

Monthly Indicators

State of Connecticut

SMART M L S

May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 1.7 percent for Single Family homes and 0.8 percent for Townhouse/Condo homes. Pending Sales increased 7.8 percent for Single Family homes and 7.2 percent for Townhouse/Condo homes. Inventory remained flat for Single Family homes but increased 6.2 percent for Townhouse/Condo properties.

Median Sales Price increased 9.3 percent to \$510,000 for Single Family homes and 6.6 percent to \$325,000 for Townhouse/Condo homes. Days on Market increased 13.0 percent for Single Family homes and 33.3 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but increased 4.3 percent for Townhouse/Condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 8.7%

Change in
Closed Sales
All Properties

+ 8.2%

Change in
Median Sales Price
All Properties

+ 1.3%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the state of Connecticut. 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,739	3,803	+ 1.7%	13,668	13,116	- 4.0%
Pending Sales		2,501	2,697	+ 7.8%	9,952	9,566	- 3.9%
Closed Sales		2,274	2,043	- 10.2%	8,850	8,143	- 8.0%
Days on Market Until Sale		23	26	+ 13.0%	31	35	+ 12.9%
Median Sales Price		\$466,750	\$510,000	+ 9.3%	\$440,000	\$460,000	+ 4.5%
Average Sales Price		\$673,837	\$735,065	+ 9.1%	\$634,950	\$680,406	+ 7.2%
Percent of List Price Received		104.0%	104.4%	+ 0.4%	102.6%	102.6%	0.0%
Housing Affordability Index		96	91	- 5.2%	102	100	- 2.0%
Inventory of Homes for Sale		5,540	5,540	0.0%	—	—	—
Months Supply of Inventory		2.6	2.6	0.0%	—	—	—

Townhouse/Condo Market Overview

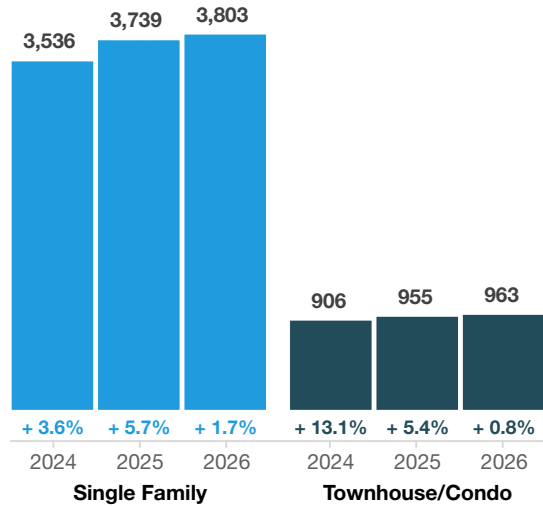
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		955	963	+ 0.8%	4,048	4,047	- 0.0%
Pending Sales		721	773	+ 7.2%	3,141	3,099	- 1.3%
Closed Sales		700	671	- 4.1%	2,936	2,760	- 6.0%
Days on Market Until Sale		24	32	+ 33.3%	28	36	+ 28.6%
Median Sales Price		\$305,000	\$325,000	+ 6.6%	\$285,000	\$305,000	+ 7.0%
Average Sales Price		\$373,945	\$388,131	+ 3.8%	\$357,084	\$378,114	+ 5.9%
Percent of List Price Received		102.2%	101.6%	- 0.6%	101.6%	100.9%	- 0.7%
Housing Affordability Index		147	142	- 3.4%	157	151	- 3.8%
Inventory of Homes for Sale		1,492	1,585	+ 6.2%	—	—	—
Months Supply of Inventory		2.3	2.4	+ 4.3%	—	—	—

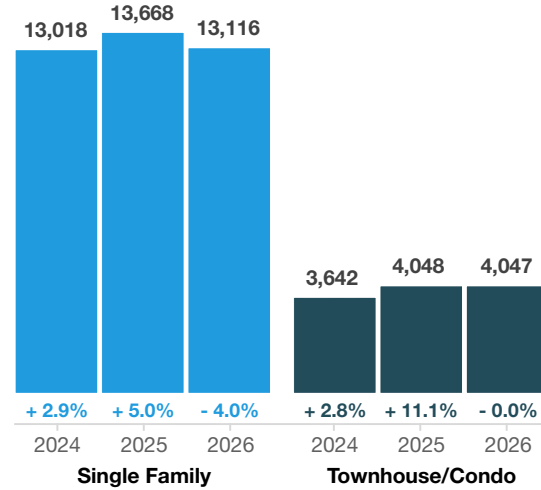
New Listings

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

May

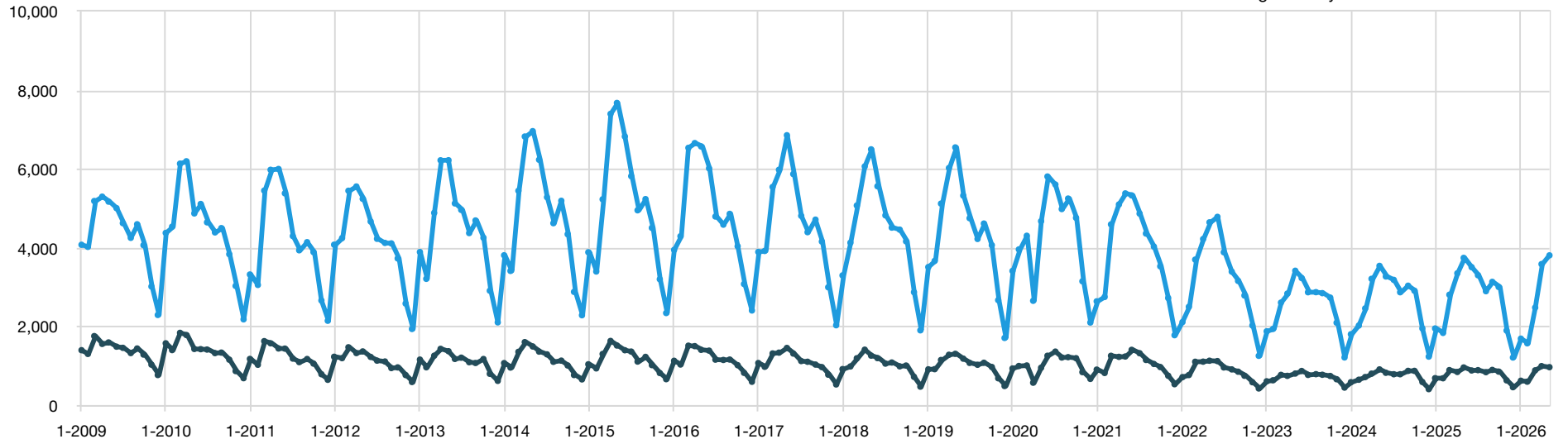


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	3,503	+ 7.2%	879	+ 7.2%
Jul-2025	3,298	+ 3.7%	887	+ 13.3%
Aug-2025	2,893	+ 0.9%	836	+ 6.8%
Sep-2025	3,130	+ 3.2%	893	+ 2.8%
Oct-2025	3,001	+ 3.3%	850	- 2.2%
Nov-2025	1,894	- 2.7%	628	+ 7.2%
Dec-2025	1,208	- 1.9%	454	+ 12.1%
Jan-2026	1,687	- 13.3%	618	- 9.5%
Feb-2026	1,569	- 14.4%	594	- 12.8%
Mar-2026	2,476	- 11.7%	882	- 0.7%
Apr-2026	3,581	+ 7.0%	990	+ 17.7%
May-2026	3,803	+ 1.7%	963	+ 0.8%
12-Month Avg	2,670	- 0.2%	790	+ 3.4%

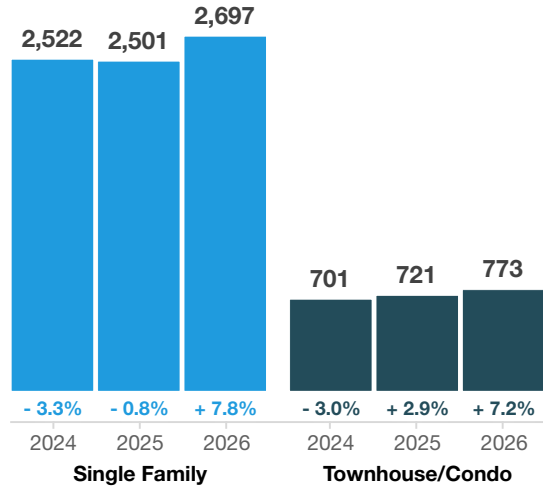
Historical New Listings by Month



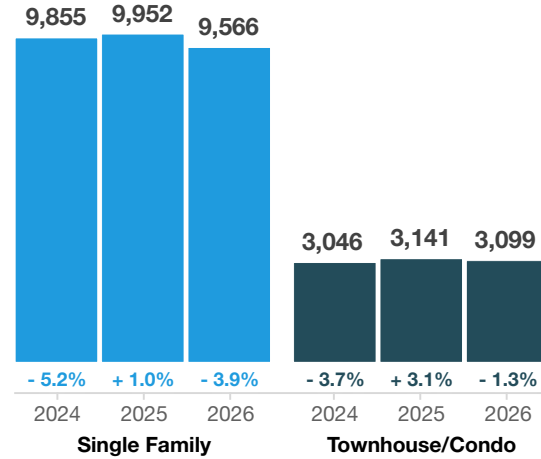
Pending Sales

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

May

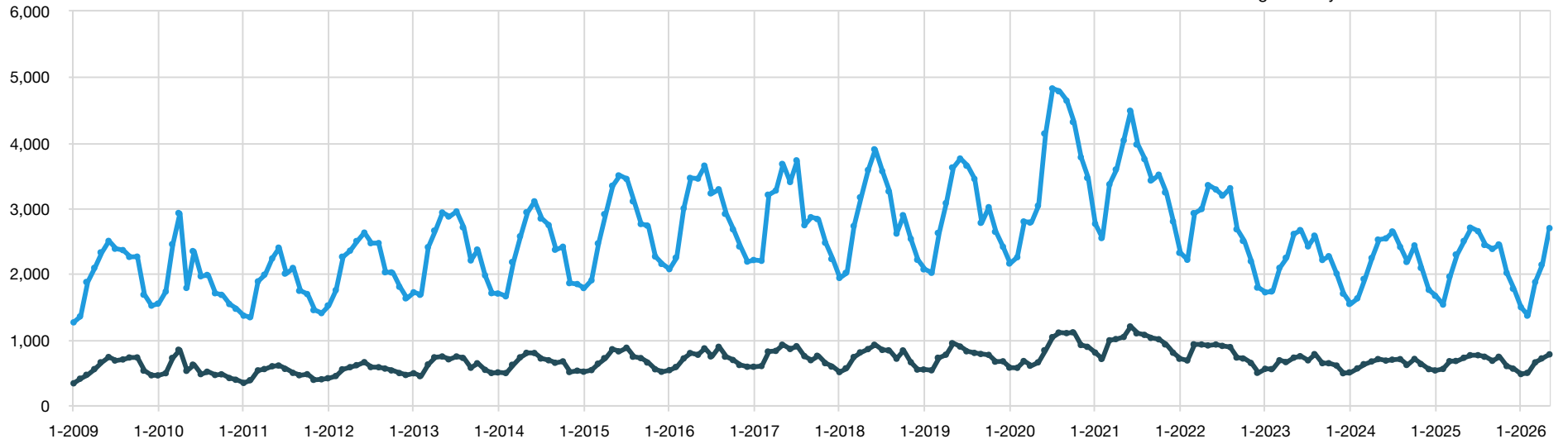


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2,704	+ 6.4%	760	+ 12.1%
Jul-2025	2,650	+ 0.2%	760	+ 9.8%
Aug-2025	2,441	+ 1.3%	737	+ 5.3%
Sep-2025	2,380	+ 9.1%	675	+ 10.3%
Oct-2025	2,448	+ 0.6%	736	+ 4.7%
Nov-2025	2,015	- 3.6%	595	- 4.8%
Dec-2025	1,774	+ 1.0%	555	+ 1.3%
Jan-2026	1,492	- 10.4%	473	- 10.4%
Feb-2026	1,363	- 11.0%	491	- 10.9%
Mar-2026	1,875	- 4.3%	651	- 2.7%
Apr-2026	2,139	- 6.8%	711	+ 5.8%
May-2026	2,697	+ 7.8%	773	+ 7.2%
12-Month Avg	2,165	- 0.1%	660	+ 2.8%

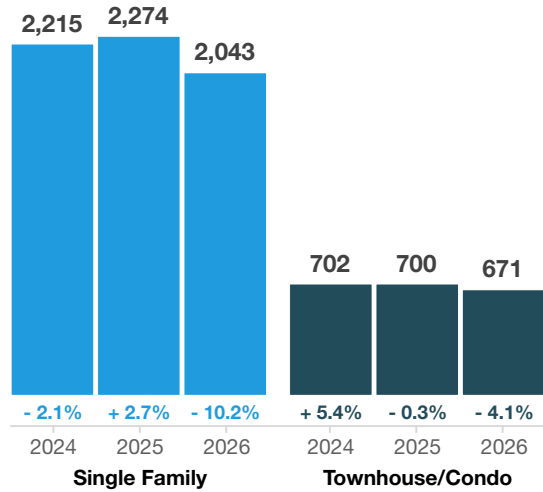
Historical Pending Sales by Month



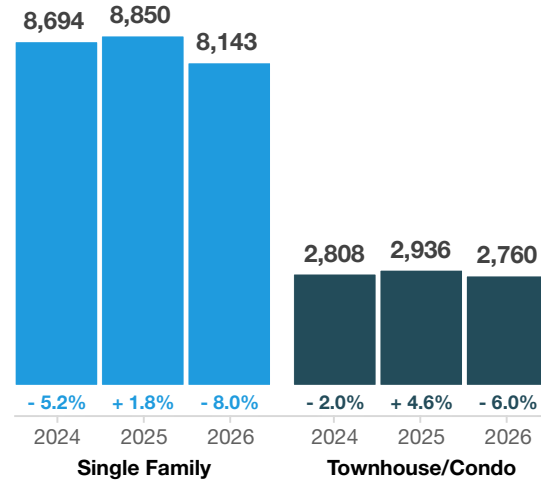
Closed Sales

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

May

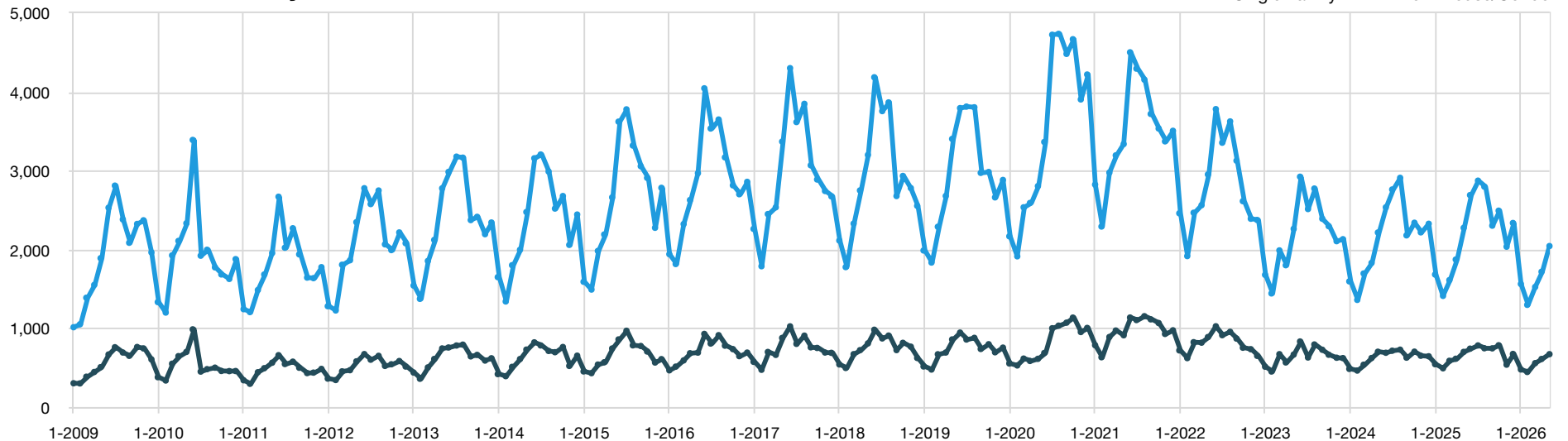


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2,690	+ 6.1%	741	+ 7.5%
Jul-2025	2,873	+ 4.1%	782	+ 9.4%
Aug-2025	2,797	- 3.9%	746	+ 2.5%
Sep-2025	2,302	+ 5.6%	745	+ 18.8%
Oct-2025	2,492	+ 6.5%	784	+ 11.5%
Nov-2025	2,035	- 8.2%	538	- 17.4%
Dec-2025	2,336	+ 0.4%	674	+ 4.7%
Jan-2026	1,562	- 7.1%	477	- 12.3%
Feb-2026	1,297	- 8.1%	445	- 9.6%
Mar-2026	1,524	- 5.4%	557	- 5.1%
Apr-2026	1,717	- 8.3%	610	- 0.5%
May-2026	2,043	- 10.2%	671	- 4.1%
12-Month Avg	2,139	- 1.7%	648	+ 1.1%

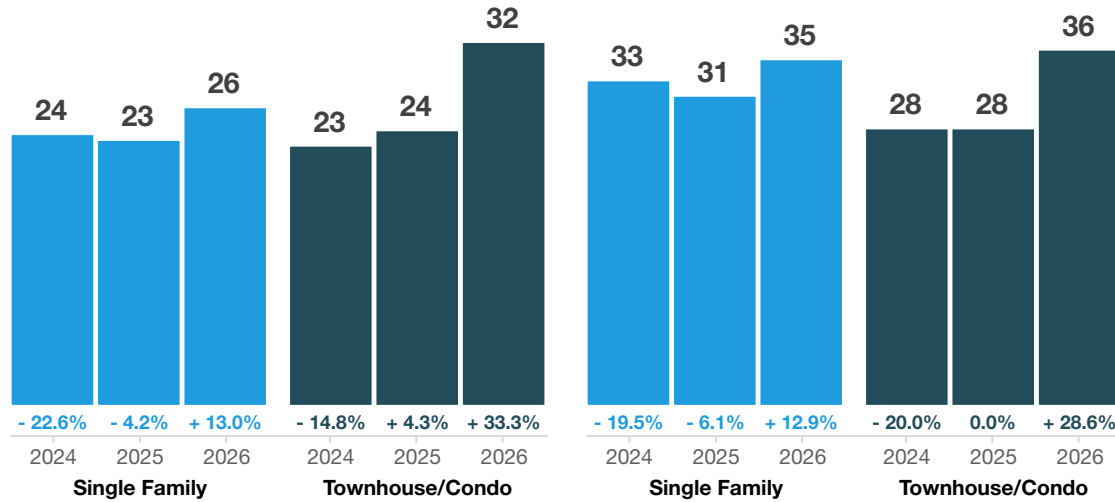
Historical Closed Sales by Month



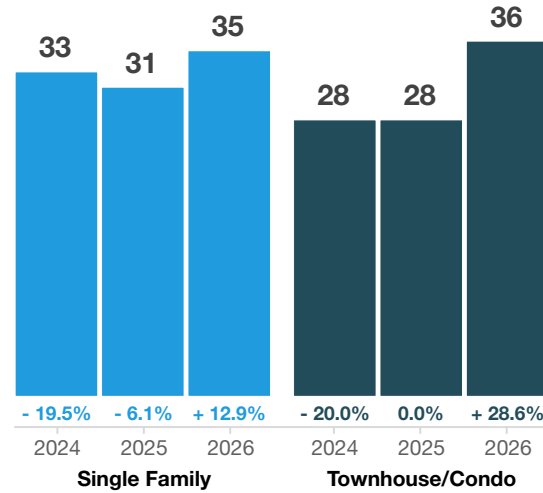
Days on Market Until Sale

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

May



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	19	-9.5%	24	0.0%
Jul-2025	21	+5.0%	24	+33.3%
Aug-2025	21	-4.5%	26	+30.0%
Sep-2025	25	+4.2%	25	+4.2%
Oct-2025	28	+12.0%	28	+16.7%
Nov-2025	29	+7.4%	26	+13.0%
Dec-2025	30	-3.2%	31	+14.8%
Jan-2026	36	0.0%	35	+9.4%
Feb-2026	41	+5.1%	36	+5.9%
Mar-2026	42	+23.5%	39	+39.3%
Apr-2026	33	+17.9%	38	+58.3%
May-2026	26	+13.0%	32	+33.3%
12-Month Avg*	28	+4.4%	30	+19.3%

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

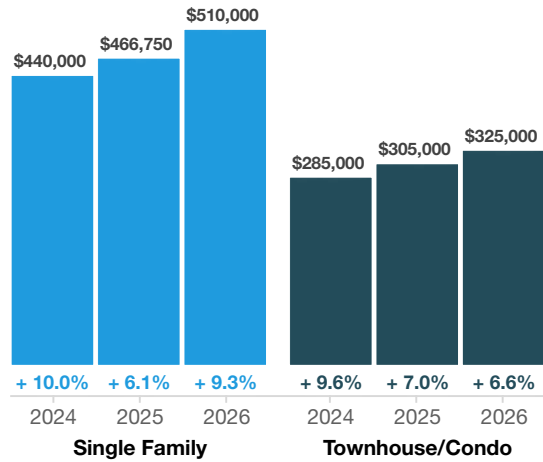
Historical Days on Market Until Sale by Month



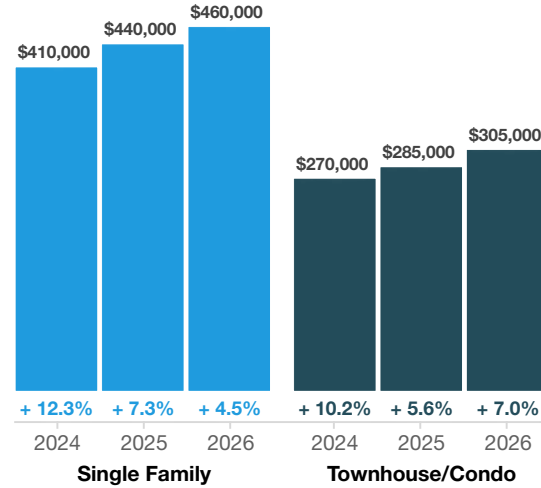
Median Sales Price

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

May



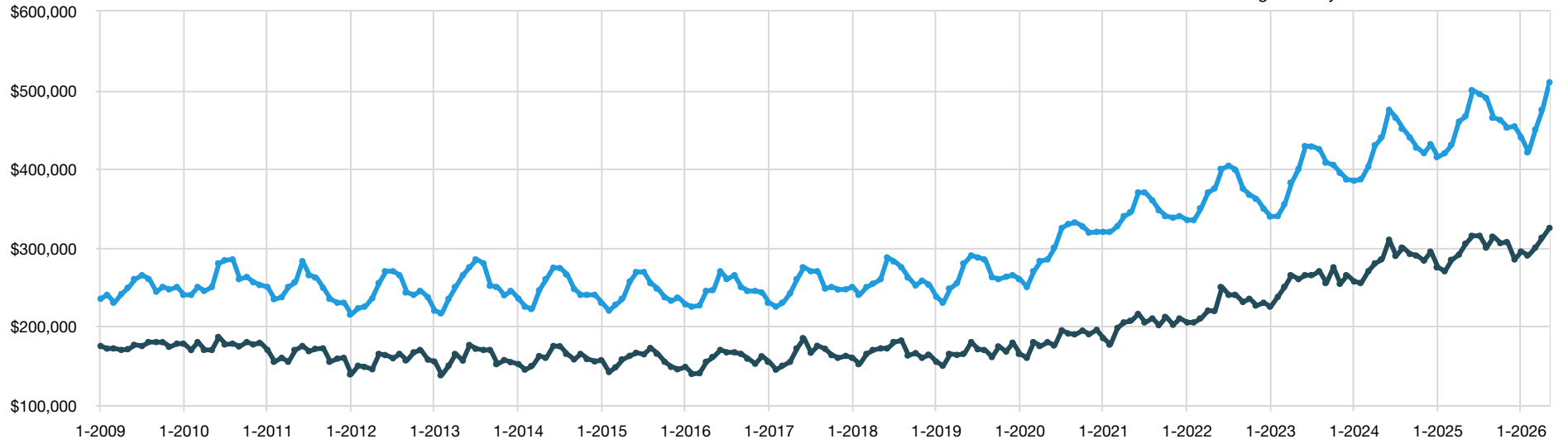
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$500,000	+ 5.3%	\$315,000	+ 1.6%
Jul-2025	\$495,000	+ 6.5%	\$315,000	+ 8.8%
Aug-2025	\$490,000	+ 8.6%	\$300,000	0.0%
Sep-2025	\$465,000	+ 5.7%	\$313,930	+ 7.5%
Oct-2025	\$462,000	+ 8.2%	\$305,763	+ 5.5%
Nov-2025	\$452,500	+ 7.7%	\$307,000	+ 8.3%
Dec-2025	\$454,000	+ 5.2%	\$285,000	- 3.4%
Jan-2026	\$440,000	+ 6.0%	\$295,000	+ 7.3%
Feb-2026	\$421,000	+ 0.2%	\$290,000	+ 7.4%
Mar-2026	\$449,900	+ 4.5%	\$300,000	+ 5.5%
Apr-2026	\$475,000	+ 3.3%	\$312,500	+ 7.4%
May-2026	\$510,000	+ 9.3%	\$325,000	+ 6.6%
12-Month Avg*	\$471,000	+ 5.8%	\$305,000	+ 5.2%

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

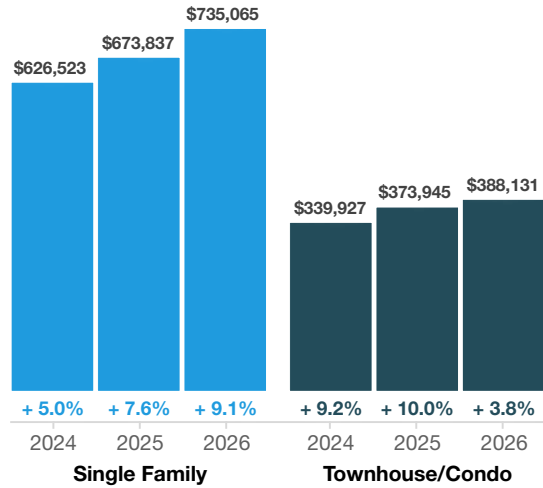
Historical Median Sales Price by Month



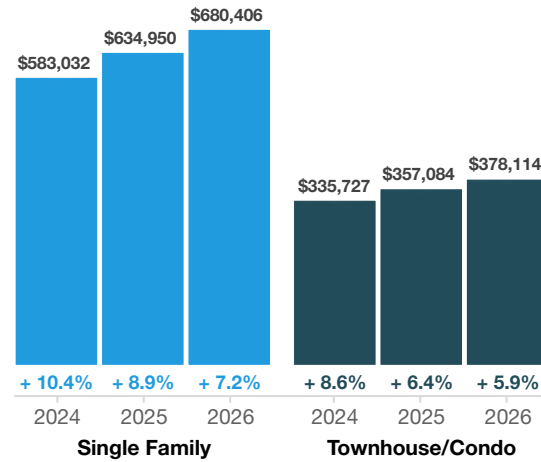
Average Sales Price

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

May



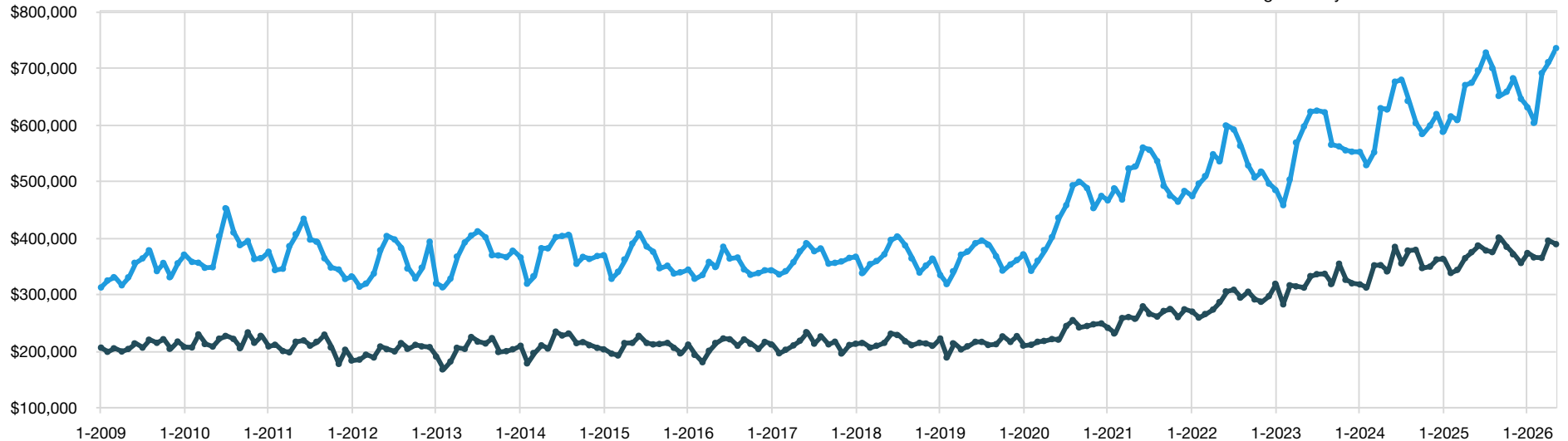
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$695,546	+ 2.9%	\$385,682	+ 0.6%
Jul-2025	\$727,265	+ 7.1%	\$376,882	+ 6.5%
Aug-2025	\$699,792	+ 9.1%	\$374,061	- 0.7%
Sep-2025	\$650,578	+ 8.0%	\$399,800	+ 5.8%
Oct-2025	\$657,927	+ 12.8%	\$383,498	+ 10.9%
Nov-2025	\$681,781	+ 14.0%	\$370,238	+ 6.3%
Dec-2025	\$645,432	+ 4.4%	\$354,808	- 1.7%
Jan-2026	\$630,248	+ 7.4%	\$372,379	+ 2.9%
Feb-2026	\$602,834	- 1.9%	\$364,704	+ 8.2%
Mar-2026	\$690,901	+ 13.7%	\$363,895	+ 6.2%
Apr-2026	\$710,279	+ 6.1%	\$394,349	+ 8.5%
May-2026	\$735,065	+ 9.1%	\$388,131	+ 3.8%
12-Month Avg*	\$681,419	+ 7.8%	\$378,378	+ 4.7%

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

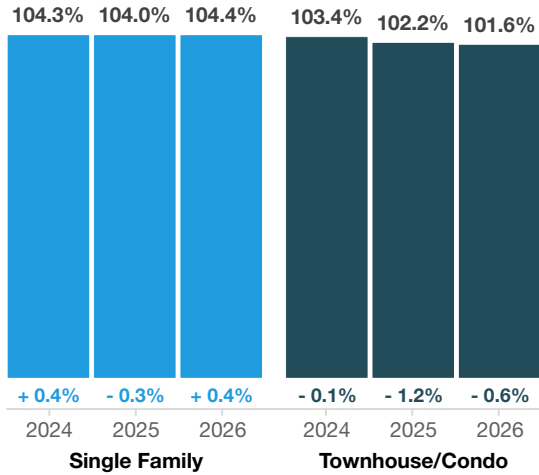
Historical Average Sales Price by Month



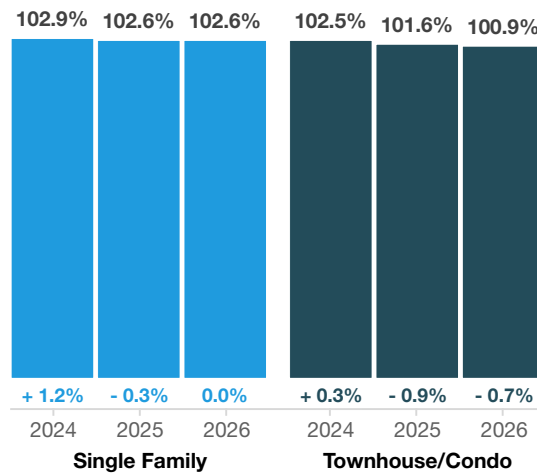
Percent of List Price Received

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.

May



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	104.6%	0.0%	102.2%	- 1.6%
Jul-2025	103.5%	- 0.8%	102.3%	- 2.1%
Aug-2025	102.8%	- 0.5%	101.7%	- 1.5%
Sep-2025	102.2%	- 0.3%	101.4%	- 1.3%
Oct-2025	101.9%	0.0%	101.2%	- 0.5%
Nov-2025	101.4%	- 0.6%	100.6%	- 1.4%
Dec-2025	101.4%	- 0.1%	100.2%	- 1.3%
Jan-2026	100.9%	+ 0.3%	100.2%	- 0.5%
Feb-2026	101.3%	0.0%	100.4%	- 0.2%
Mar-2026	102.0%	- 0.5%	100.8%	- 1.0%
Apr-2026	103.4%	- 0.4%	100.9%	- 1.3%
May-2026	104.4%	+ 0.4%	101.6%	- 0.6%
12-Month Avg*	102.6%	- 0.2%	101.2%	- 1.1%

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

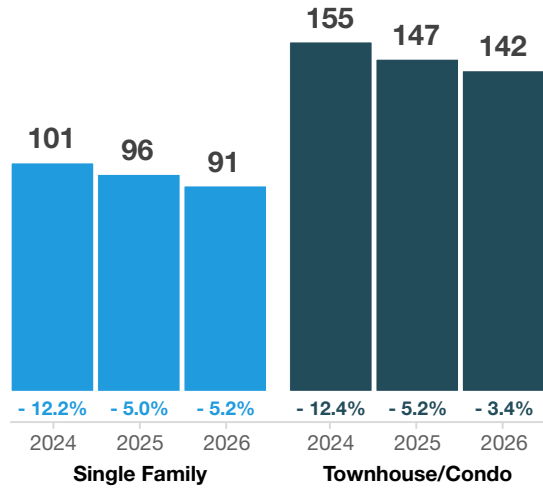
Historical Percent of List Price Received by Month



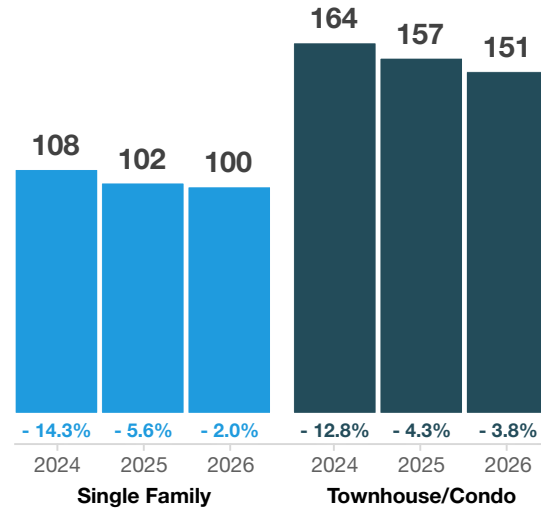
Housing Affordability Index

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.

May

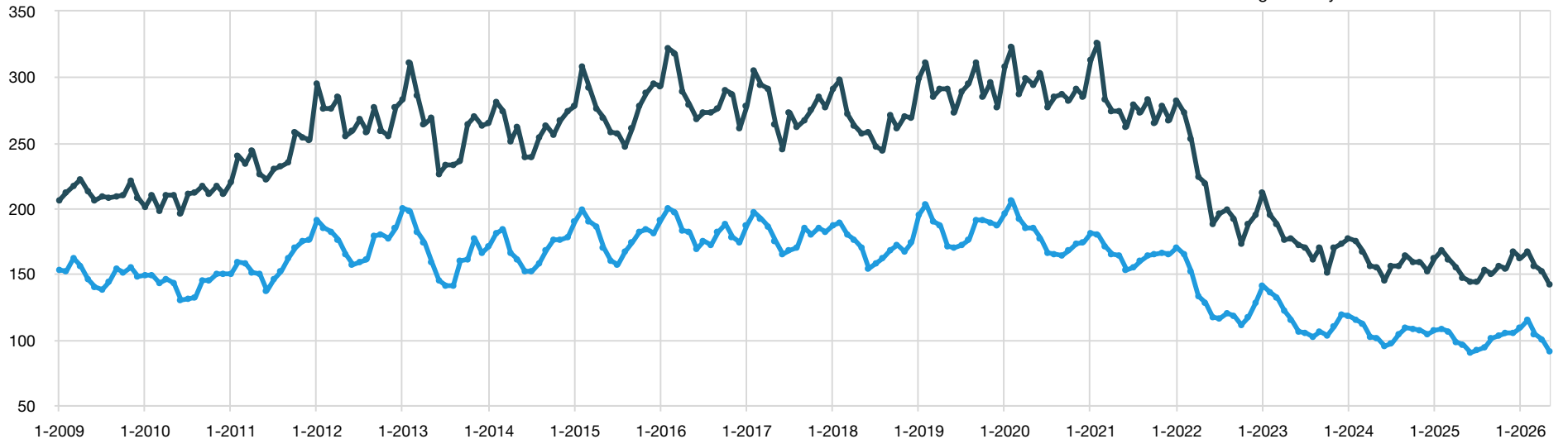


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	90	- 5.3%	144	- 0.7%
Jul-2025	92	- 5.2%	144	- 7.7%
Aug-2025	94	- 9.6%	153	- 1.9%
Sep-2025	101	- 7.3%	150	- 8.5%
Oct-2025	103	- 4.6%	156	- 1.9%
Nov-2025	105	- 1.9%	154	- 3.1%
Dec-2025	105	+ 1.0%	167	+ 9.9%
Jan-2026	109	+ 1.9%	162	0.0%
Feb-2026	115	+ 6.5%	167	- 0.6%
Mar-2026	104	- 1.9%	156	- 3.1%
Apr-2026	100	+ 2.0%	152	- 1.9%
May-2026	91	- 5.2%	142	- 3.4%
12-Month Avg	101	- 1.9%	154	- 1.9%

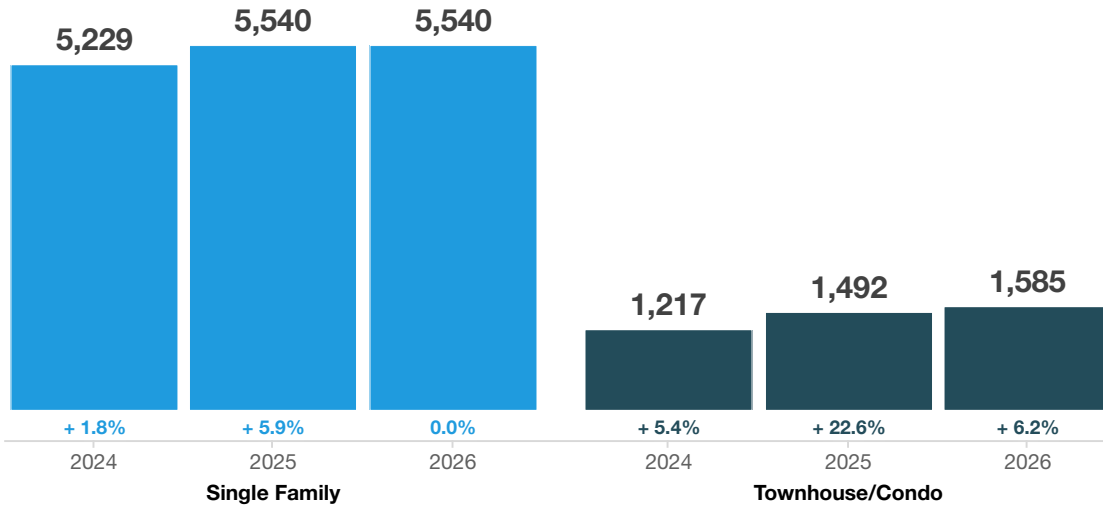
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

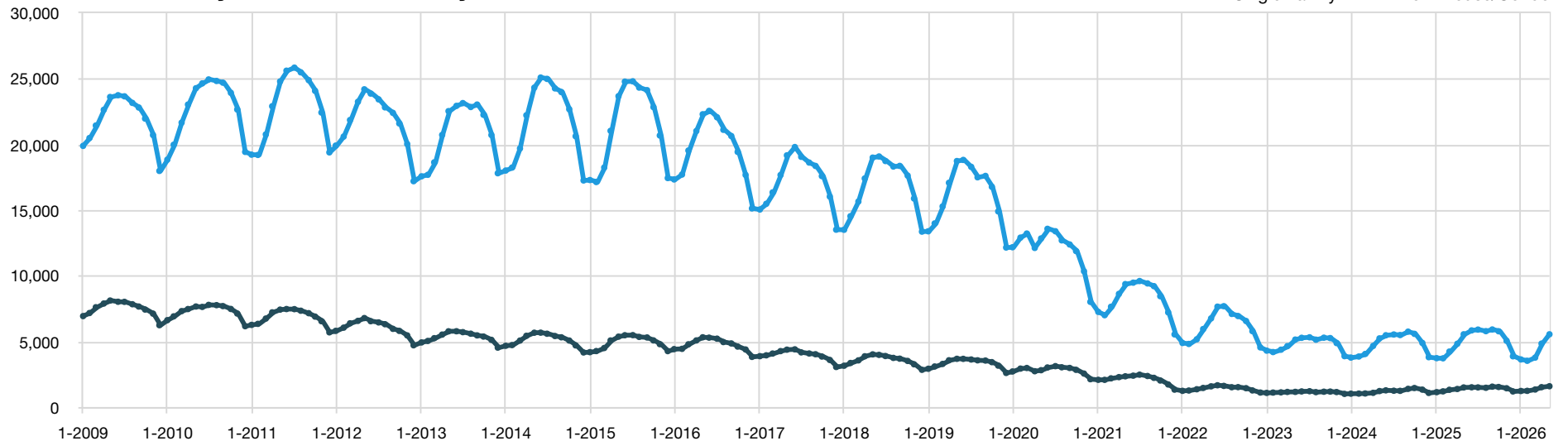
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	5,837	+ 6.7%	1,504	+ 18.3%
Jul-2025	5,898	+ 6.8%	1,496	+ 20.4%
Aug-2025	5,779	+ 5.4%	1,467	+ 18.9%
Sep-2025	5,906	+ 2.9%	1,553	+ 12.0%
Oct-2025	5,770	+ 3.5%	1,526	+ 5.3%
Nov-2025	5,045	+ 3.4%	1,431	+ 8.0%
Dec-2025	3,865	+ 1.8%	1,188	+ 10.5%
Jan-2026	3,625	- 2.6%	1,223	+ 7.8%
Feb-2026	3,522	- 5.1%	1,234	+ 3.3%
Mar-2026	3,766	- 10.8%	1,335	+ 1.5%
Apr-2026	4,832	+ 0.2%	1,514	+ 10.1%
May-2026	5,540	0.0%	1,585	+ 6.2%
12-Month Avg	4,949	+ 1.5%	1,421	+ 10.1%

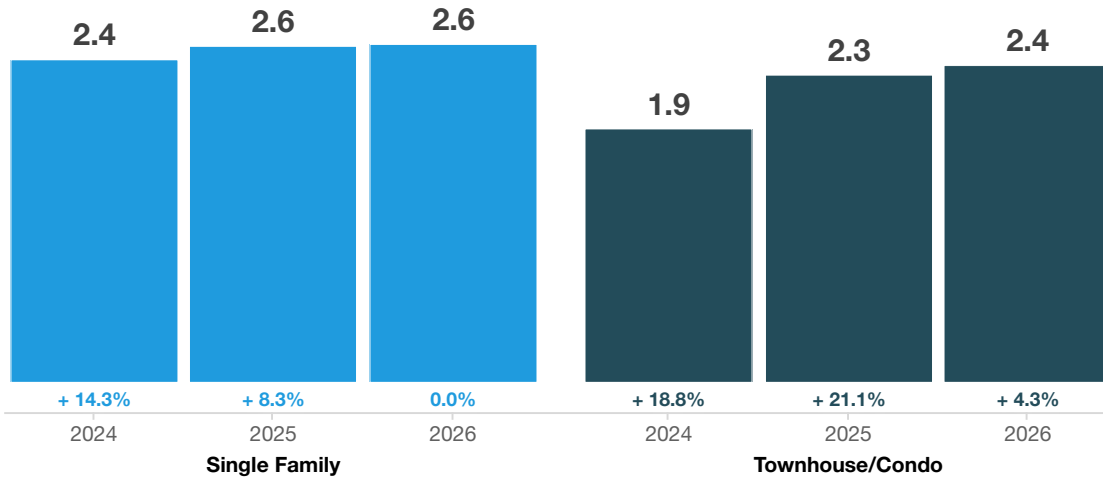
Historical Inventory of Homes for Sale by Month



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.

May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2.7	+ 3.8%	2.3	+ 15.0%
Jul-2025	2.7	+ 3.8%	2.3	+ 15.0%
Aug-2025	2.6	0.0%	2.2	+ 10.0%
Sep-2025	2.7	0.0%	2.3	+ 4.5%
Oct-2025	2.6	0.0%	2.3	0.0%
Nov-2025	2.3	0.0%	2.2	+ 4.8%
Dec-2025	1.8	0.0%	1.8	+ 5.9%
Jan-2026	1.7	0.0%	1.9	+ 5.6%
Feb-2026	1.6	- 5.9%	1.9	0.0%
Mar-2026	1.7	- 15.0%	2.0	- 4.8%
Apr-2026	2.2	0.0%	2.3	+ 9.5%
May-2026	2.6	0.0%	2.4	+ 4.3%
12-Month Avg*	2.3	+ 0.2%	2.2	+ 5.8%

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,694	4,766	+ 1.5%	17,716	17,163	- 3.1%
Pending Sales		3,222	3,470	+ 7.7%	13,093	12,665	- 3.3%
Closed Sales		2,974	2,714	- 8.7%	11,786	10,903	- 7.5%
Days on Market Until Sale		24	28	+ 16.7%	30	35	+ 16.7%
Median Sales Price		\$425,000	\$460,000	+ 8.2%	\$400,000	\$420,000	+ 5.0%
Average Sales Price		\$603,203	\$649,259	+ 7.6%	\$565,725	\$603,855	+ 6.7%
Percent of List Price Received		103.6%	103.7%	+ 0.1%	102.4%	102.2%	- 0.2%
Housing Affordability Index		105	100	- 4.8%	112	110	- 1.8%
Inventory of Homes for Sale		7,032	7,125	+ 1.3%	—	—	—
Months Supply of Inventory		2.5	2.5	0.0%	—	—	—