

Monthly Indicators

State of Connecticut



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 2.8 percent for Single Family homes but increased 7.0 percent for Townhouse/Condo homes. Pending Sales decreased 0.1 percent for Single Family homes and 1.4 percent for Townhouse/Condo homes. Inventory increased 1.9 percent for Single Family homes and 6.9 percent for Townhouse/Condo homes.

Median Sales Price increased 8.3 percent to \$455,000 for Single Family homes and 8.3 percent to \$307,000 for Townhouse/Condo homes. Days on Market increased 7.4 percent for Single Family homes and 13.0 percent for Townhouse/Condo homes. Months Supply of Inventory were dead even with last year for both property types.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 10.6%	+ 9.0%	+ 3.0%
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 state of Connecticut. Percent changes are calculated using rounded figures.

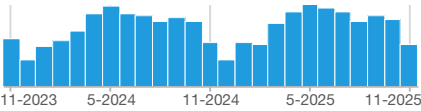
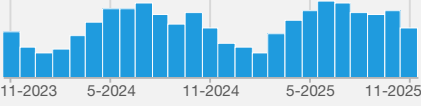
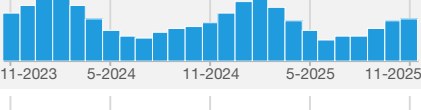
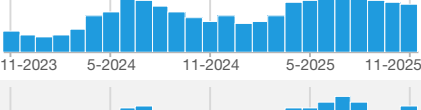
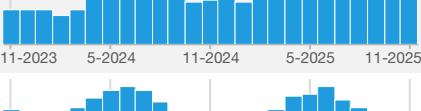
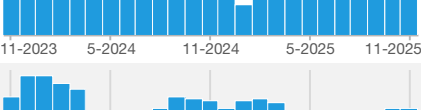
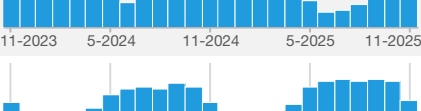
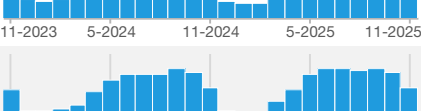
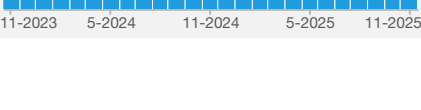
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Single Family Market Overview





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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,946	1,891	- 2.8%	30,213	31,412	+ 4.0%
Pending Sales		2,091	2,088	- 0.1%	24,159	24,720	+ 2.3%
Closed Sales		2,217	2,028	- 8.5%	23,634	24,027	+ 1.7%
Days on Market Until Sale		27	29	+ 7.4%	27	26	- 3.7%
Median Sales Price		\$420,000	\$455,000	+ 8.3%	\$432,000	\$465,000	+ 7.6%
Average Sales Price		\$598,136	\$683,633	+ 14.3%	\$614,647	\$668,156	+ 8.7%
Percent of List Price Received		102.0%	101.4%	- 0.6%	103.1%	102.7%	- 0.4%
Housing Affordability Index		103	100	- 2.9%	100	98	- 2.0%
Inventory of Homes for Sale		4,880	4,974	+ 1.9%	—	—	—
Months Supply of Inventory		2.3	2.3	0.0%	—	—	—

Townhouse/Condo Market Overview

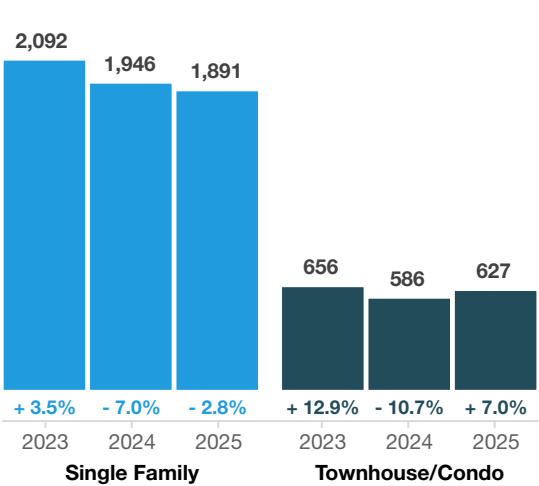
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		586	627	+ 7.0%	8,352	9,017	+ 8.0%
Pending Sales		625	616	- 1.4%	7,057	7,433	+ 5.3%
Closed Sales		651	536	- 17.7%	6,921	7,268	+ 5.0%
Days on Market Until Sale		23	26	+ 13.0%	24	26	+ 8.3%
Median Sales Price		\$283,500	\$307,000	+ 8.3%	\$285,000	\$300,000	+ 5.3%
Average Sales Price		\$348,373	\$370,807	+ 6.4%	\$352,721	\$372,049	+ 5.5%
Percent of List Price Received		102.0%	100.6%	- 1.4%	102.8%	101.6%	- 1.2%
Housing Affordability Index		153	148	- 3.3%	152	152	0.0%
Inventory of Homes for Sale		1,325	1,416	+ 6.9%	—	—	—
Months Supply of Inventory		2.1	2.1	0.0%	—	—	—

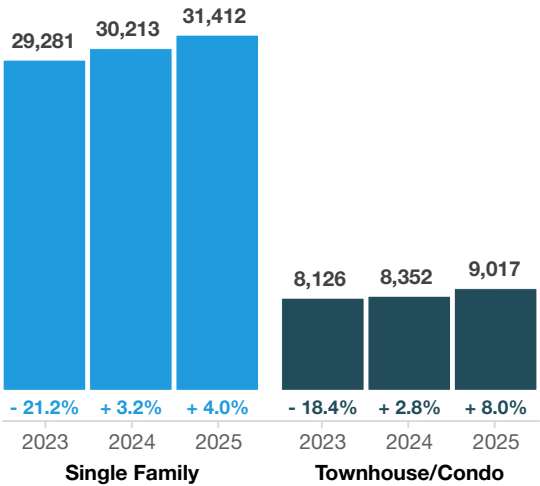
New Listings

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

November

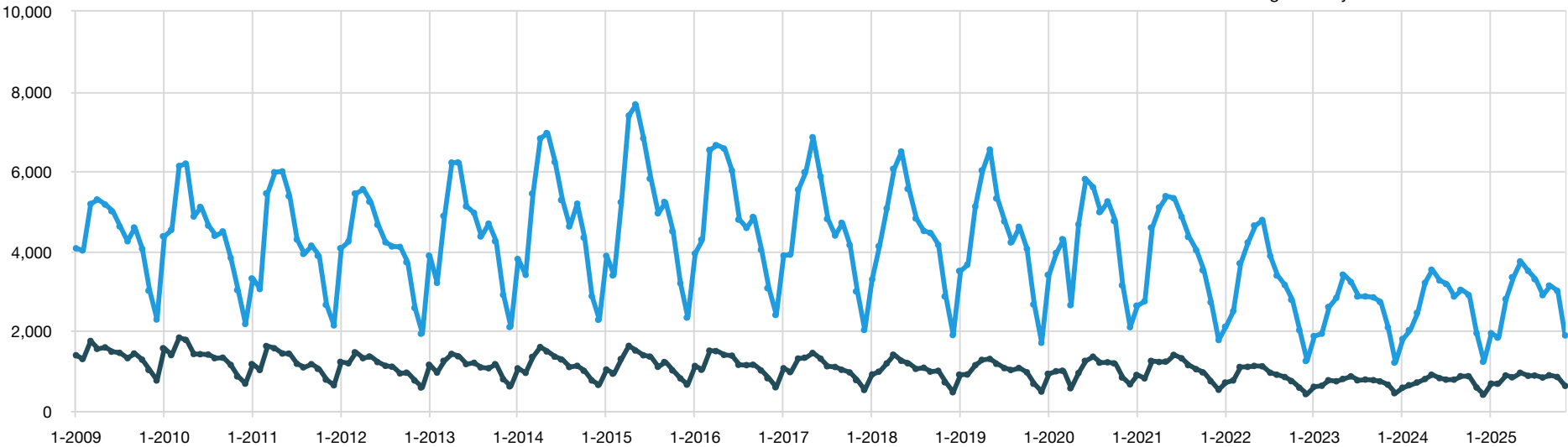


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	1,231	+ 1.7%	405	- 8.8%
Jan-2025	1,946	+ 8.2%	683	+ 17.6%
Feb-2025	1,834	- 9.3%	680	+ 5.6%
Mar-2025	2,801	+ 14.1%	888	+ 24.7%
Apr-2025	3,347	+ 4.4%	841	+ 5.3%
May-2025	3,742	+ 5.8%	955	+ 5.4%
Jun-2025	3,507	+ 7.3%	879	+ 7.2%
Jul-2025	3,300	+ 3.8%	886	+ 13.2%
Aug-2025	2,898	+ 1.1%	836	+ 6.8%
Sep-2025	3,138	+ 3.5%	892	+ 2.6%
Oct-2025	3,008	+ 3.6%	850	- 2.2%
Nov-2025	1,891	- 2.8%	627	+ 7.0%
12-Month Avg	2,720	+ 3.9%	785	+ 7.1%

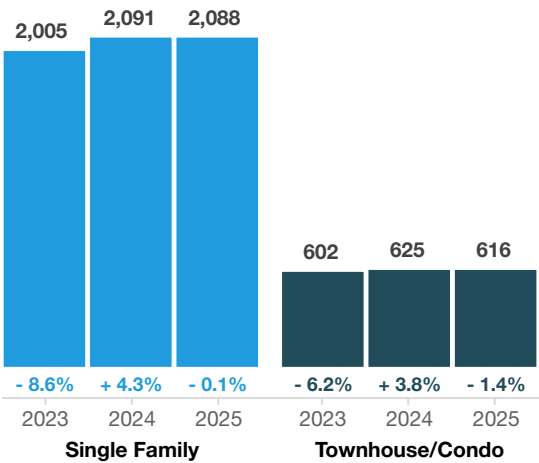
Historical New Listings by Month



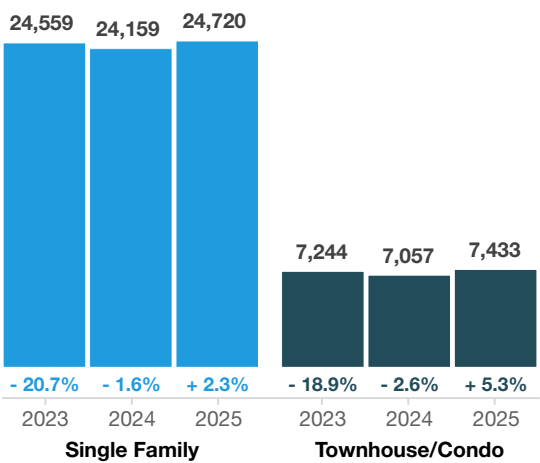
Pending Sales

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

November

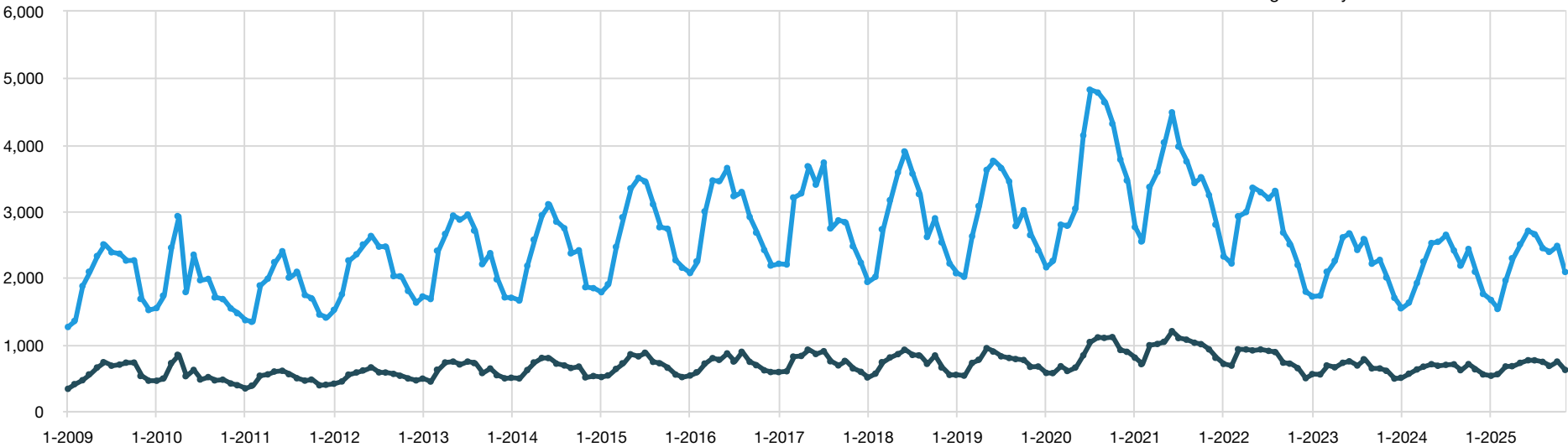


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	1,758	+ 3.5%	548	+ 12.8%
Jan-2025	1,667	+ 8.1%	528	+ 6.0%
Feb-2025	1,532	- 5.8%	552	- 1.3%
Mar-2025	1,961	+ 2.0%	668	+ 7.2%
Apr-2025	2,294	+ 2.3%	672	+ 1.1%
May-2025	2,503	- 0.8%	722	+ 2.8%
Jun-2025	2,706	+ 6.5%	761	+ 12.2%
Jul-2025	2,654	+ 0.3%	760	+ 9.8%
Aug-2025	2,446	+ 1.5%	737	+ 5.3%
Sep-2025	2,390	+ 9.5%	676	+ 10.5%
Oct-2025	2,479	+ 1.9%	741	+ 5.4%
Nov-2025	2,088	- 0.1%	616	- 1.4%
12-Month Avg	2,207	+ 2.4%	665	+ 5.7%

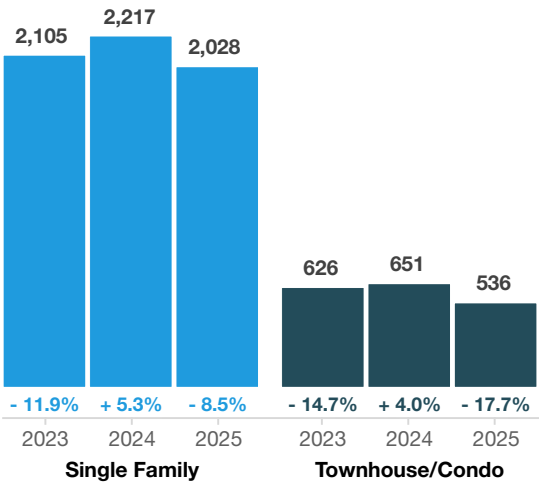
Historical Pending Sales by Month



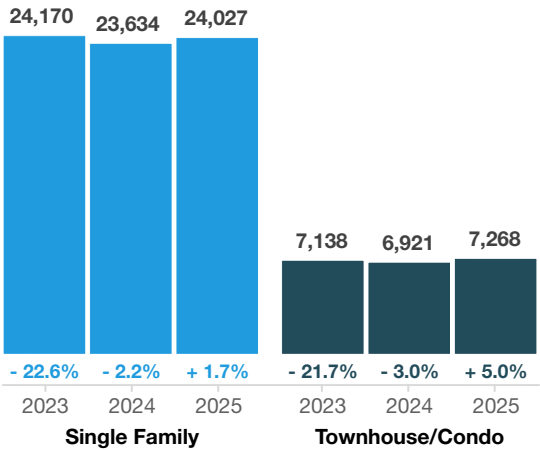
Closed Sales

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

November

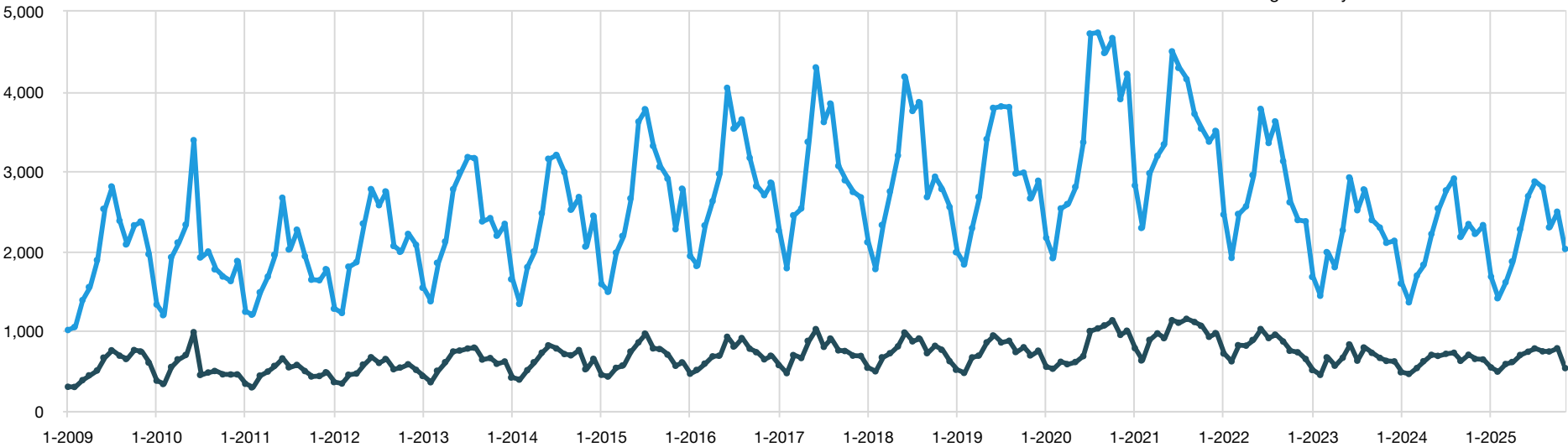


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	2,326	+ 9.2%	644	+ 3.9%
Jan-2025	1,681	+ 5.4%	544	+ 12.4%
Feb-2025	1,411	+ 3.8%	492	+ 6.3%
Mar-2025	1,610	- 5.0%	587	+ 9.3%
Apr-2025	1,871	+ 2.3%	612	- 1.6%
May-2025	2,274	+ 2.7%	700	- 0.3%
Jun-2025	2,689	+ 6.1%	741	+ 7.5%
Jul-2025	2,872	+ 4.0%	782	+ 9.4%
Aug-2025	2,798	- 3.8%	746	+ 2.5%
Sep-2025	2,299	+ 5.5%	744	+ 18.7%
Oct-2025	2,494	+ 6.6%	784	+ 11.5%
Nov-2025	2,028	- 8.5%	536	- 17.7%
12-Month Avg	2,196	+ 2.3%	659	+ 4.9%

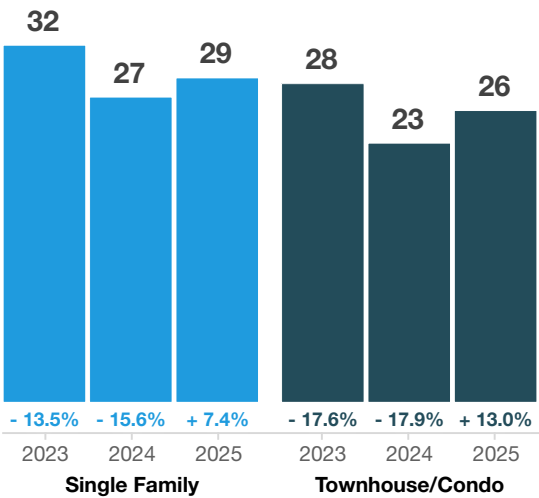
Historical Closed Sales by Month



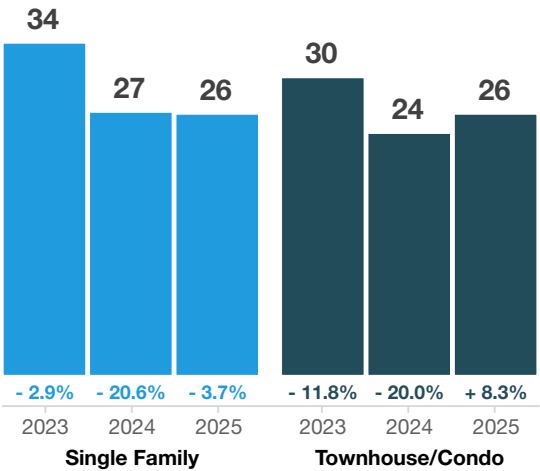
Days on Market Until Sale

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

November



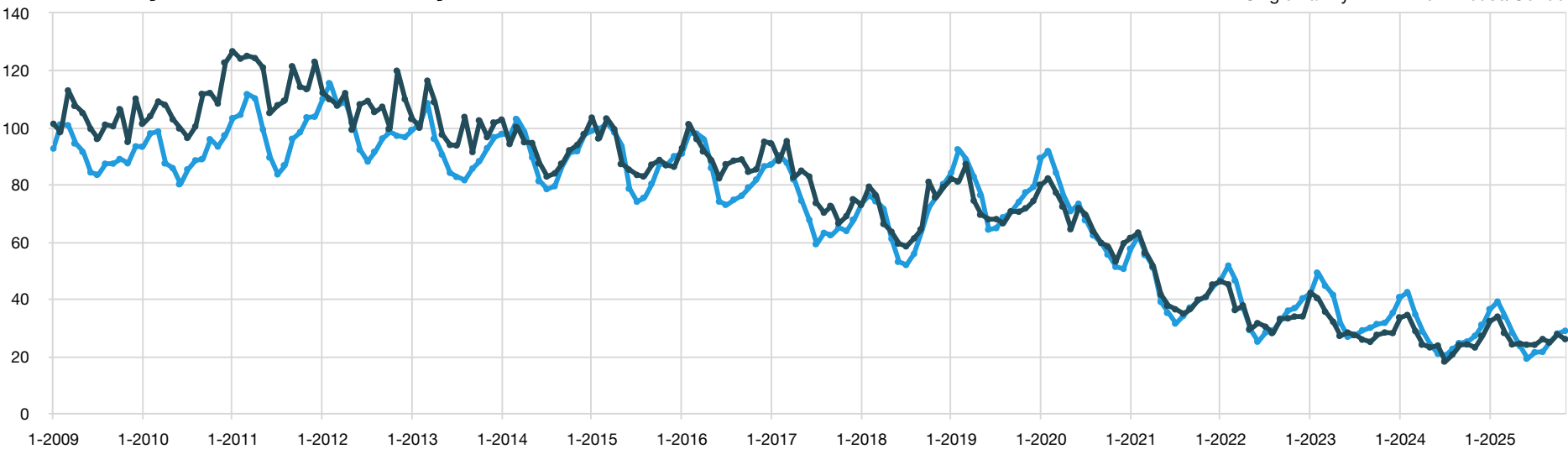
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	31	- 11.4%	27	- 3.6%
Jan-2025	36	- 12.2%	32	- 3.0%
Feb-2025	39	- 7.1%	34	0.0%
Mar-2025	34	0.0%	28	- 3.4%
Apr-2025	28	- 3.4%	24	0.0%
May-2025	23	- 4.2%	24	+ 4.3%
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%
12-Month Avg*	27	- 2.3%	26	+ 6.8%

* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

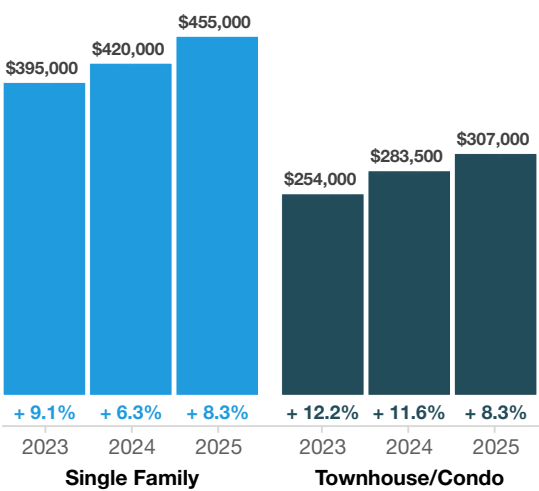
Historical Days on Market Until Sale by Month



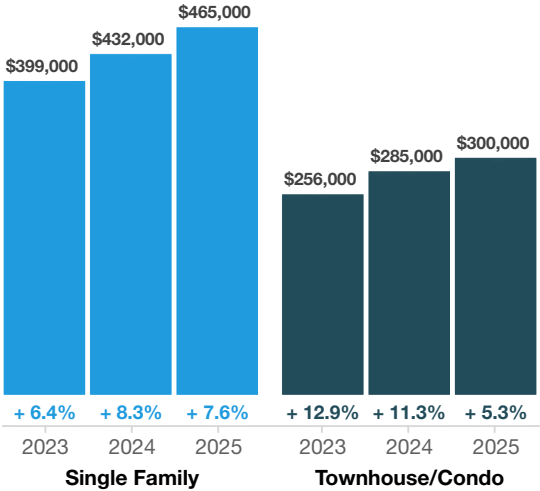
Median Sales Price

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

November



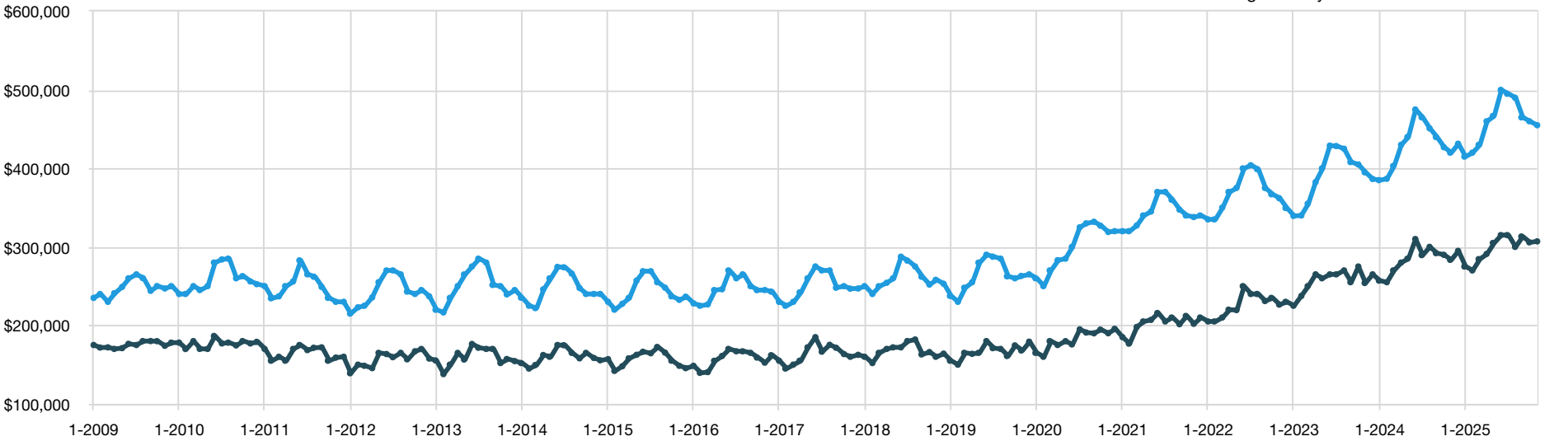
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$431,385	+ 11.6%	\$294,900	+ 11.3%
Jan-2025	\$415,000	+ 7.8%	\$275,000	+ 7.0%
Feb-2025	\$420,000	+ 8.6%	\$270,000	+ 5.9%
Mar-2025	\$430,000	+ 6.7%	\$284,400	+ 5.3%
Apr-2025	\$460,000	+ 7.0%	\$291,000	+ 3.9%
May-2025	\$466,750	+ 6.1%	\$305,000	+ 7.0%
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%	\$313,215	+ 7.3%
Oct-2025	\$460,000	+ 7.7%	\$305,763	+ 5.5%
Nov-2025	\$455,000	+ 8.3%	\$307,000	+ 8.3%
12-Month Avg*	\$460,000	+ 7.0%	\$300,000	+ 6.6%

* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

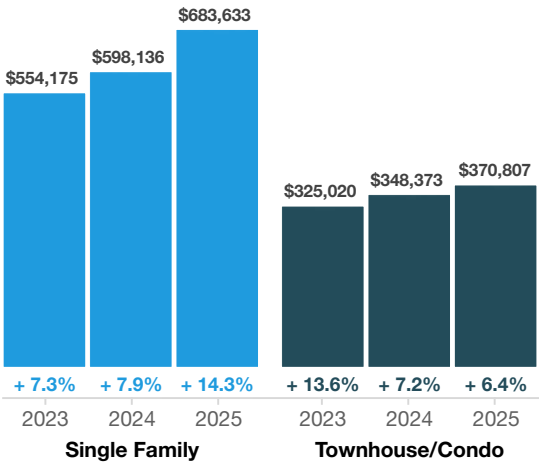
Historical Median Sales Price by Month



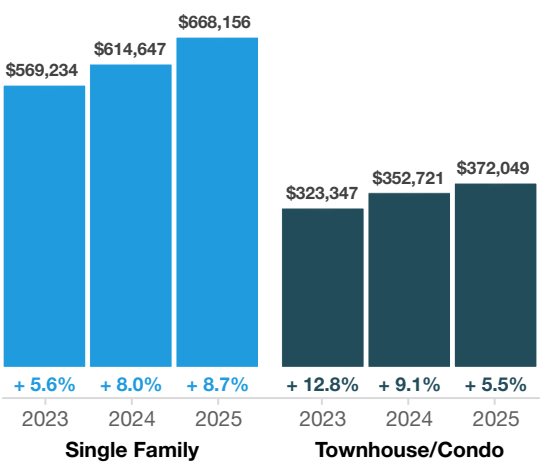
Average Sales Price

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

November



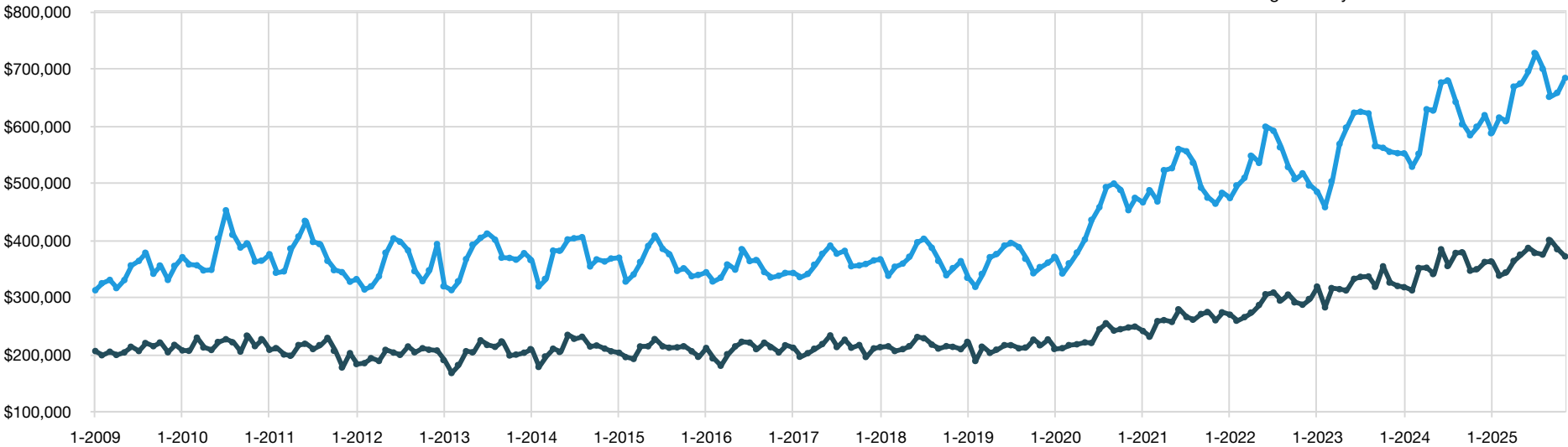
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$618,384	+ 12.1%	\$361,006	+ 13.2%
Jan-2025	\$586,830	+ 6.4%	\$362,033	+ 14.3%
Feb-2025	\$614,234	+ 16.3%	\$337,170	+ 8.3%
Mar-2025	\$607,799	+ 10.4%	\$342,559	- 2.3%
Apr-2025	\$668,466	+ 6.3%	\$362,885	+ 3.4%
May-2025	\$673,837	+ 7.6%	\$373,945	+ 10.0%
Jun-2025	\$695,303	+ 2.9%	\$385,682	+ 0.6%
Jul-2025	\$727,364	+ 7.1%	\$376,882	+ 6.5%
Aug-2025	\$699,755	+ 9.1%	\$374,061	- 0.7%
Sep-2025	\$650,636	+ 8.0%	\$399,598	+ 5.7%
Oct-2025	\$657,655	+ 12.8%	\$383,498	+ 10.9%
Nov-2025	\$683,633	+ 14.3%	\$370,807	+ 6.4%
12-Month Avg*	\$663,765	+ 8.9%	\$371,150	+ 6.1%

* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

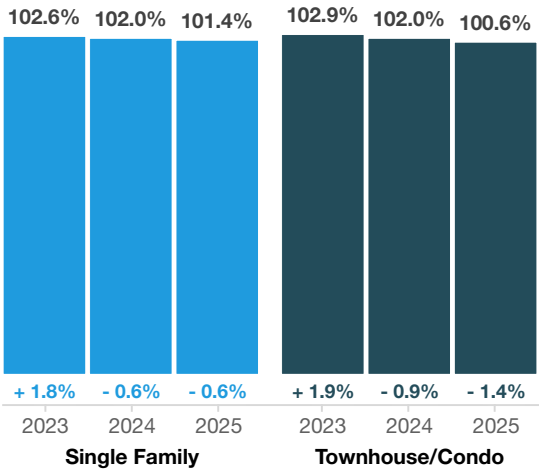
Historical Average Sales Price by Month



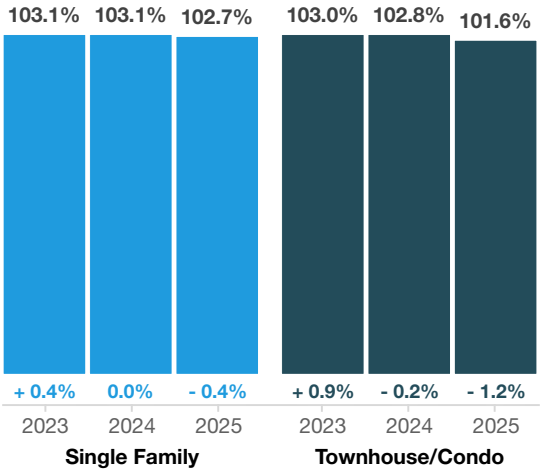
Percent of List Price Received

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.

November



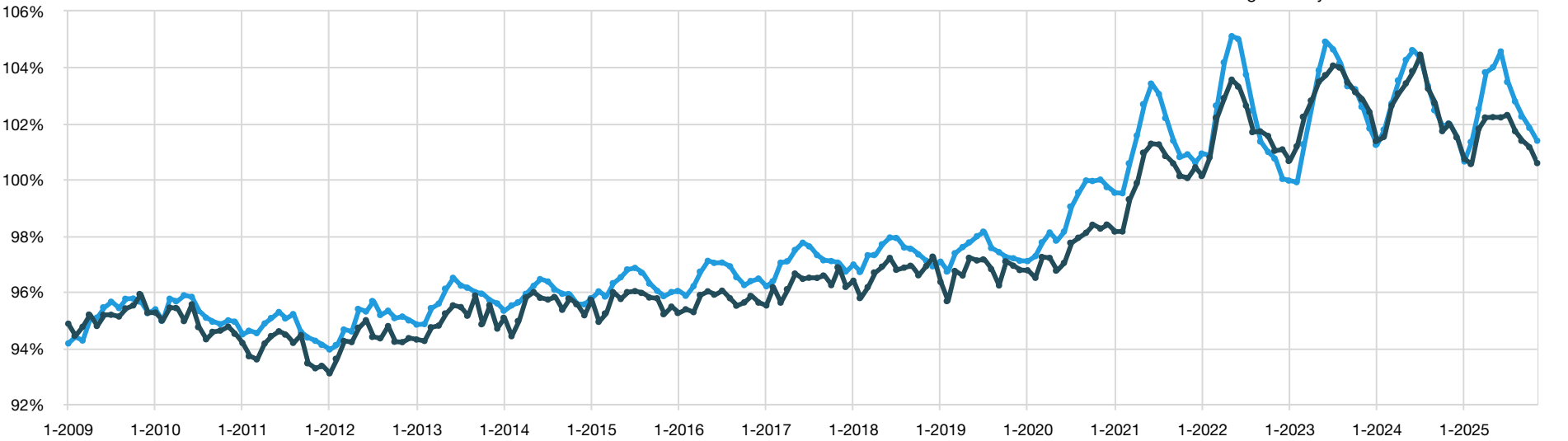
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	101.5%	- 0.3%	101.5%	- 0.9%
Jan-2025	100.6%	- 0.6%	100.7%	- 0.7%
Feb-2025	101.3%	- 0.5%	100.6%	- 0.9%
Mar-2025	102.5%	- 0.2%	101.8%	- 0.8%
Apr-2025	103.8%	+ 0.3%	102.2%	- 0.9%
May-2025	104.0%	- 0.3%	102.2%	- 1.2%
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	102.3%	- 0.2%	101.4%	- 1.3%
Oct-2025	101.8%	- 0.1%	101.2%	- 0.5%
Nov-2025	101.4%	- 0.6%	100.6%	- 1.4%
12-Month Avg*	102.6%	- 0.3%	101.6%	- 1.2%

* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

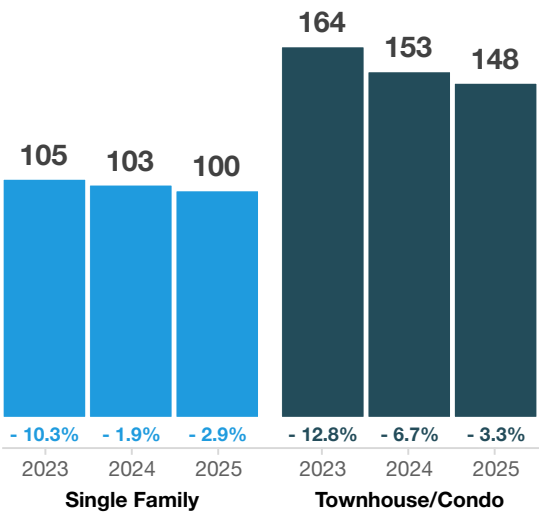
Historical Percent of List Price Received by Month



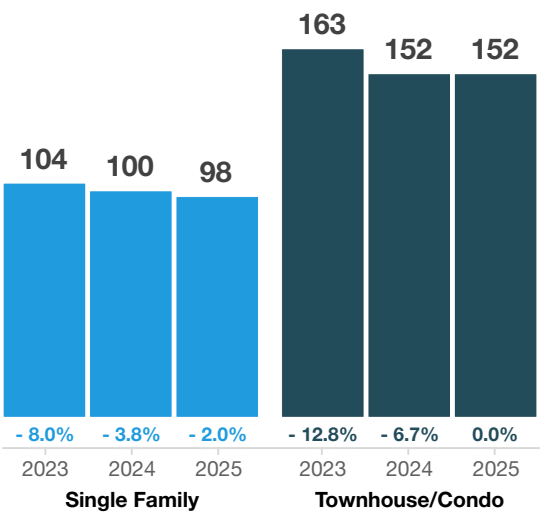
Housing Affordability Index

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.

November

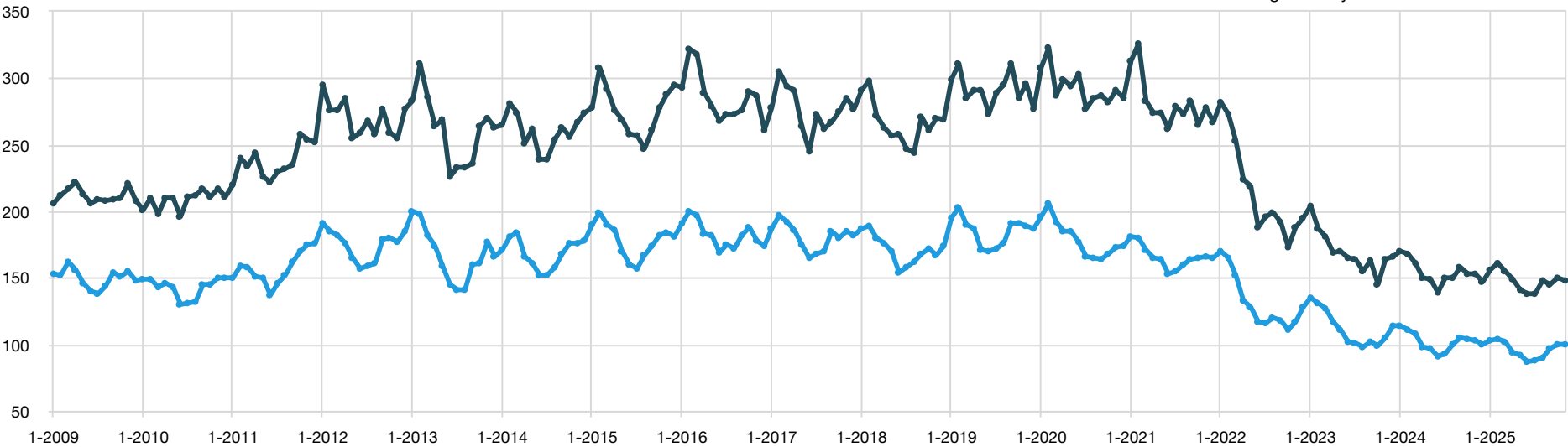


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	100	- 12.3%	147	- 11.4%
Jan-2025	103	- 9.6%	156	- 8.2%
Feb-2025	104	- 6.3%	161	- 4.2%
Mar-2025	102	- 5.6%	155	- 3.7%
Apr-2025	94	- 4.1%	149	- 0.7%
May-2025	92	- 5.2%	141	- 5.4%
Jun-2025	87	- 4.4%	138	- 0.7%
Jul-2025	88	- 5.4%	138	- 8.0%
Aug-2025	90	- 10.0%	148	- 1.3%
Sep-2025	97	- 7.6%	145	- 8.2%
Oct-2025	100	- 3.8%	150	- 2.0%
Nov-2025	100	- 2.9%	148	- 3.3%
12-Month Avg	96	- 6.8%	148	- 5.1%

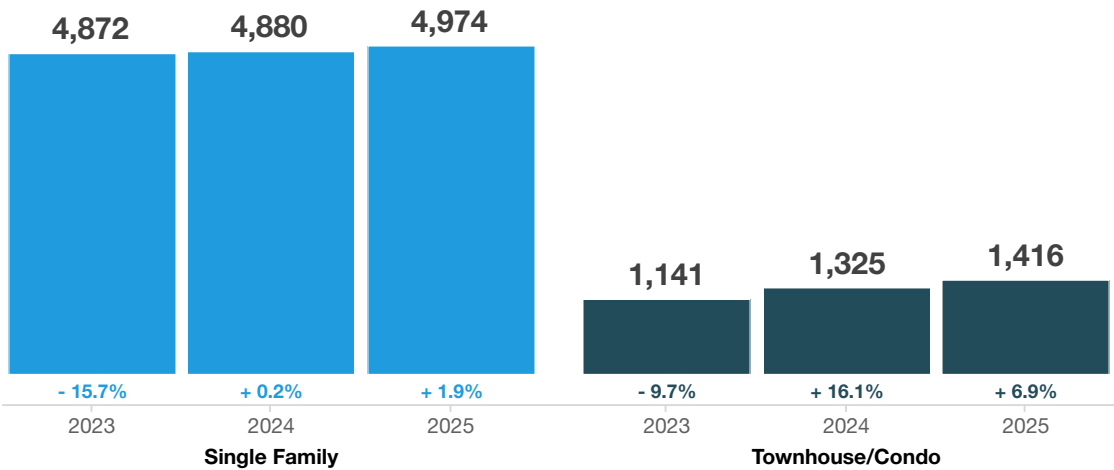
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

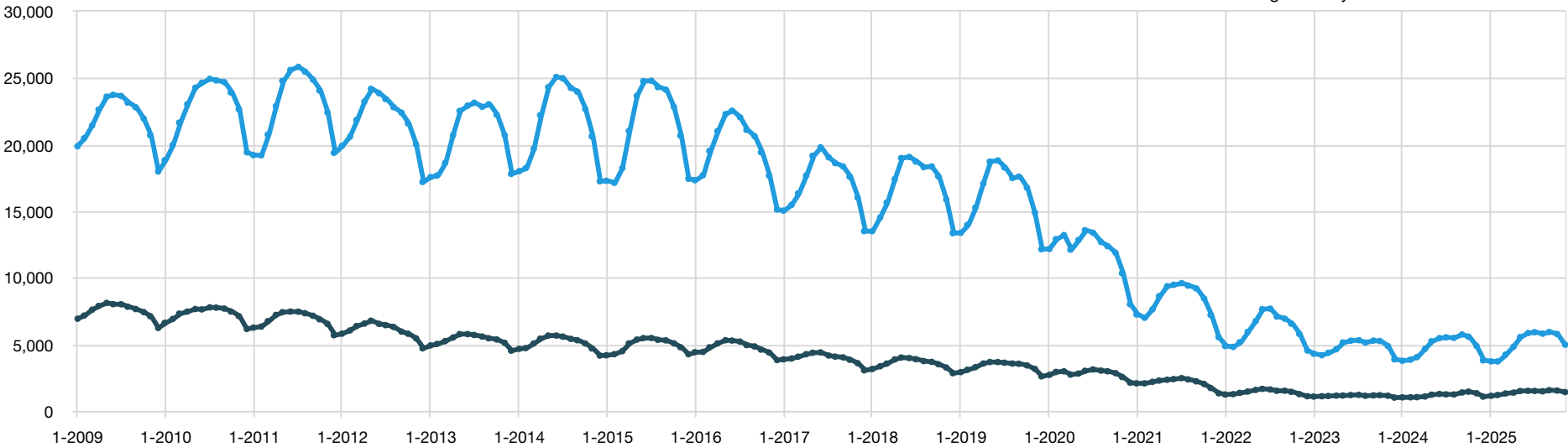
The number of properties available for sale in active status at the end of a given month.

November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	3,798	- 2.0%	1,075	+ 7.3%
Jan-2025	3,723	- 1.2%	1,134	+ 11.4%
Feb-2025	3,716	- 3.4%	1,194	+ 16.6%
Mar-2025	4,227	+ 4.6%	1,315	+ 27.2%
Apr-2025	4,822	+ 3.6%	1,375	+ 27.1%
May-2025	5,546	+ 6.0%	1,494	+ 22.8%
Jun-2025	5,850	+ 7.0%	1,506	+ 18.5%
Jul-2025	5,913	+ 7.0%	1,500	+ 20.7%
Aug-2025	5,800	+ 5.8%	1,471	+ 19.2%
Sep-2025	5,930	+ 3.3%	1,555	+ 12.2%
Oct-2025	5,777	+ 3.6%	1,527	+ 5.4%
Nov-2025	4,974	+ 1.9%	1,416	+ 6.9%
12-Month Avg	5,006	+ 3.4%	1,380	+ 16.0%

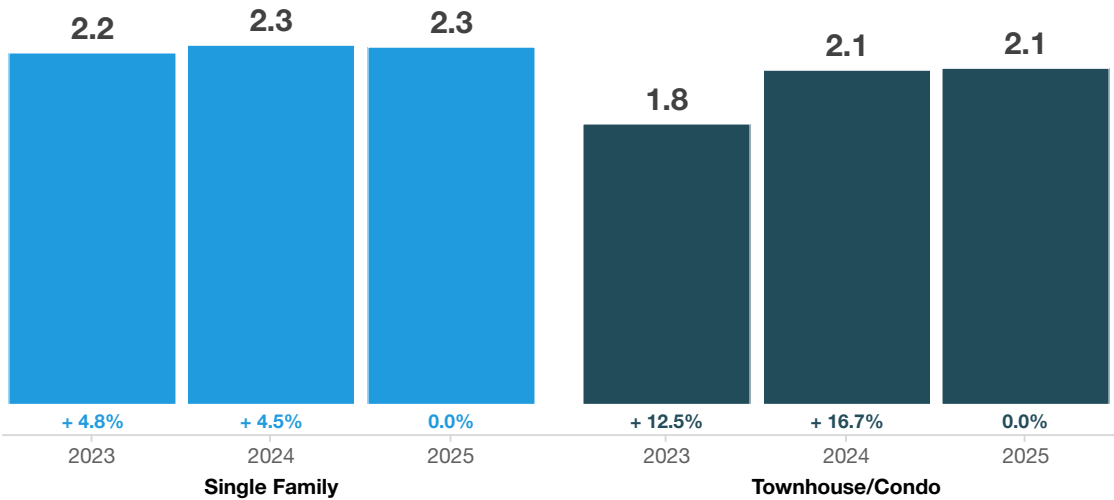
Historical Inventory of Homes for Sale by Month



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.

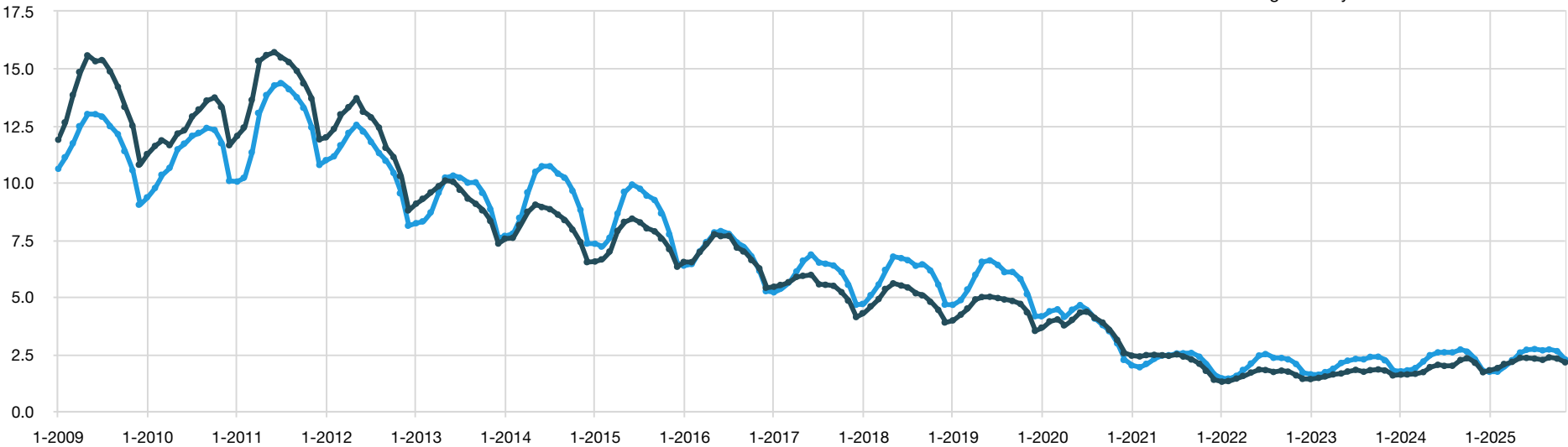
November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	1.8	0.0%	1.7	+ 6.3%
Jan-2025	1.7	0.0%	1.8	+ 12.5%
Feb-2025	1.7	- 5.6%	1.9	+ 18.8%
Mar-2025	2.0	+ 5.3%	2.1	+ 31.3%
Apr-2025	2.2	0.0%	2.1	+ 23.5%
May-2025	2.6	+ 8.3%	2.3	+ 21.1%
Jun-2025	2.7	+ 3.8%	2.3	+ 15.0%
Jul-2025	2.7	+ 3.8%	2.3	+ 15.0%
Aug-2025	2.7	+ 3.8%	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%	2.1	0.0%
12-Month Avg*	2.3	+ 1.9%	2.1	+ 12.8%

* Months Supply for all properties from December 2024 through November 2025. 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,532	2,518	- 0.6%	38,565	40,429	+ 4.8%
Pending Sales		2,716	2,704	- 0.4%	31,216	32,153	+ 3.0%
Closed Sales		2,868	2,564	- 10.6%	30,555	31,295	+ 2.4%
Days on Market Until Sale		26	28	+ 7.7%	26	26	0.0%
Median Sales Price		\$390,000	\$425,000	+ 9.0%	\$400,000	\$425,000	+ 6.3%
Average Sales Price		\$541,443	\$618,211	+ 14.2%	\$555,307	\$599,379	+ 7.9%
Percent of List Price Received		102.0%	101.2%	- 0.8%	103.0%	102.5%	- 0.5%
Housing Affordability Index		111	107	- 3.6%	108	107	- 0.9%
Inventory of Homes for Sale		6,205	6,390	+ 3.0%	—	—	—
Months Supply of Inventory		2.2	2.2	0.0%	—	—	—