Monthly Indicators

Eastern Connecticut Association of REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 10.3 percent for Single Family homes and 8.3 percent for Townhouse/Condo homes. Pending Sales decreased 17.1 percent for Single Family homes but increased 42.4 percent for Townhouse/Condo homes. Inventory increased 15.4 percent for Single Family homes and 34.5 percent for Townhouse/Condo homes.

Median Sales Price decreased 2.4 percent to $410,000 for Single Family homes but increased 3.1 percent to $300,200 for Townhouse/Condo homes. Days on Market decreased 6.9 percent for Single Family homes but increased 100.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 12.5 percent for Single Family homes and 38.1 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

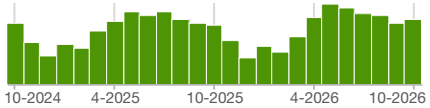
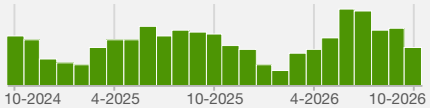
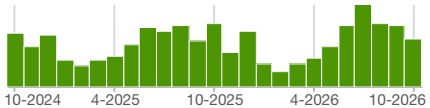
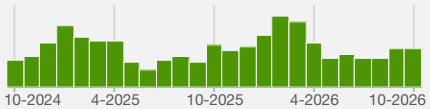
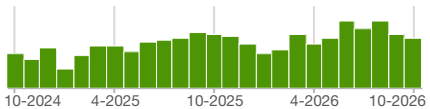
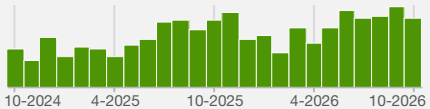
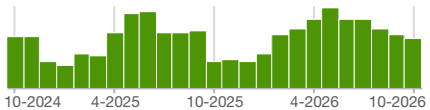
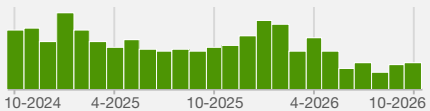
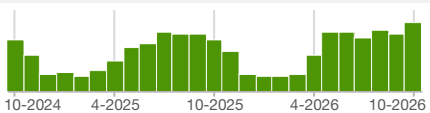
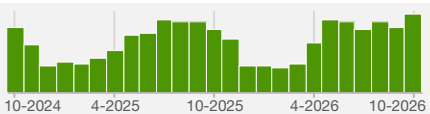
- 20.3%	+ 0.4%	+ 17.8%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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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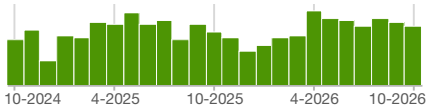
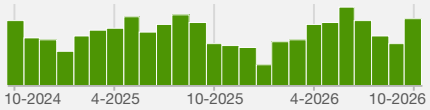
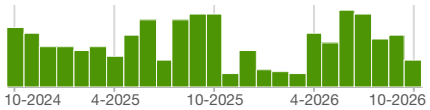
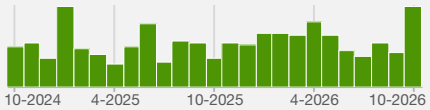
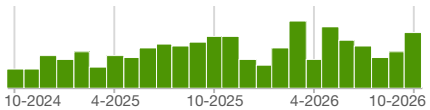
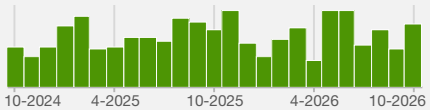
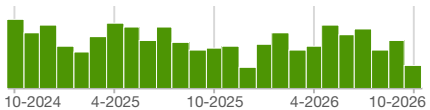
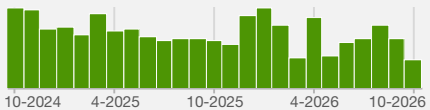
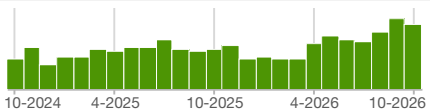
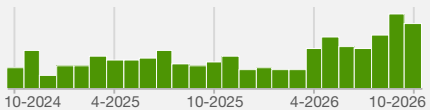
Single Family Market Overview

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		331	**365**	+ 10.3%	3,297	**3,372**	+ 2.3%
Pending Sales		275	**228**	- 17.1%	2,486	**2,532**	+ 1.9%
Closed Sales		312	**258**	- 17.3%	2,440	**2,486**	+ 1.9%
Days on Market Until Sale		29	**27**	- 6.9%	26	**27**	+ 3.8%
Median Sales Price		$419,950	**$410,000**	- 2.4%	$400,000	**$420,000**	+ 5.0%
Average Sales Price		$500,360	**$502,248**	+ 0.4%	$463,627	**$493,565**	+ 6.5%
Percent of List Price Received		100.2%	**101.2%**	+ 1.0%	101.3%	**101.7%**	+ 0.4%
Housing Affordability Index		99	**92**	- 7.1%	104	**90**	- 13.5%
Inventory of Homes for Sale		590	**681**	+ 15.4%	—	**—**	—
Months Supply of Inventory		2.4	**2.7**	+ 12.5%	—	**—**	—

Townhouse/Condo Market Overview

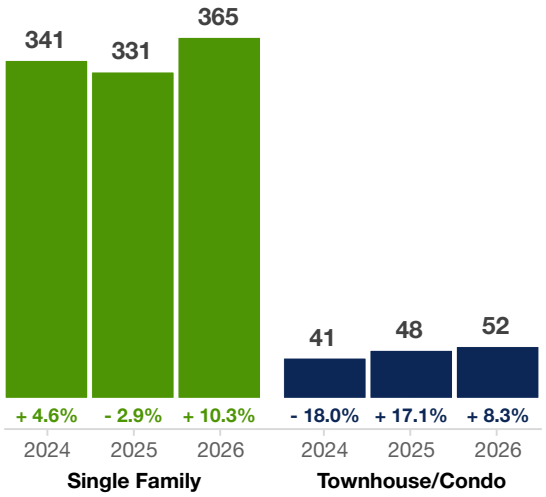
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		48	**52**	+ 8.3%	517	**528**	+ 2.1%
Pending Sales		33	**47**	+ 42.4%	409	**400**	- 2.2%
Closed Sales		52	**32**	- 38.5%	425	**387**	- 8.9%
Days on Market Until Sale		23	**46**	+ 100.0%	29	**31**	+ 6.9%
Median Sales Price		$291,225	**$300,200**	+ 3.1%	$267,000	**$271,000**	+ 1.5%
Average Sales Price		$327,860	**$341,006**	+ 4.0%	$323,028	**$317,335**	- 1.8%
Percent of List Price Received		99.6%	**98.0%**	- 1.6%	100.3%	**100.3%**	0.0%
Housing Affordability Index		142	**126**	- 11.3%	155	**139**	- 10.3%
Inventory of Homes for Sale		84	**113**	+ 34.5%	—	**—**	—
Months Supply of Inventory		2.1	**2.9**	+ 38.1%	—	**—**	—

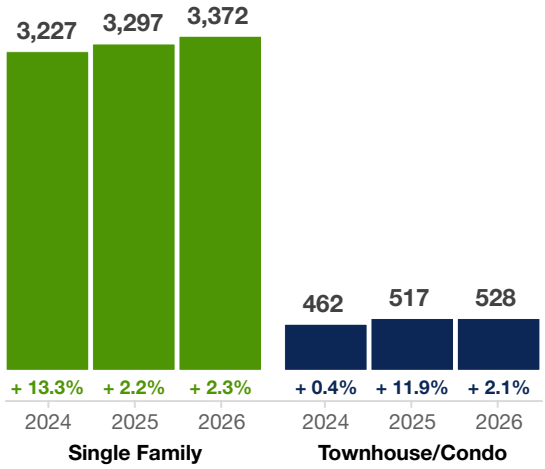
New Listings

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

October

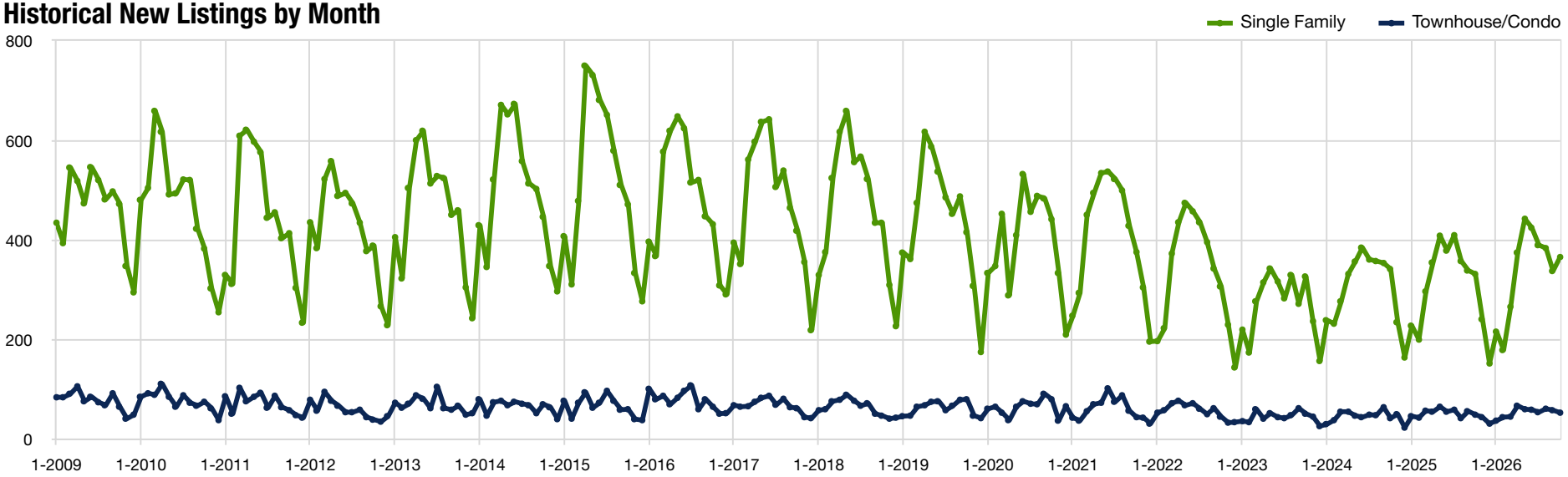


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	240	+ 2.6%	43	- 12.2%
Dec-2025	151	- 7.4%	30	+ 36.4%
Jan-2026	215	- 5.3%	36	- 20.0%
Feb-2026	178	- 10.6%	43	+ 2.4%
Mar-2026	265	- 10.5%	44	- 21.4%
Apr-2026	374	+ 5.6%	66	+ 22.2%
May-2026	442	+ 8.3%	59	- 7.8%
Jun-2026	424	+ 12.2%	58	+ 7.4%
Jul-2026	389	- 4.9%	53	- 8.6%
Aug-2026	383	+ 7.3%	60	+ 46.3%
Sep-2026	337	- 0.3%	57	+ 3.6%
Oct-2026	**365**	**+ 10.3%**	**52**	**+ 8.3%**
12-Month Avg	314	+ 1.9%	50	+ 2.0%

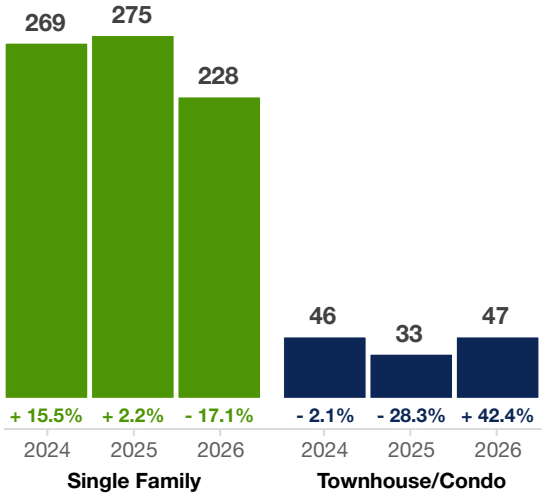
Historical New Listings by Month



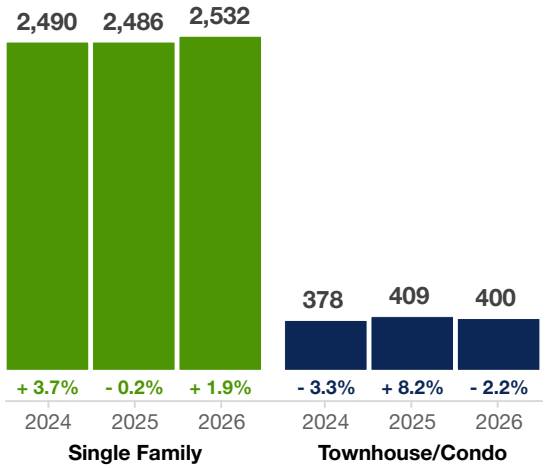
Pending Sales

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

October

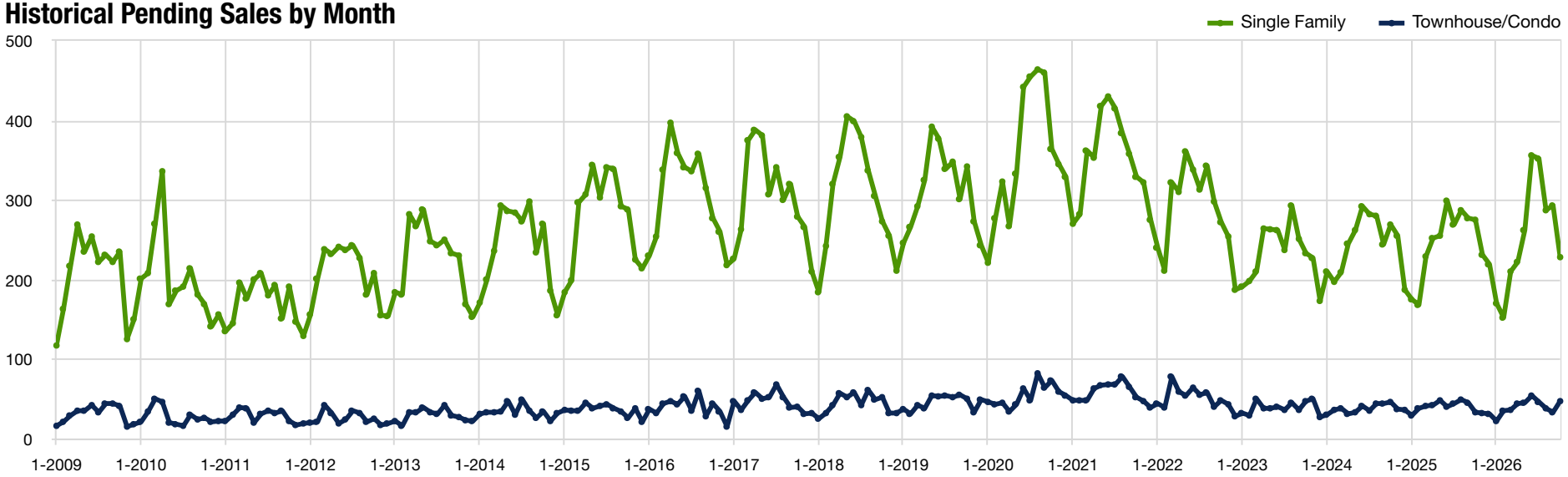


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	231	- 9.4%	32	- 13.5%
Dec-2025	219	+ 17.1%	31	- 13.9%
Jan-2026	170	- 2.9%	22	- 24.1%
Feb-2026	152	- 9.5%	35	- 7.9%
Mar-2026	210	- 8.3%	36	- 12.2%
Apr-2026	222	- 11.9%	44	+ 4.8%
May-2026	262	+ 2.7%	45	- 6.3%
Jun-2026	356	+ 19.1%	54	+ 35.0%
Jul-2026	352	+ 30.9%	46	+ 4.5%
Aug-2026	287	0.0%	38	- 22.4%
Sep-2026	293	+ 5.8%	33	- 26.7%
Oct-2026	**228**	**- 17.1%**	**47**	**+ 42.4%**
12-Month Avg	249	+ 2.0%	39	- 2.5%

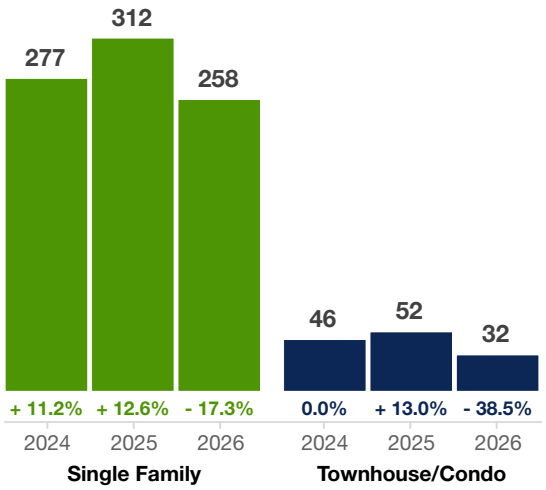
Historical Pending Sales by Month



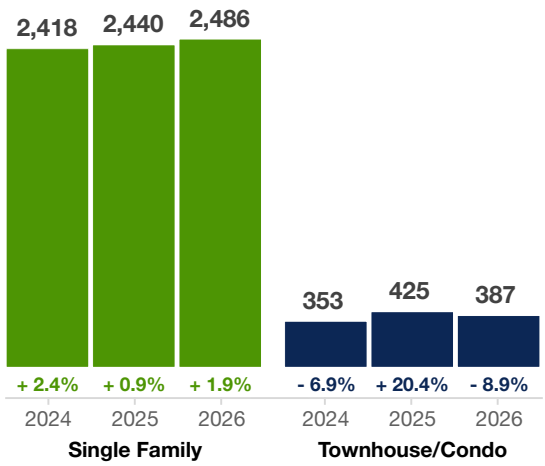
Closed Sales

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

October

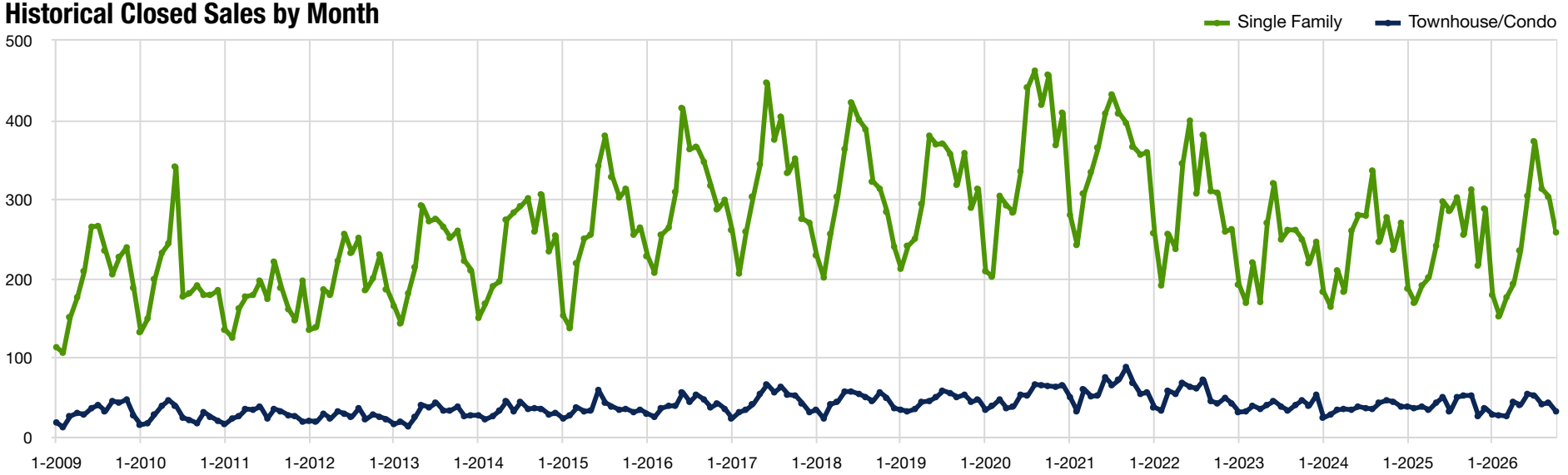


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	216	- 8.5%	26	- 40.9%
Dec-2025	288	+ 6.7%	36	- 5.3%
Jan-2026	179	- 4.3%	28	- 26.3%
Feb-2026	152	- 10.1%	27	- 25.0%
Mar-2026	176	- 7.9%	26	- 31.6%
Apr-2026	193	- 4.0%	44	+ 29.4%
May-2026	235	- 2.5%	40	- 7.0%
Jun-2026	304	+ 2.4%	54	+ 8.0%
Jul-2026	373	+ 30.9%	52	+ 62.5%
Aug-2026	313	+ 3.6%	41	- 18.0%
Sep-2026	303	+ 18.8%	43	- 17.3%
Oct-2026	**258**	**- 17.3%**	**32**	**- 38.5%**
12-Month Avg	249	+ 1.2%	37	- 11.9%

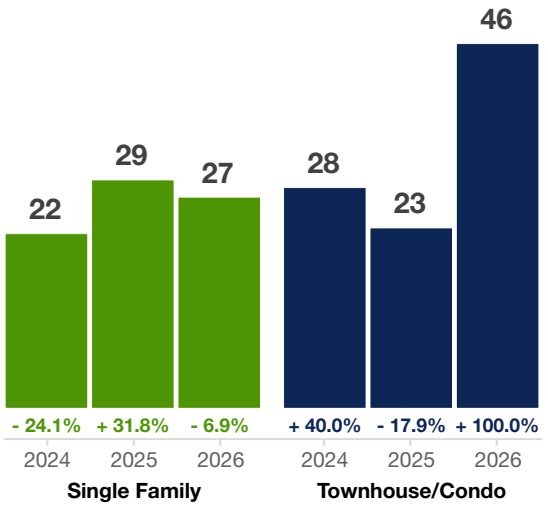
Historical Closed Sales by Month



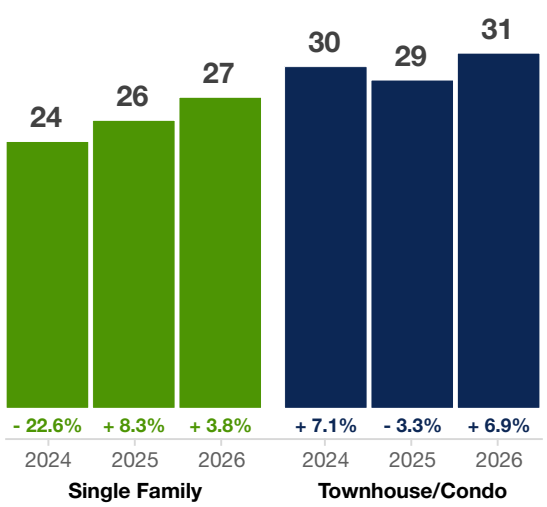
Days on Market Until Sale

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

October



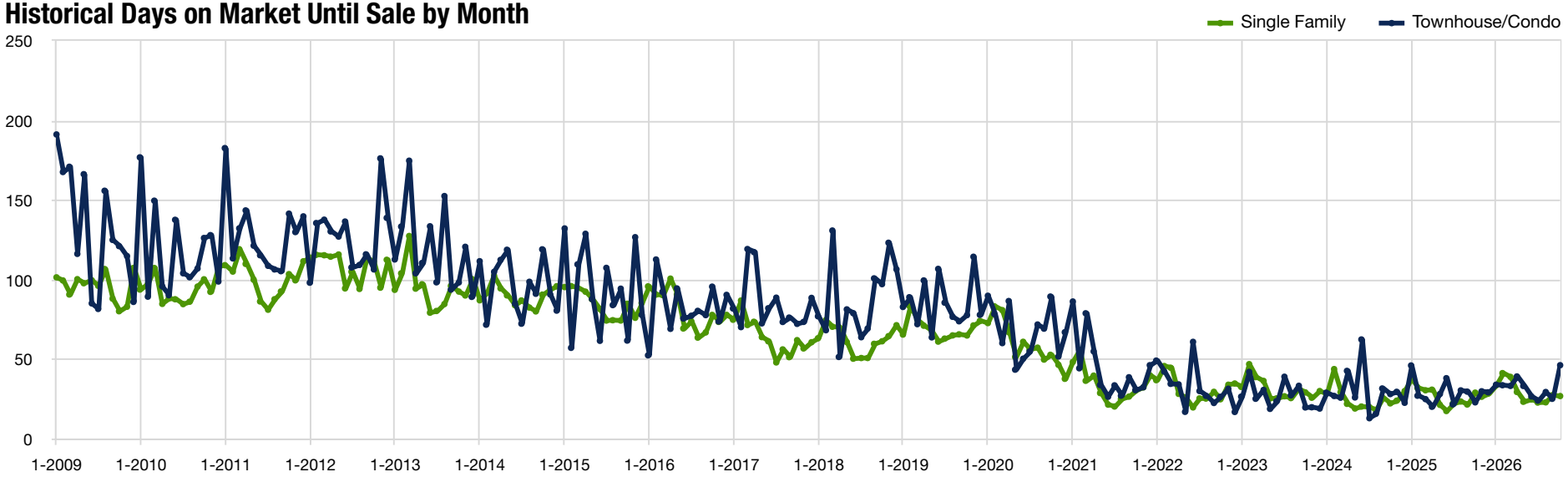
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	26	+ 8.3%	30	+ 3.4%
Dec-2025	28	- 6.7%	29	+ 31.8%
Jan-2026	33	- 10.8%	34	- 26.1%
Feb-2026	41	+ 28.1%	34	+ 25.9%
Mar-2026	39	+ 30.0%	33	+ 32.0%
Apr-2026	29	- 6.5%	39	+ 95.0%
May-2026	23	+ 9.5%	33	+ 17.9%
Jun-2026	25	+ 47.1%	27	- 28.9%
Jul-2026	23	+ 4.5%	24	+ 14.3%
Aug-2026	23	0.0%	29	- 3.3%
Sep-2026	27	+ 28.6%	25	- 13.8%
Oct-2026	**27**	**- 6.9%**	**46**	**+ 100.0%**
12-Month Avg*	27	+ 6.5%	31	+ 9.0%

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

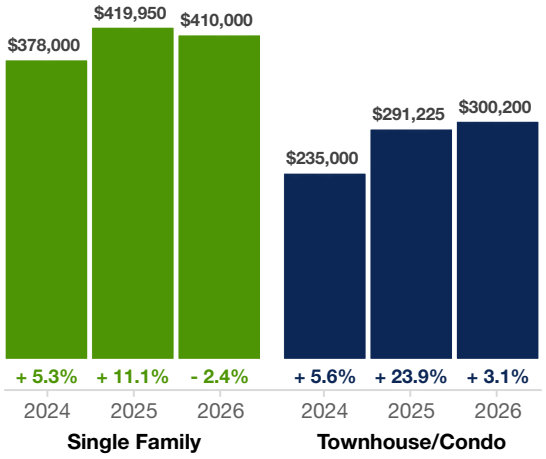
Historical Days on Market Until Sale by Month



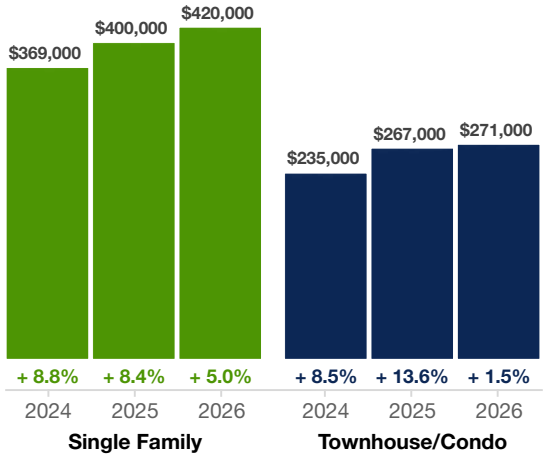
Median Sales Price

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

October



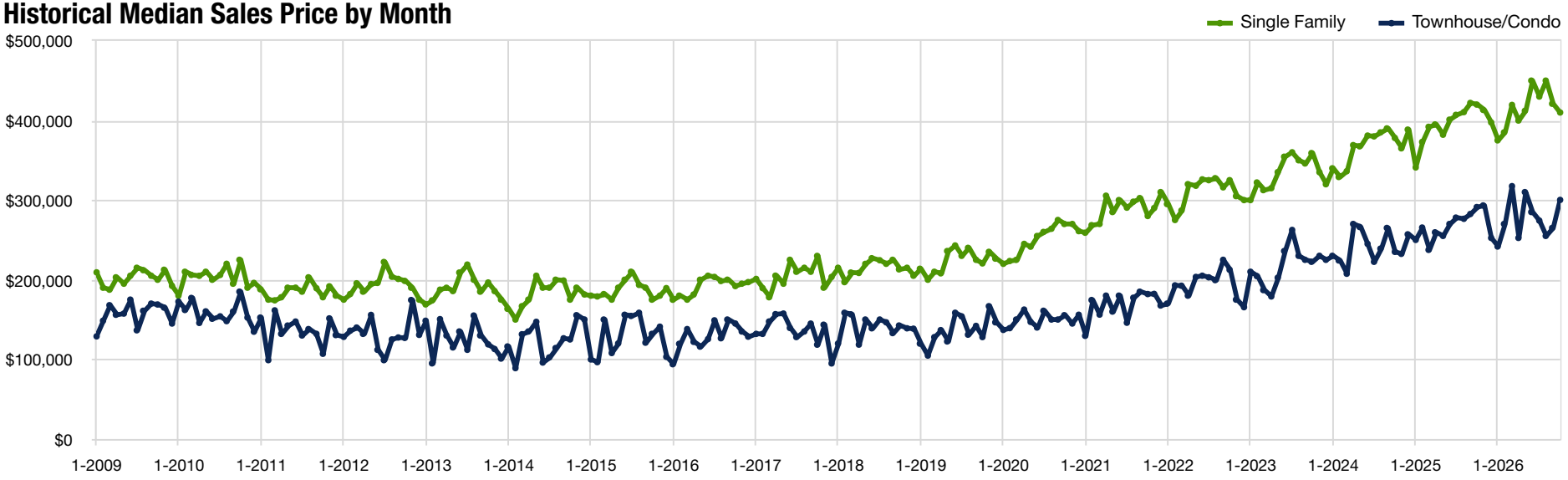
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	$385,000	+ 3.2%	$270,000	+ 1.7%
Mar-2026	$419,500	+ 7.0%	$317,500	+ 33.7%
Apr-2026	$399,900	+ 1.2%	$252,500	- 2.7%
May-2026	$412,050	+ 7.8%	$310,000	+ 21.6%
Jun-2026	$450,000	+ 12.2%	$285,000	+ 5.6%
Jul-2026	$430,000	+ 5.7%	$274,250	- 1.3%
Aug-2026	$450,000	+ 9.6%	$255,000	- 7.8%
Sep-2026	$421,000	- 0.2%	$265,000	- 6.2%
Oct-2026	**$410,000**	**- 2.4%**	**$300,200**	**+ 3.1%**
12-Month Avg*	$418,500	+ 4.7%	$270,000	+ 1.9%

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

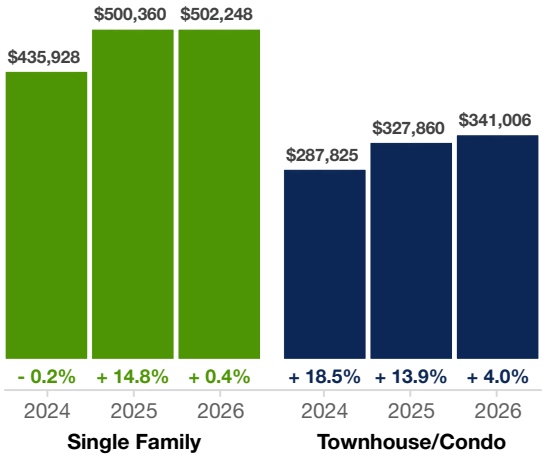
Historical Median Sales Price by Month



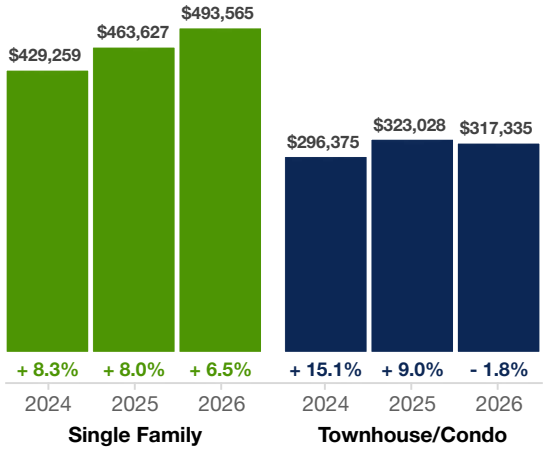
Average Sales Price

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

October



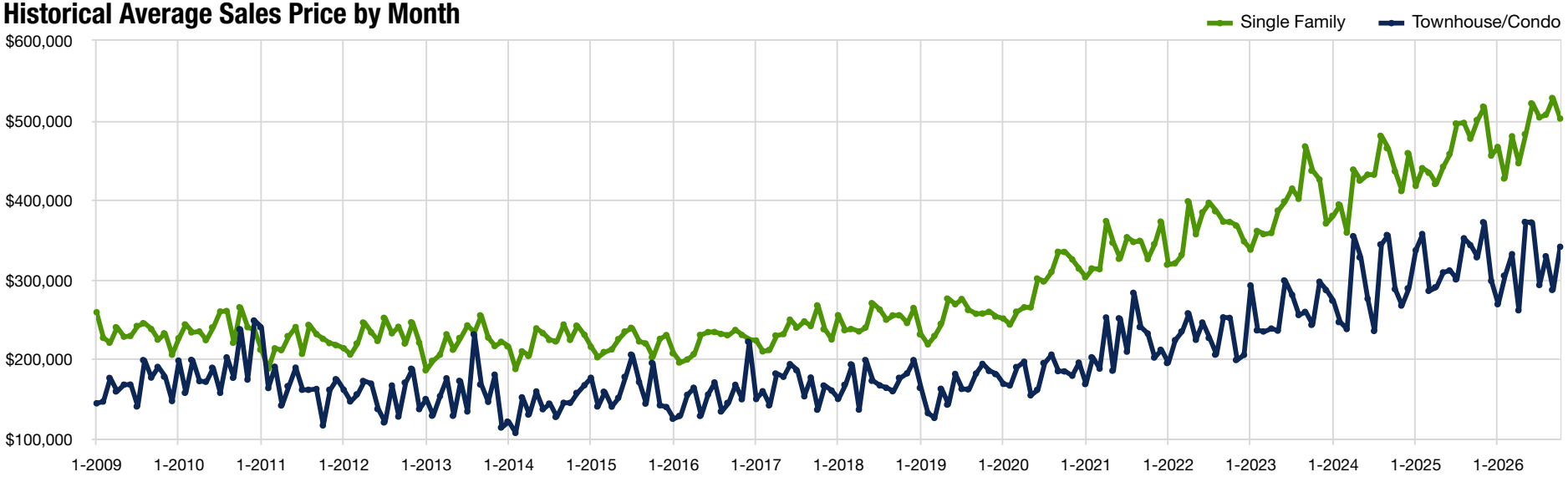
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	$517,183	+ 25.8%	$371,900	+ 39.2%
Dec-2025	$455,641	- 0.7%	$298,245	+ 3.3%
Jan-2026	$466,492	+ 11.7%	$268,871	- 20.1%
Feb-2026	$426,885	- 3.0%	$304,759	- 14.7%
Mar-2026	$479,948	+ 10.6%	$331,754	+ 16.1%
Apr-2026	$446,100	+ 6.2%	$261,232	- 9.9%
May-2026	$482,543	+ 9.3%	$372,238	+ 20.5%
Jun-2026	$521,356	+ 13.9%	$371,556	+ 19.4%
Jul-2026	$503,691	+ 1.5%	$293,021	- 2.3%
Aug-2026	$507,014	+ 2.1%	$329,159	- 6.4%
Sep-2026	$528,064	+ 10.7%	$286,827	- 16.4%
Oct-2026	**$502,248**	**+ 0.4%**	**$341,006**	**+ 4.0%**
12-Month Avg*	$491,618	+ 7.1%	$318,964	+ 1.1%

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

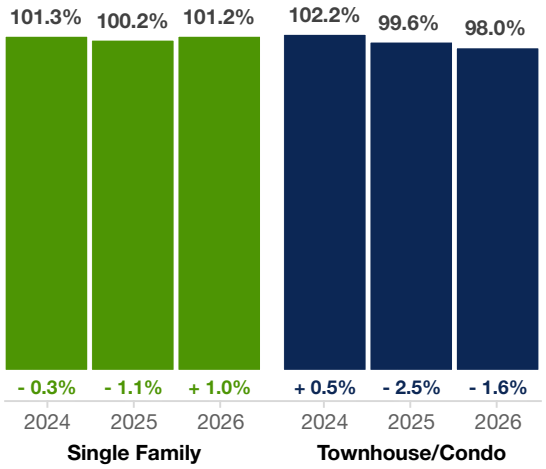
Historical Average Sales Price by Month



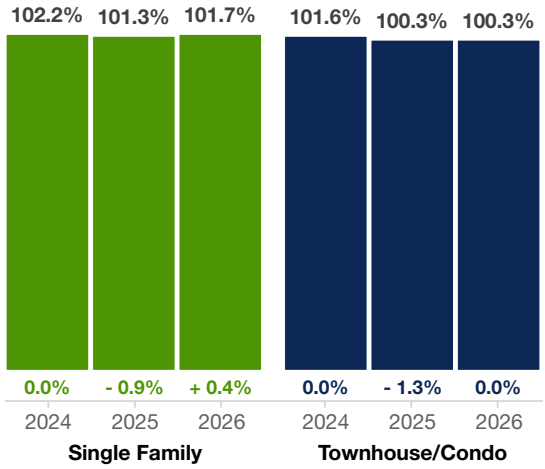
Percent of List Price Received

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.

October



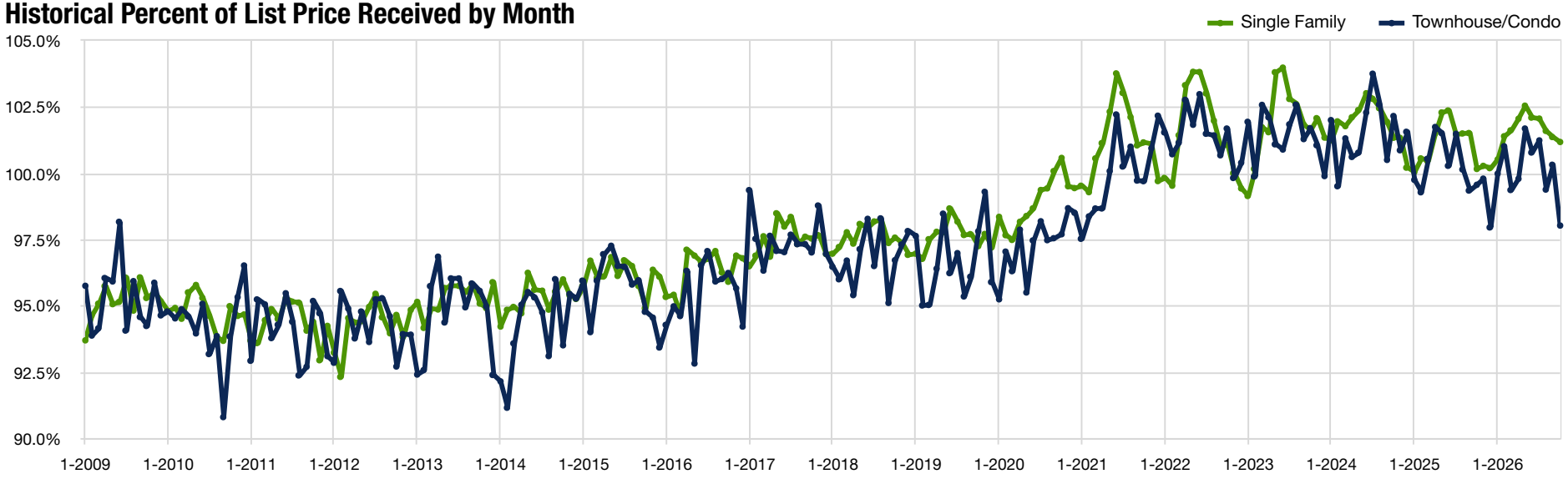
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	101.4%	+ 0.8%	101.0%	+ 1.7%
Mar-2026	101.6%	+ 1.1%	99.4%	- 1.1%
Apr-2026	102.1%	+ 0.6%	99.8%	- 1.9%
May-2026	102.5%	+ 0.2%	101.7%	+ 0.2%
Jun-2026	102.1%	- 0.3%	100.8%	+ 0.5%
Jul-2026	102.1%	+ 0.6%	101.2%	- 0.3%
Aug-2026	101.6%	+ 0.1%	99.4%	- 0.7%
Sep-2026	101.4%	- 0.1%	100.3%	+ 1.0%
Oct-2026	**101.2%**	**+ 1.0%**	**98.0%**	**- 1.6%**
12-Month Avg*	101.4%	+ 0.3%	100.0%	- 0.4%

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

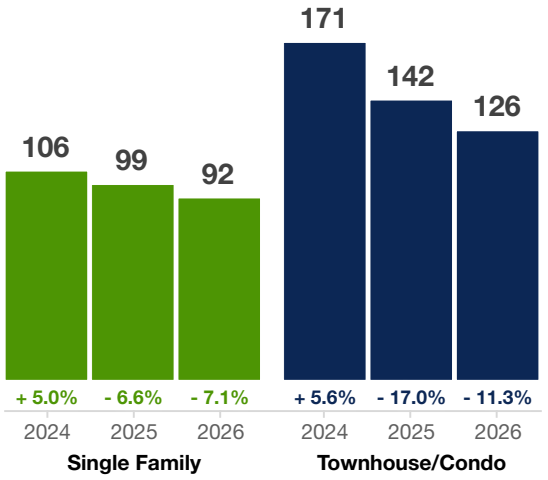
Historical Percent of List Price Received by Month



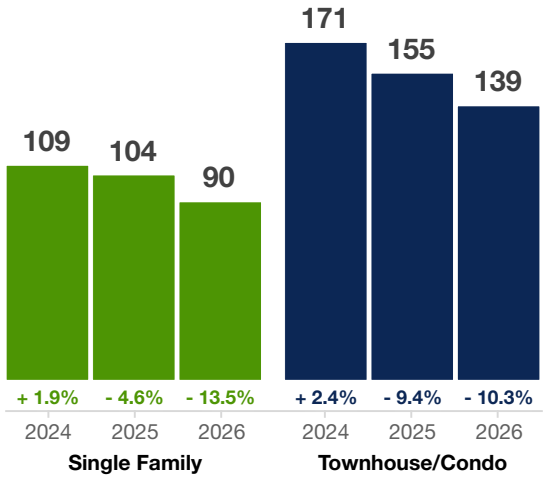
Housing Affordability Index

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.

October

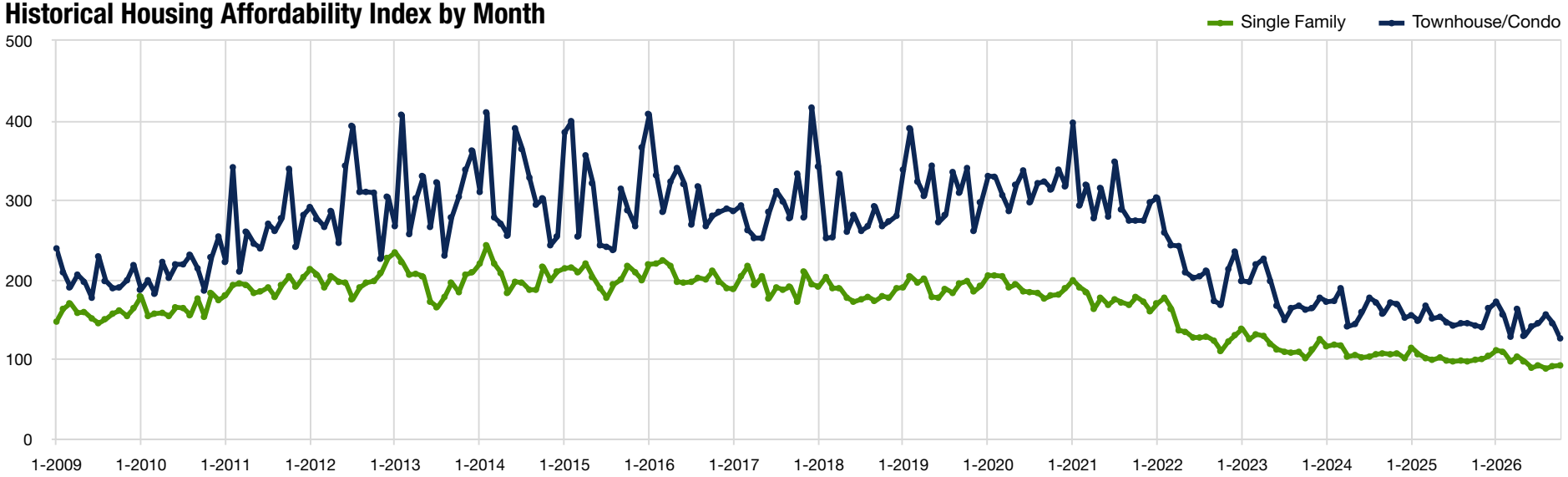


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	100	- 6.5%	140	- 17.2%
Dec-2025	104	+ 3.0%	164	+ 7.9%
Jan-2026	111	- 2.6%	172	+ 11.0%
Feb-2026	109	+ 2.8%	156	+ 5.4%
Mar-2026	97	- 4.0%	128	- 23.4%
Apr-2026	103	+ 4.0%	163	+ 7.9%
May-2026	97	- 4.9%	129	- 15.7%
Jun-2026	89	- 9.2%	141	- 3.4%
Jul-2026	92	- 5.2%	145	+ 2.1%
Aug-2026	88	- 10.2%	156	+ 7.6%
Sep-2026	91	- 6.2%	145	0.0%
Oct-2026	**92**	**- 7.1%**	**126**	**- 11.3%**
12-Month Avg	98	- 3.9%	147	- 2.6%

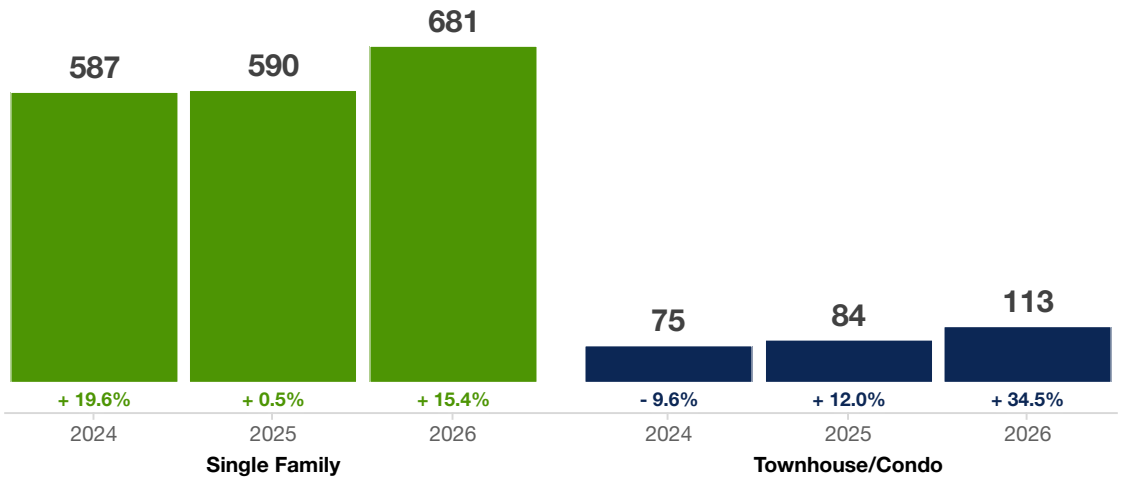
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

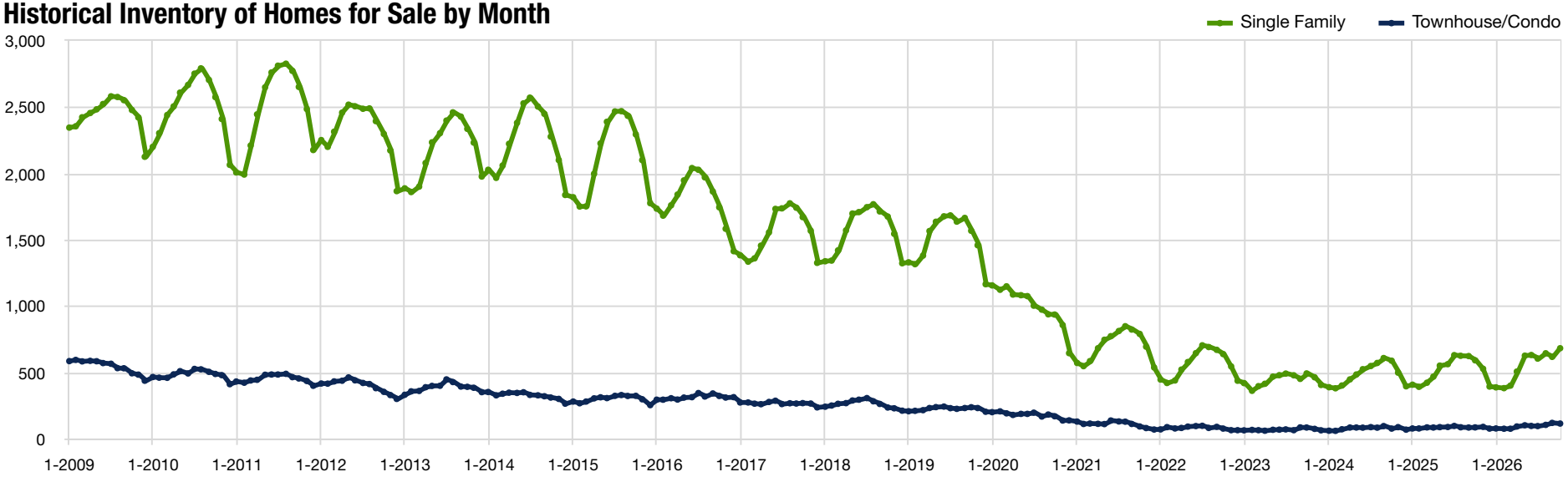
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	526	+ 5.8%	88	+ 2.3%
Dec-2025	392	- 0.5%	75	+ 11.9%
Jan-2026	386	- 4.9%	76	0.0%
Feb-2026	380	- 2.6%	74	- 2.6%
Mar-2026	399	- 5.2%	74	- 11.9%
Apr-2026	505	+ 8.1%	91	+ 9.6%
May-2026	625	+ 13.6%	100	+ 16.3%
Jun-2026	630	+ 12.3%	95	+ 9.2%
Jul-2026	603	- 4.1%	94	- 1.1%
Aug-2026	643	+ 3.0%	103	+ 21.2%
Sep-2026	616	- 1.0%	118	+ 42.2%
Oct-2026	**681**	**+ 15.4%**	**113**	**+ 34.5%**
12-Month Avg	532	+ 3.7%	92	+ 10.8%

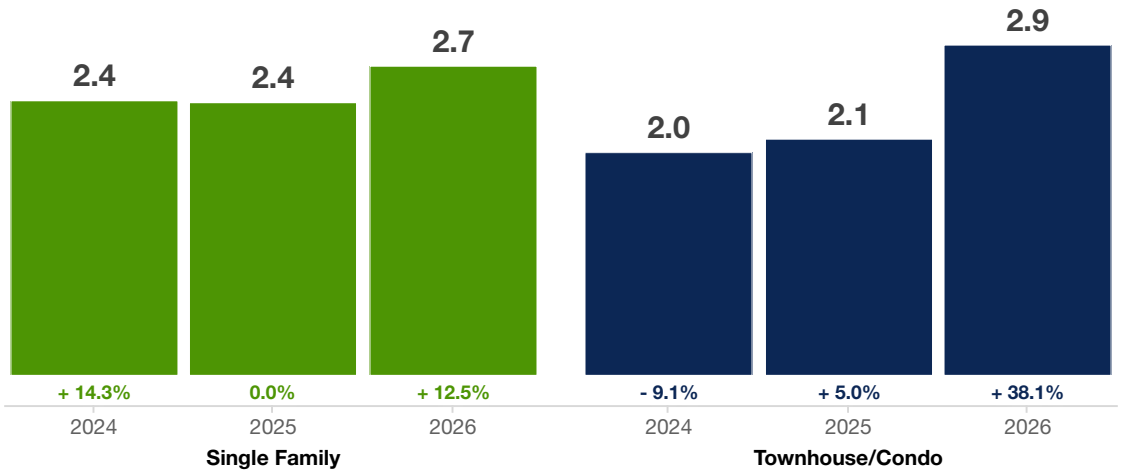
Historical Inventory of Homes for Sale by Month



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.

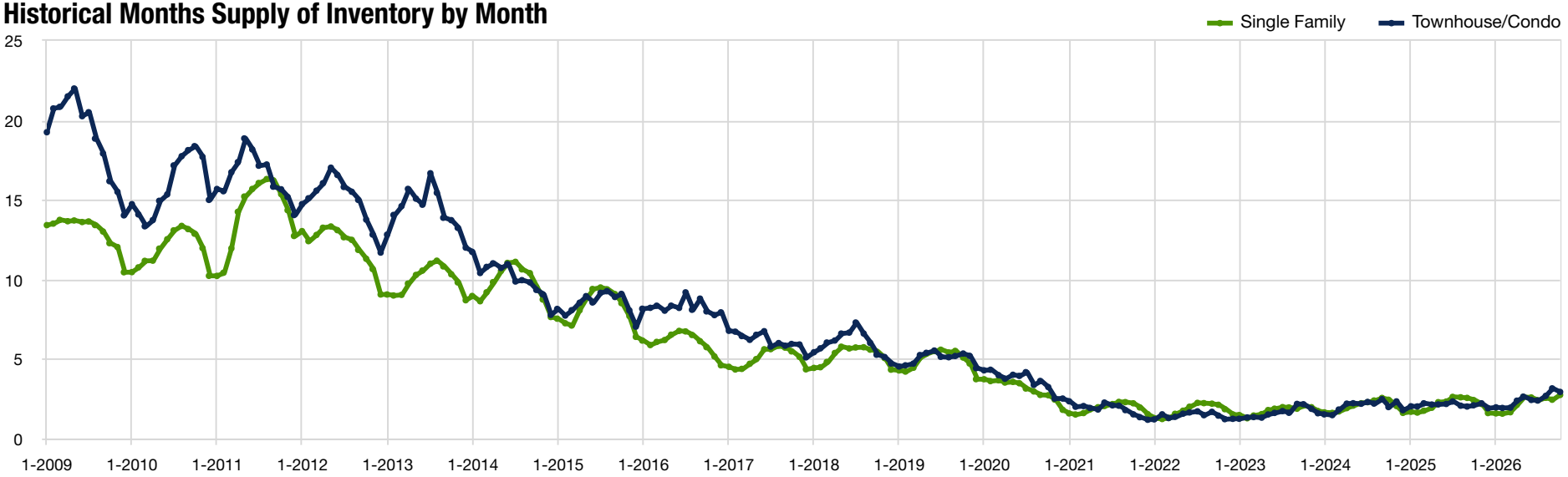
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	2.2	+ 10.0%	2.2	- 4.3%
Dec-2025	1.6	0.0%	1.9	+ 5.6%
Jan-2026	1.6	- 5.9%	2.0	0.0%
Feb-2026	1.6	0.0%	1.9	- 5.0%
Mar-2026	1.7	0.0%	1.9	- 13.6%
Apr-2026	2.1	+ 10.5%	2.4	+ 14.3%
May-2026	2.6	+ 13.0%	2.6	+ 23.8%
Jun-2026	2.6	+ 13.0%	2.4	+ 9.1%
Jul-2026	2.4	- 7.7%	2.4	+ 4.3%
Aug-2026	2.6	0.0%	2.7	+ 28.6%
Sep-2026	2.4	- 7.7%	3.2	+ 60.0%
Oct-2026	**2.7**	**+ 12.5%**	**2.9**	**+ 38.1%**
12-Month Avg*	2.2	+ 2.3%	2.4	+ 12.6%

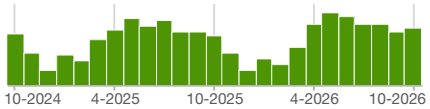
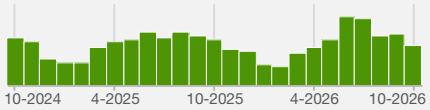
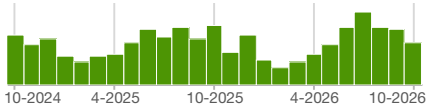
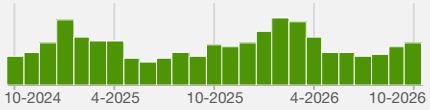
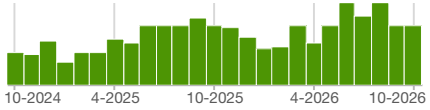
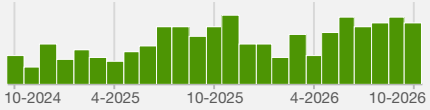
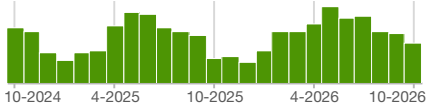
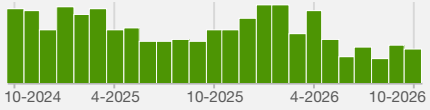
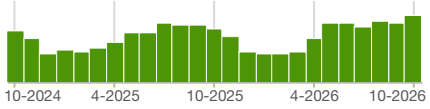
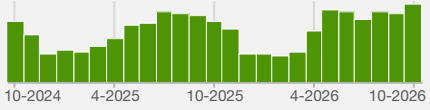
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

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.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		379	**417**	+ 10.0%	3,814	**3,900**	+ 2.3%
Pending Sales		308	**275**	- 10.7%	2,895	**2,932**	+ 1.3%
Closed Sales		364	**290**	- 20.3%	2,865	**2,873**	+ 0.3%
Days on Market Until Sale		28	**29**	+ 3.6%	26	**28**	+ 7.7%
Median Sales Price		$398,250	**$400,000**	+ 0.4%	$385,000	**$400,000**	+ 3.9%
Average Sales Price		$475,717	**$484,456**	+ 1.8%	$442,771	**$469,826**	+ 6.1%
Percent of List Price Received		100.1%	**100.8%**	+ 0.7%	101.1%	**101.5%**	+ 0.4%
Housing Affordability Index		104	**95**	- 8.7%	108	**95**	- 12.0%
Inventory of Homes for Sale		674	**794**	+ 17.8%	—	**—**	—
Months Supply of Inventory		2.4	**2.8**	+ 16.7%	—	**—**	—