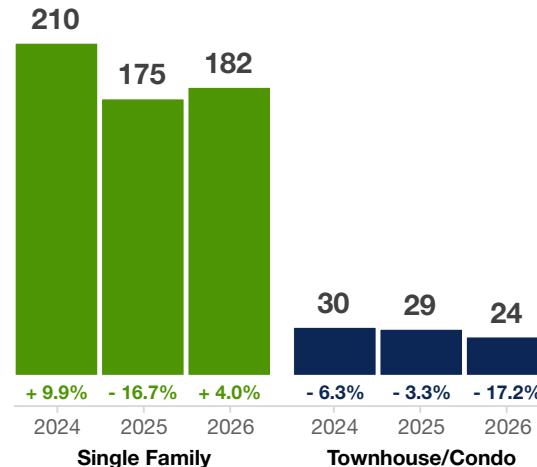
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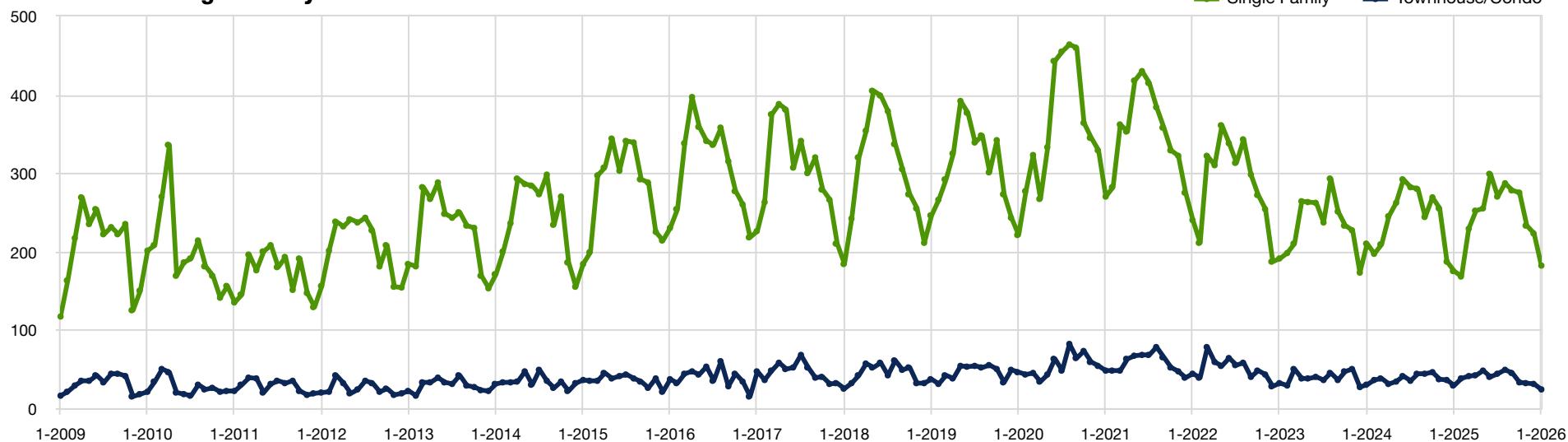


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	168	- 14.7%	38	+ 5.6%
Mar-2025	229	+ 9.6%	41	+ 7.9%
Apr-2025	252	+ 2.9%	42	+ 35.5%
May-2025	255	- 2.7%	48	+ 41.2%
Jun-2025	299	+ 2.4%	40	- 2.4%
Jul-2025	270	- 4.3%	44	+ 25.7%
Aug-2025	287	+ 2.5%	49	+ 11.4%
Sep-2025	278	+ 13.9%	45	+ 2.3%
Oct-2025	275	+ 2.2%	33	- 28.3%
Nov-2025	233	- 8.6%	32	- 13.5%
Dec-2025	223	+ 19.3%	31	- 13.9%
Jan-2026	182	+ 4.0%	24	- 17.2%
12-Month Avg	246	+ 2.1%	39	+ 2.6%

Historical Pending Sales by Month



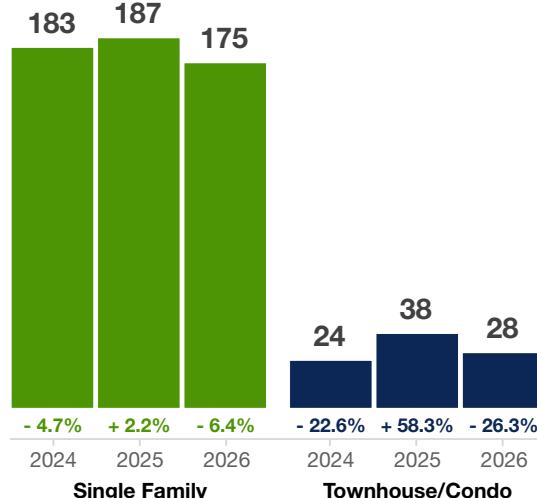
Closed Sales

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

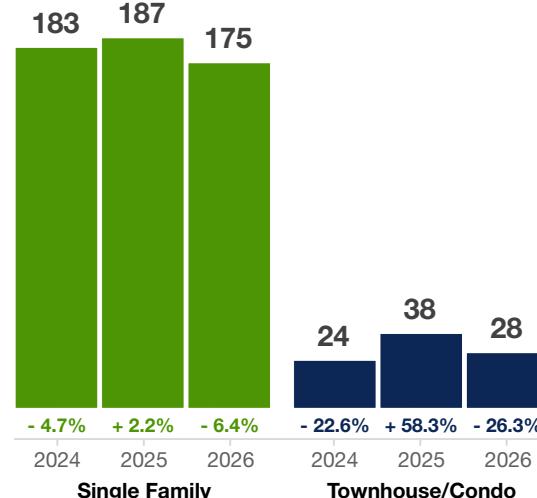
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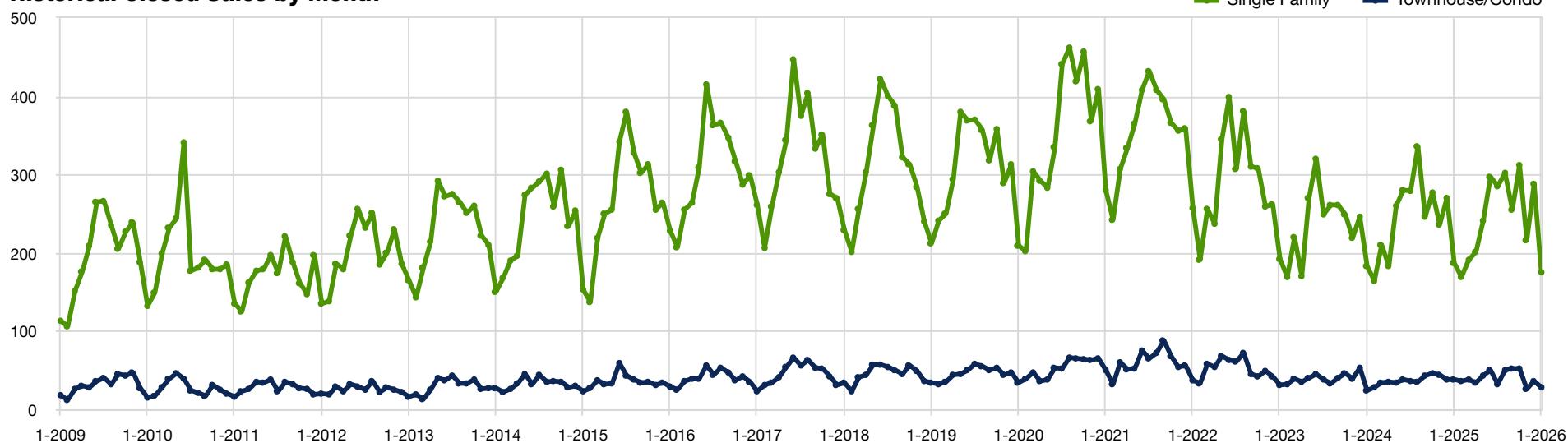


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	169	+ 3.0%	36	+ 28.6%
Mar-2025	191	- 9.0%	38	+ 11.8%
Apr-2025	201	+ 9.8%	34	- 2.9%
May-2025	241	- 7.3%	43	+ 26.5%
Jun-2025	297	+ 6.1%	50	+ 31.6%
Jul-2025	285	+ 2.2%	32	- 11.1%
Aug-2025	302	- 10.1%	50	+ 42.9%
Sep-2025	255	+ 3.7%	52	+ 20.9%
Oct-2025	312	+ 12.6%	52	+ 13.0%
Nov-2025	216	- 8.5%	26	- 40.9%
Dec-2025	288	+ 6.7%	36	- 5.3%
Jan-2026	175	- 6.4%	28	- 26.3%
12-Month Avg	244	0.0%	40	+ 8.1%

Historical Closed Sales by Month

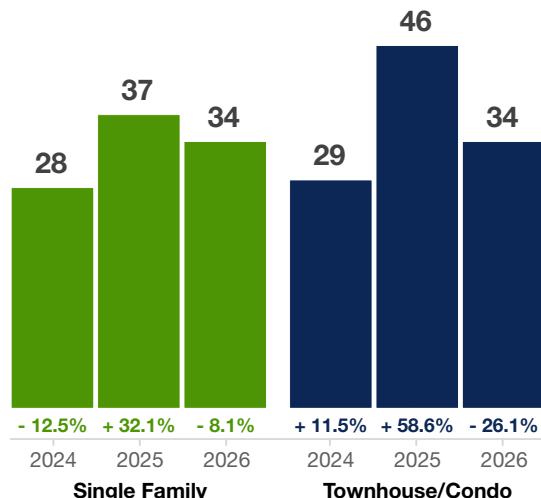


Days on Market Until Sale

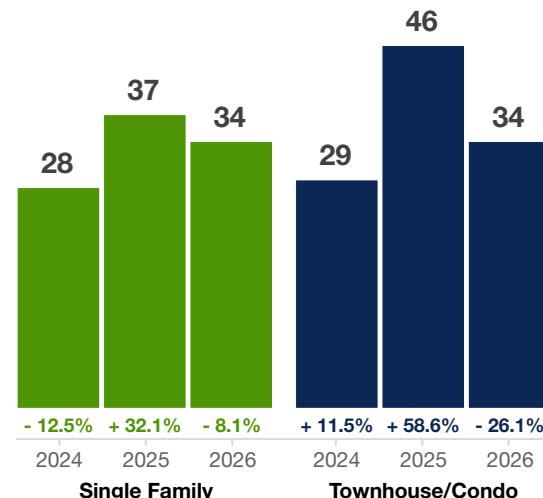
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



Year to Date

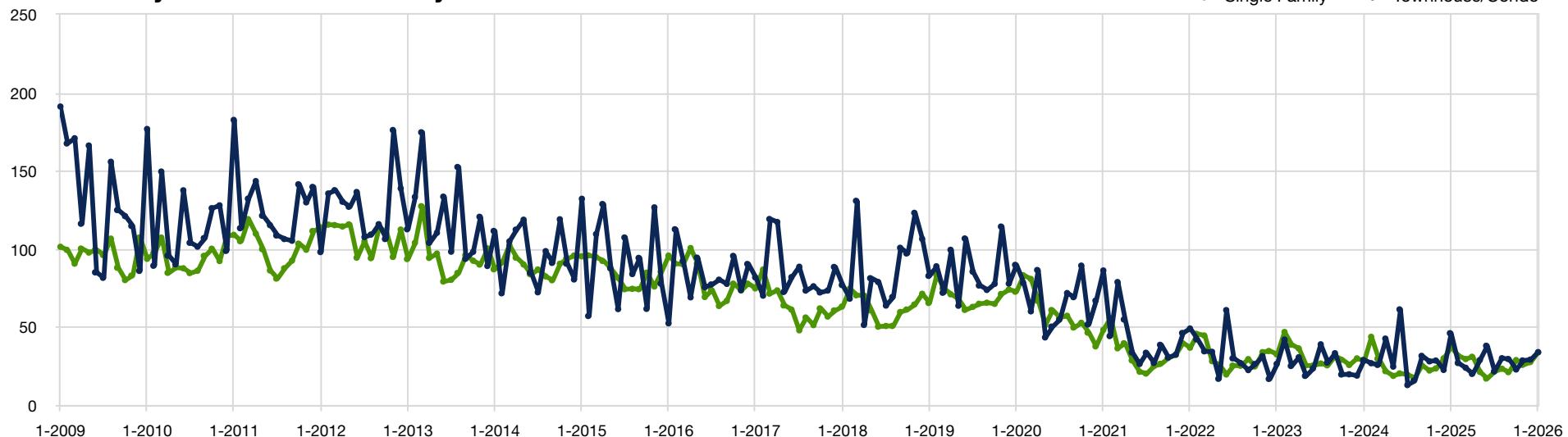


Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	32	- 27.3%	27	0.0%
Mar-2025	29	- 3.3%	24	- 7.7%
Apr-2025	31	+ 40.9%	20	- 53.5%
May-2025	21	+ 10.5%	29	+ 16.0%
Jun-2025	17	- 15.0%	38	- 37.7%
Jul-2025	21	+ 10.5%	21	+ 61.5%
Aug-2025	23	+ 35.3%	30	+ 87.5%
Sep-2025	21	- 16.0%	29	- 6.5%
Oct-2025	29	+ 31.8%	23	- 17.9%
Nov-2025	26	+ 13.0%	29	+ 3.6%
Dec-2025	27	- 10.0%	29	+ 31.8%
Jan-2026	34	- 8.1%	34	- 26.1%
12-Month Avg*	25	+ 2.8%	28	- 8.9%

* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

— Single Family — Townhouse/Condo

Historical Days on Market Until Sale by Month



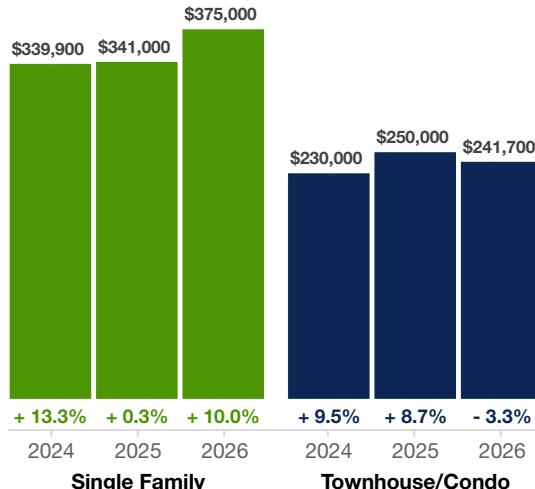
Median Sales Price

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

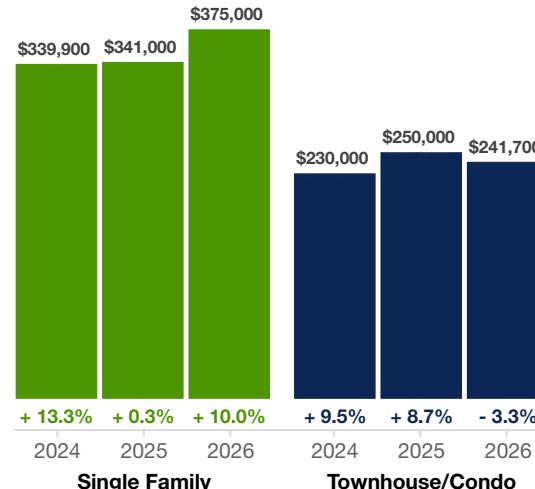
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January



Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$373,000	+ 13.4%	\$265,500	+ 18.4%
Mar-2025	\$392,000	+ 16.6%	\$237,500	+ 14.5%
Apr-2025	\$395,000	+ 7.0%	\$259,500	- 3.9%
May-2025	\$382,077	+ 4.0%	\$255,000	- 4.2%
Jun-2025	\$401,000	+ 5.2%	\$270,000	+ 10.2%
Jul-2025	\$407,000	+ 7.1%	\$278,000	+ 24.9%
Aug-2025	\$410,500	+ 6.6%	\$276,500	+ 15.7%
Sep-2025	\$422,000	+ 8.2%	\$282,500	+ 6.6%
Oct-2025	\$419,950	+ 11.1%	\$291,225	+ 23.9%
Nov-2025	\$413,250	+ 13.2%	\$293,250	+ 26.1%
Dec-2025	\$397,500	+ 2.3%	\$252,500	- 1.8%
Jan-2026	\$375,000	+ 10.0%	\$241,700	- 3.3%
12-Month Avg*	\$400,000	+ 8.1%	\$265,000	+ 10.4%

* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

— Single Family — Townhouse/Condo

Historical Median Sales Price by Month



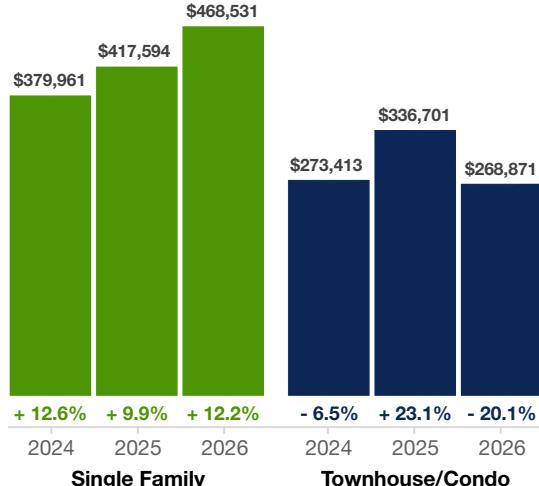
Average Sales Price

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

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January



Year to Date

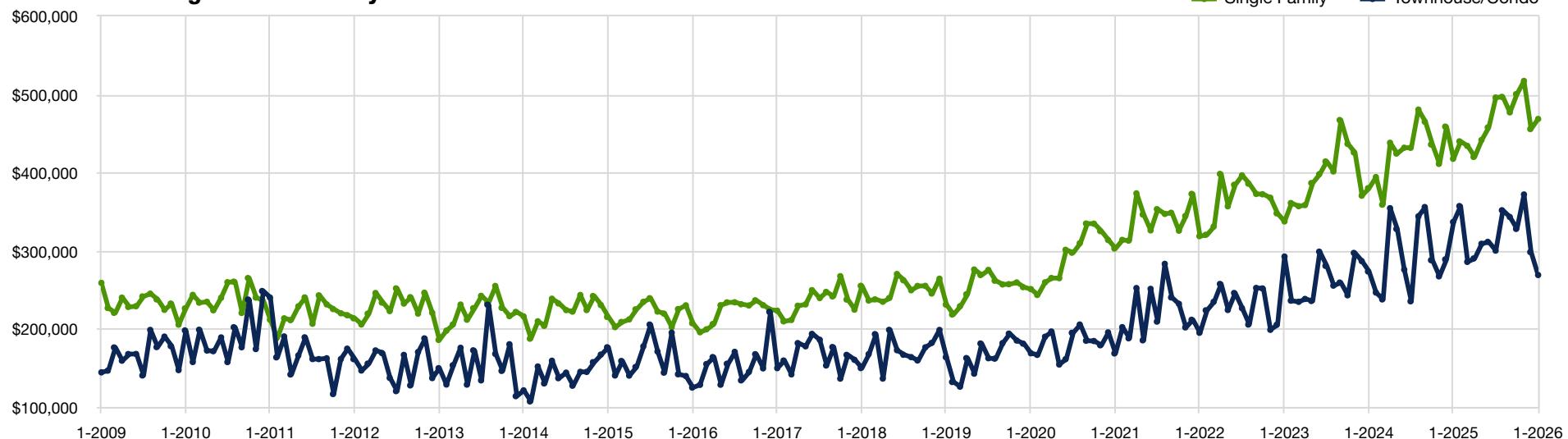


	Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$439,900		+ 11.6%	\$357,075	+ 44.9%
Mar-2025	\$434,072		+ 21.0%	\$285,657	+ 20.2%
Apr-2025	\$419,981		- 4.1%	\$290,018	- 18.2%
May-2025	\$441,565		+ 4.1%	\$308,821	- 5.8%
Jun-2025	\$457,673		+ 6.0%	\$311,264	+ 12.9%
Jul-2025	\$496,003		+ 14.9%	\$300,063	+ 27.6%
Aug-2025	\$496,828		+ 3.4%	\$351,738	+ 2.2%
Sep-2025	\$476,989		+ 2.6%	\$343,117	- 3.6%
Oct-2025	\$500,360		+ 14.8%	\$327,860	+ 13.9%
Nov-2025	\$517,183		+ 25.8%	\$371,900	+ 39.2%
Dec-2025	\$455,641		- 0.7%	\$298,245	+ 3.3%
Jan-2026	\$468,531	+ 12.2%		\$268,871	- 20.1%
12-Month Avg*	\$470,017		+ 8.6%	\$319,554	+ 7.4%

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

— Single Family — Townhouse/Condo

Historical Average Sales Price by Month

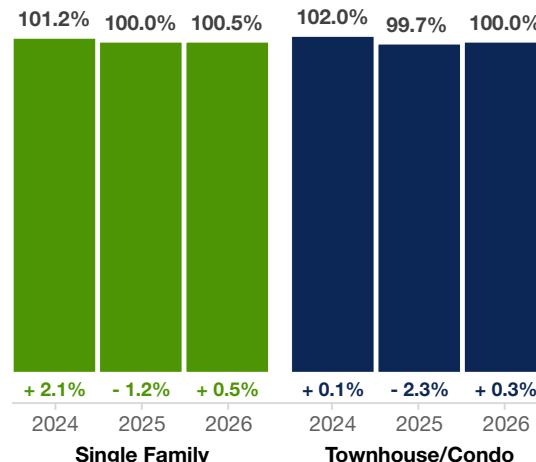


Percent of List Price Received

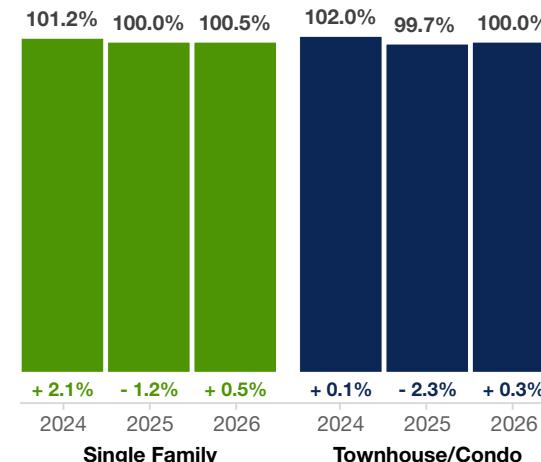
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



Year to Date

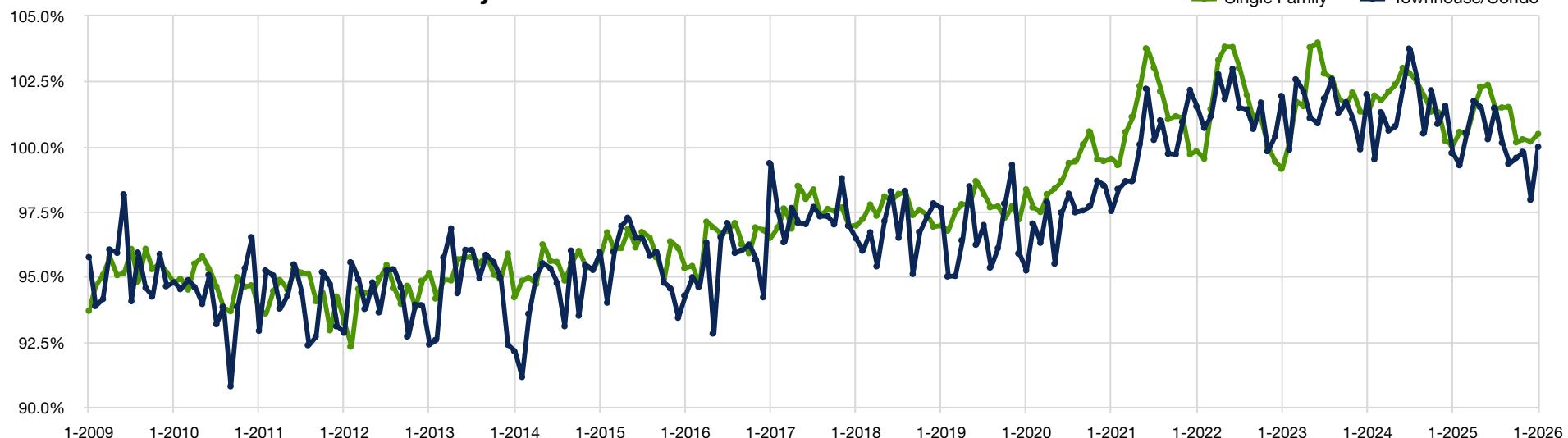


Pct. of List Price Received*	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	100.6%	- 1.4%	99.3%	- 0.2%
Mar-2025	100.5%	- 1.3%	100.5%	- 0.8%
Apr-2025	101.5%	- 0.6%	101.7%	+ 1.1%
May-2025	102.3%	- 0.1%	101.5%	+ 0.7%
Jun-2025	102.4%	- 0.6%	100.3%	- 2.0%
Jul-2025	101.5%	- 1.3%	101.5%	- 2.2%
Aug-2025	101.5%	- 1.0%	100.1%	- 2.4%
Sep-2025	101.5%	- 0.4%	99.3%	- 1.2%
Oct-2025	100.2%	- 1.1%	99.6%	- 2.5%
Nov-2025	100.3%	- 1.0%	99.8%	- 1.1%
Dec-2025	100.2%	0.0%	98.0%	- 3.5%
Jan-2026	100.5%	+ 0.5%	100.0%	+ 0.3%
12-Month Avg*	101.1%	- 0.7%	100.1%	- 1.2%

* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

— Single Family — Townhouse/Condo

Historical Percent of List Price Received by Month



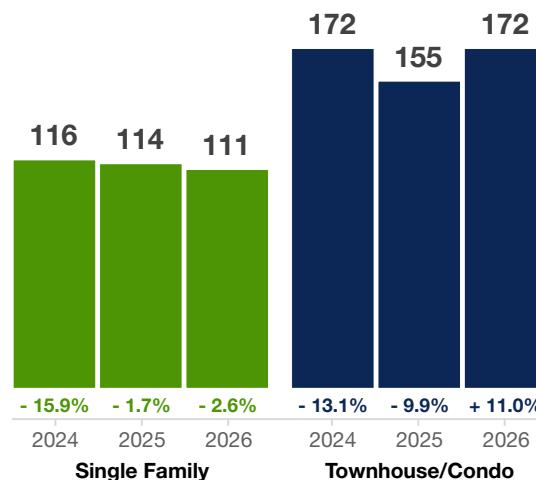
Housing Affordability Index

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.

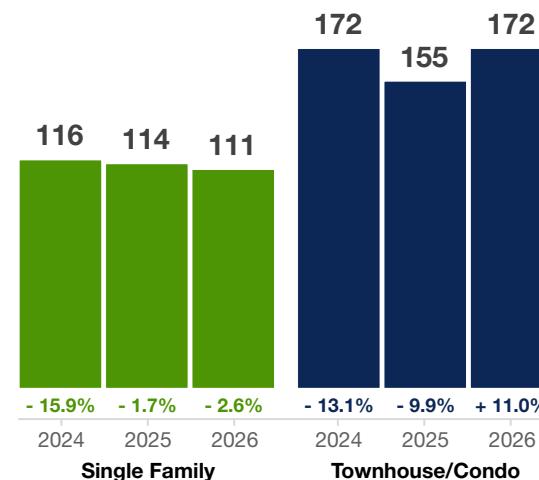
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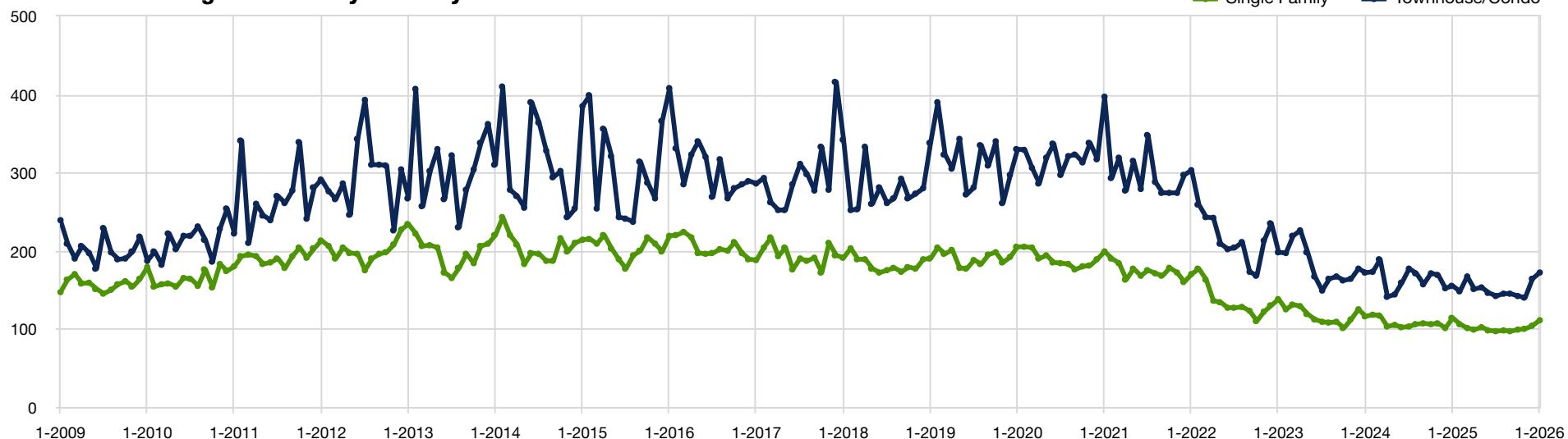


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	106	-10.2%	148	-14.5%
Mar-2025	101	-13.7%	167	-11.6%
Apr-2025	99	-3.9%	151	+7.1%
May-2025	102	-2.9%	153	+6.3%
Jun-2025	98	-3.9%	146	-8.2%
Jul-2025	97	-5.8%	142	-19.8%
Aug-2025	98	-7.5%	145	-15.2%
Sep-2025	97	-9.3%	145	-7.6%
Oct-2025	99	-6.6%	142	-17.0%
Nov-2025	100	-6.5%	140	-17.2%
Dec-2025	104	+3.0%	164	+7.9%
Jan-2026	111	-2.6%	172	+11.0%
12-Month Avg	101	-5.6%	151	-7.4%

Historical Housing Affordability Index by Month

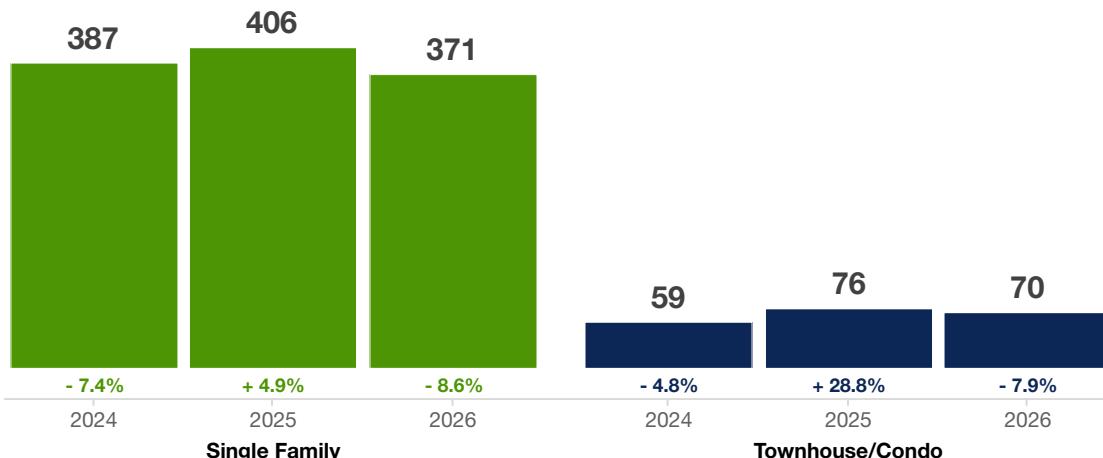


Inventory of Homes for Sale

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

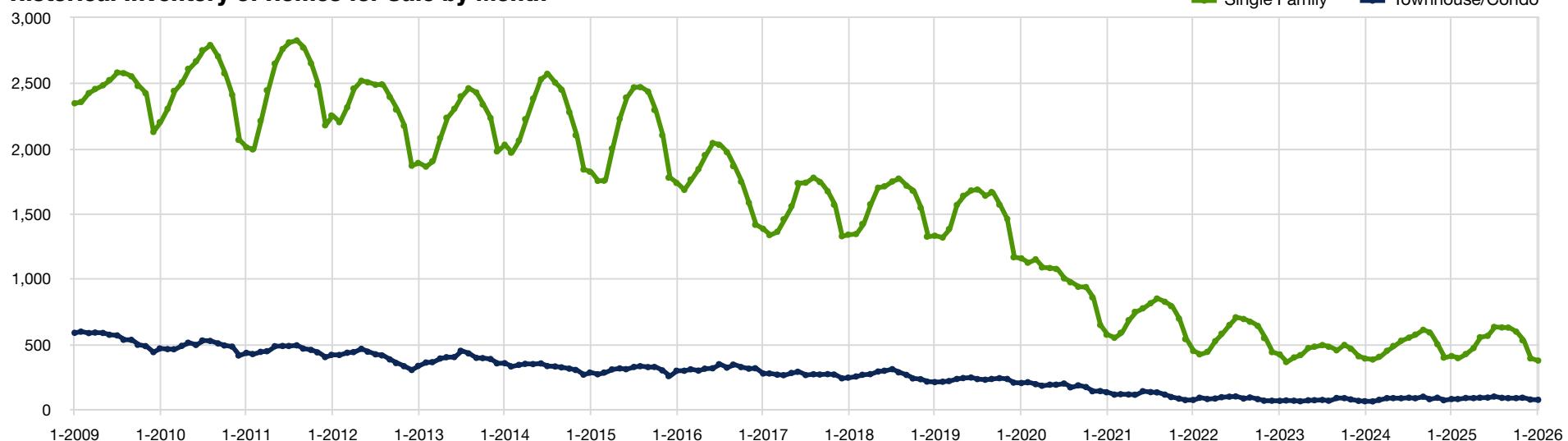


January



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	390	+ 2.9%	76	+ 31.0%
Mar-2025	421	+ 5.3%	84	+ 20.0%
Apr-2025	467	+ 4.7%	83	0.0%
May-2025	550	+ 13.9%	86	+ 3.6%
Jun-2025	561	+ 7.3%	87	+ 6.1%
Jul-2025	629	+ 15.0%	95	+ 10.5%
Aug-2025	625	+ 9.6%	85	+ 3.7%
Sep-2025	624	+ 2.8%	83	- 11.7%
Oct-2025	593	+ 1.0%	83	+ 10.7%
Nov-2025	527	+ 6.0%	86	0.0%
Dec-2025	388	- 1.5%	72	+ 7.5%
Jan-2026	371	- 8.6%	70	- 7.9%
12-Month Avg	512	+ 5.1%	83	+ 5.1%

Historical Inventory of Homes for Sale by Month

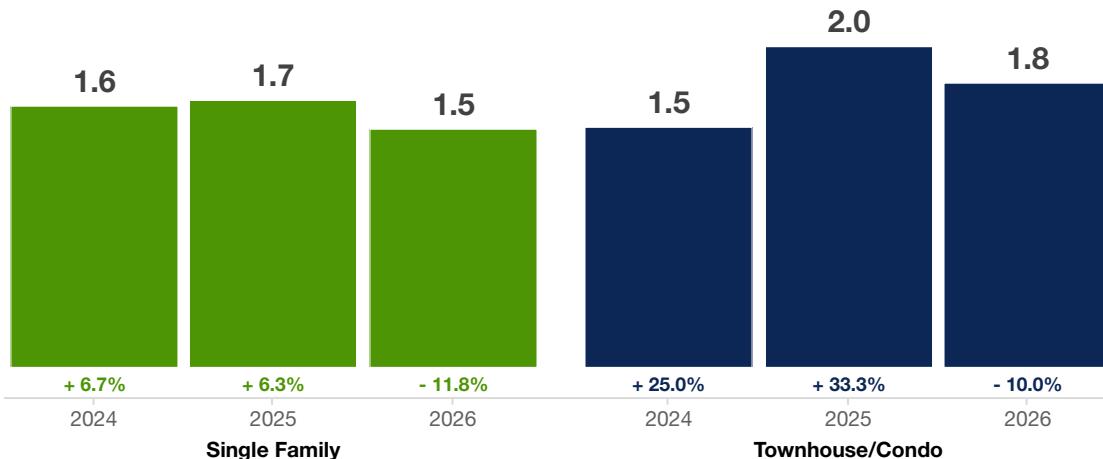


Months Supply of Inventory

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.



January



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	1.6	0.0%	2.0	+ 33.3%
Mar-2025	1.7	0.0%	2.2	+ 22.2%
Apr-2025	1.9	0.0%	2.1	- 4.5%
May-2025	2.3	+ 9.5%	2.1	- 4.5%
Jun-2025	2.3	+ 4.5%	2.2	0.0%
Jul-2025	2.6	+ 13.0%	2.3	0.0%
Aug-2025	2.6	+ 8.3%	2.1	- 4.5%
Sep-2025	2.6	0.0%	2.0	- 20.0%
Oct-2025	2.4	0.0%	2.1	+ 5.0%
Nov-2025	2.2	+ 10.0%	2.2	- 4.3%
Dec-2025	1.6	0.0%	1.8	0.0%
Jan-2026	1.5	- 11.8%	1.8	- 10.0%
12-Month Avg*	2.1	+ 3.6%	2.1	+ 0.0%

* Months Supply for all properties from February 2025 through January 2026. 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

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

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Key Metrics	Historical Sparkbars	1-2025		1-2026		% Change	YTD 2025	YTD 2026	% Change
		1-2025	1-2026	1-2025	1-2026				
New Listings		272	253	- 7.0%	272	253	- 7.0%	272	253
Pending Sales		204	206	+ 1.0%	204	206	+ 1.0%	204	206
Closed Sales		225	203	- 9.8%	225	203	- 9.8%	225	203
Days on Market Until Sale		39	34	- 12.8%	39	34	- 12.8%	39	34
Median Sales Price		\$339,000	\$360,000	+ 6.2%	\$339,000	\$360,000	+ 6.2%	\$339,000	\$360,000
Average Sales Price		\$403,932	\$440,992	+ 9.2%	\$403,932	\$440,992	+ 9.2%	\$403,932	\$440,992
Percent of List Price Received		100.0%	100.4%	+ 0.4%	100.0%	100.4%	+ 0.4%	100.0%	100.4%
Housing Affordability Index		114	116	+ 1.8%	114	116	+ 1.8%	114	116
Inventory of Homes for Sale		482	441	- 8.5%	—	—	—	—	—
Months Supply of Inventory		1.7	1.5	- 11.8%	—	—	—	—	—