

# Monthly Indicators

Eastern Connecticut Association of REALTORS®



## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 10.8 percent for Single Family homes and 23.2 percent for Townhouse/Condo homes. Pending Sales decreased 3.9 percent for Single Family homes and 12.2 percent for Townhouse/Condo homes. Inventory decreased 7.4 percent for Single Family homes and 11.9 percent for Townhouse/Condo homes.

Median Sales Price increased 6.9 percent to \$419,000 for Single Family homes and 33.7 percent to \$317,500 for Townhouse/Condo homes. Days on Market increased 34.5 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 5.9 percent for Single Family homes and 13.6 percent for Townhouse/Condo homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Quick Facts

**- 12.2%**

Change in  
**Closed Sales**  
All Properties

**+ 13.3%**

Change in  
**Median Sales Price**  
All Properties

**- 8.1%**

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		296	<b>264</b>	- 10.8%	722	<b>661</b>	- 8.4%
<b>Pending Sales</b>		229	<b>220</b>	- 3.9%	572	<b>545</b>	- 4.7%
<b>Closed Sales</b>		191	<b>175</b>	- 8.4%	547	<b>504</b>	- 7.9%
<b>Days on Market Until Sale</b>		29	<b>39</b>	+ 34.5%	33	<b>38</b>	+ 15.2%
<b>Median Sales Price</b>		\$392,000	<b>\$419,000</b>	+ 6.9%	\$360,000	<b>\$390,000</b>	+ 8.3%
<b>Average Sales Price</b>		\$434,072	<b>\$475,834</b>	+ 9.6%	\$430,239	<b>\$457,624</b>	+ 6.4%
<b>Percent of List Price Received</b>		100.5%	<b>101.7%</b>	+ 1.2%	100.3%	<b>101.2%</b>	+ 0.9%
<b>Housing Affordability Index</b>		101	<b>97</b>	- 4.0%	110	<b>104</b>	- 5.5%
<b>Inventory of Homes for Sale</b>		421	<b>390</b>	- 7.4%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.6</b>	- 5.9%	—	—	—

# 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.

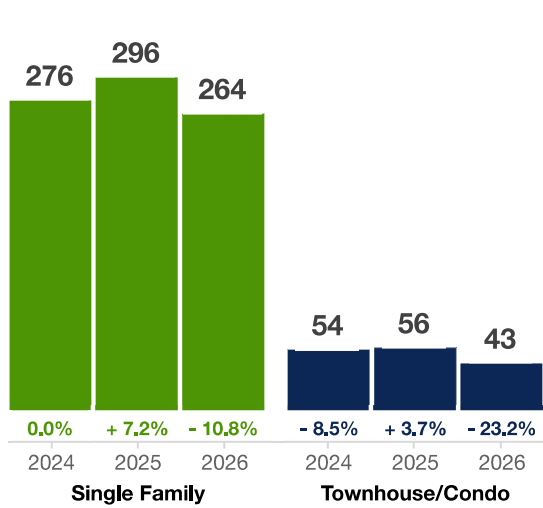


Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		56	43	- 23.2%	143	122	- 14.7%
<b>Pending Sales</b>		41	36	- 12.2%	108	93	- 13.9%
<b>Closed Sales</b>		38	26	- 31.6%	112	81	- 27.7%
<b>Days on Market Until Sale</b>		24	36	+ 50.0%	32	34	+ 6.3%
<b>Median Sales Price</b>		\$237,500	\$317,500	+ 33.7%	\$250,000	\$270,000	+ 8.0%
<b>Average Sales Price</b>		\$285,657	\$331,754	+ 16.1%	\$325,932	\$301,018	- 7.6%
<b>Percent of List Price Received</b>		100.5%	99.4%	- 1.1%	99.9%	100.1%	+ 0.2%
<b>Housing Affordability Index</b>		167	128	- 23.4%	159	151	- 5.0%
<b>Inventory of Homes for Sale</b>		84	74	- 11.9%	—	—	—
<b>Months Supply of Inventory</b>		2.2	1.9	- 13.6%	—	—	—

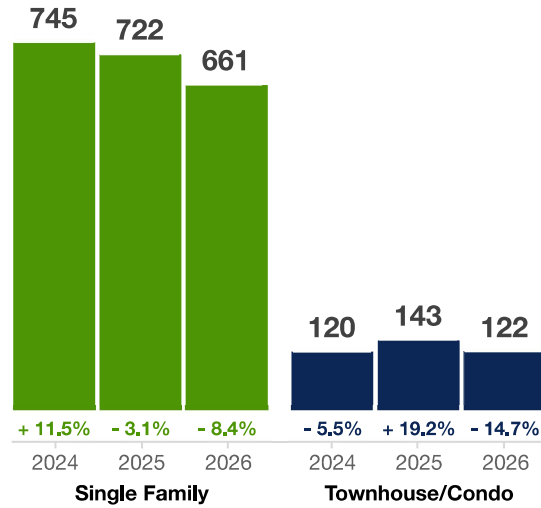
# New Listings

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

## March

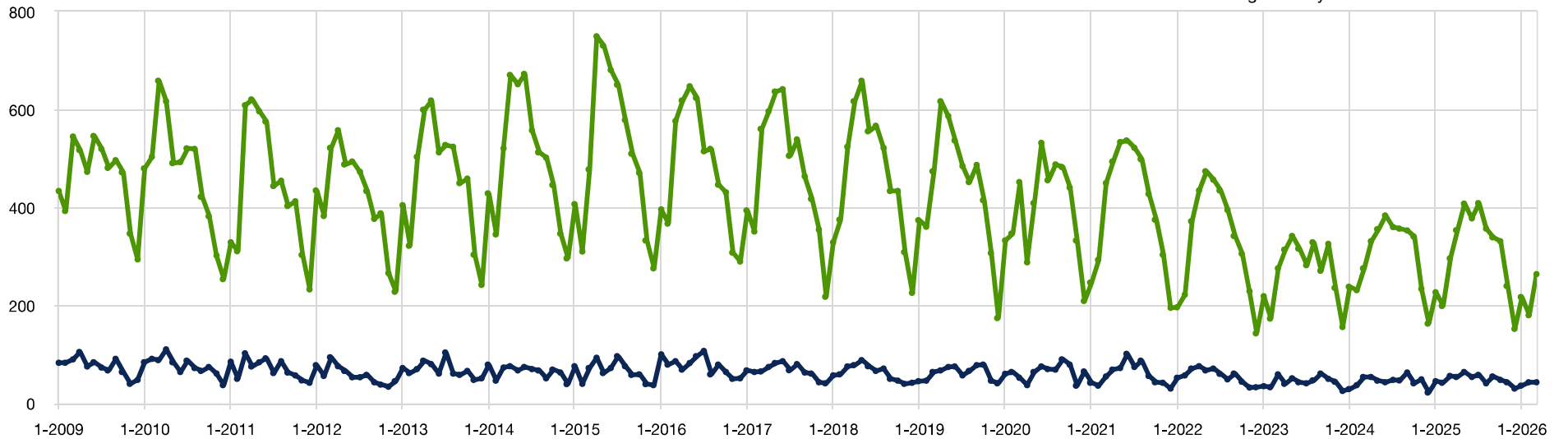


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	152	- 6.7%	30	+ 36.4%
Jan-2026	217	- 4.4%	36	- 20.0%
Feb-2026	180	- 9.5%	43	+ 2.4%
<b>Mar-2026</b>	<b>264</b>	<b>- 10.8%</b>	<b>43</b>	<b>- 23.2%</b>
12-Month Avg	302	+ 0.7%	47	+ 2.2%

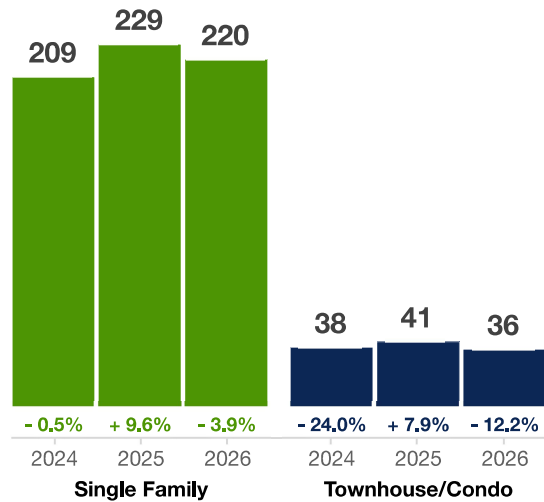
## Historical New Listings by Month



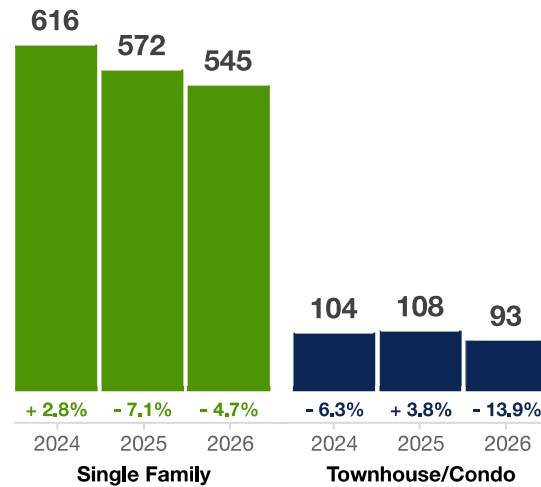
# Pending Sales

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

## March

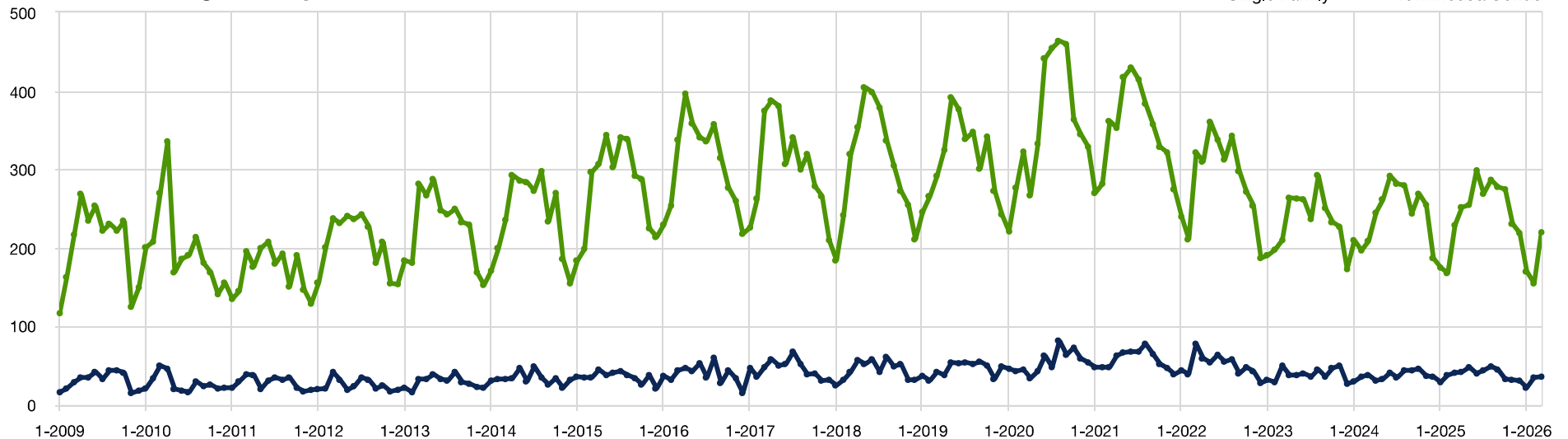


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	252	+ 2.9%	42	+ 35.5%
May-2025	255	- 2.7%	48	+ 45.5%
Jun-2025	299	+ 2.4%	40	- 2.4%
Jul-2025	269	- 4.6%	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	231	- 9.4%	32	- 13.5%
Dec-2025	219	+ 17.1%	31	- 13.9%
Jan-2026	170	- 2.9%	22	- 24.1%
Feb-2026	155	- 7.7%	35	- 7.9%
<b>Mar-2026</b>	<b>220</b>	<b>- 3.9%</b>	<b>36</b>	<b>- 12.2%</b>
12-Month Avg	243	+ 0.8%	38	0.0%

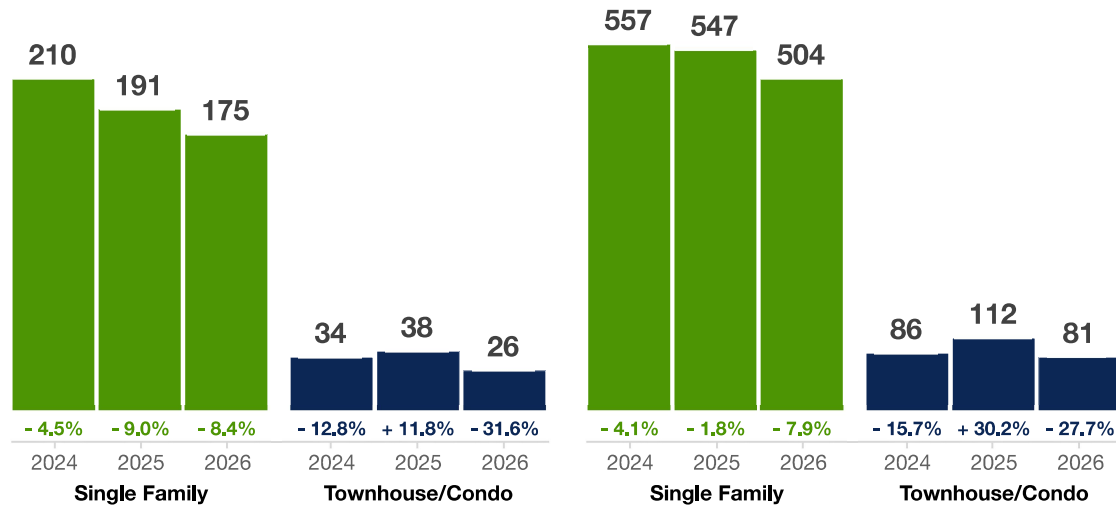
## Historical Pending Sales by Month



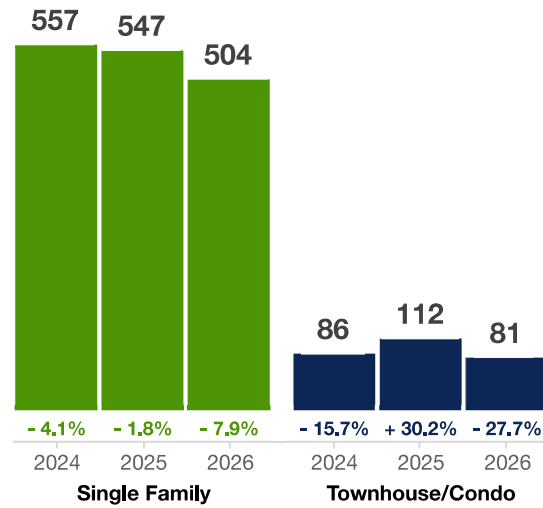
# Closed Sales

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

## March

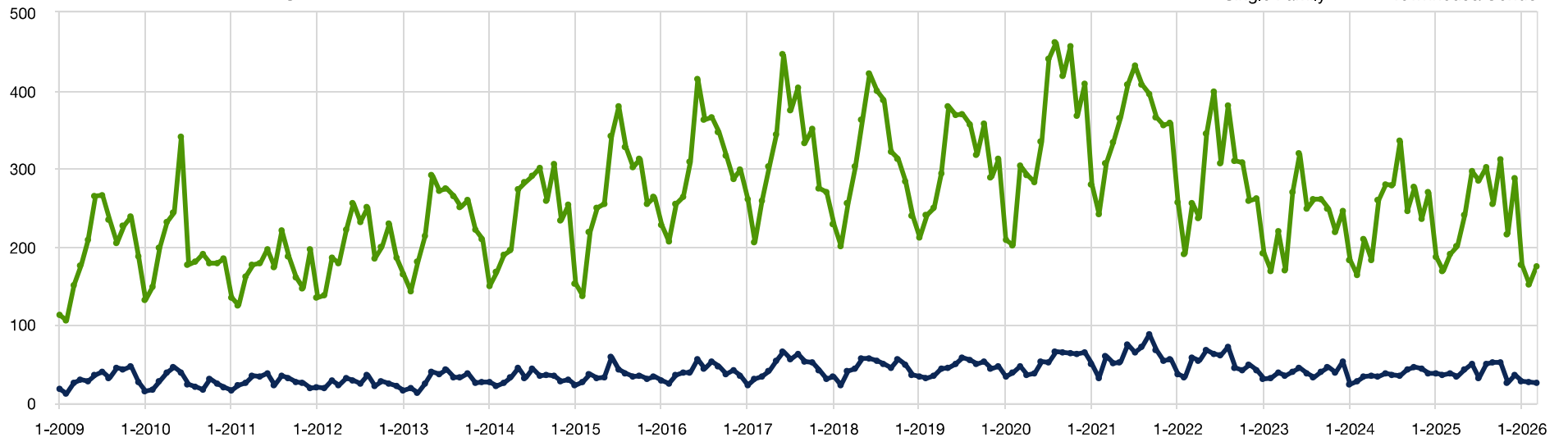


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	177	- 5.3%	28	- 26.3%
Feb-2026	152	- 10.1%	27	- 25.0%
<b>Mar-2026</b>	<b>175</b>	<b>- 8.4%</b>	<b>26</b>	<b>- 31.6%</b>
12-Month Avg	242	- 0.4%	38	0.0%

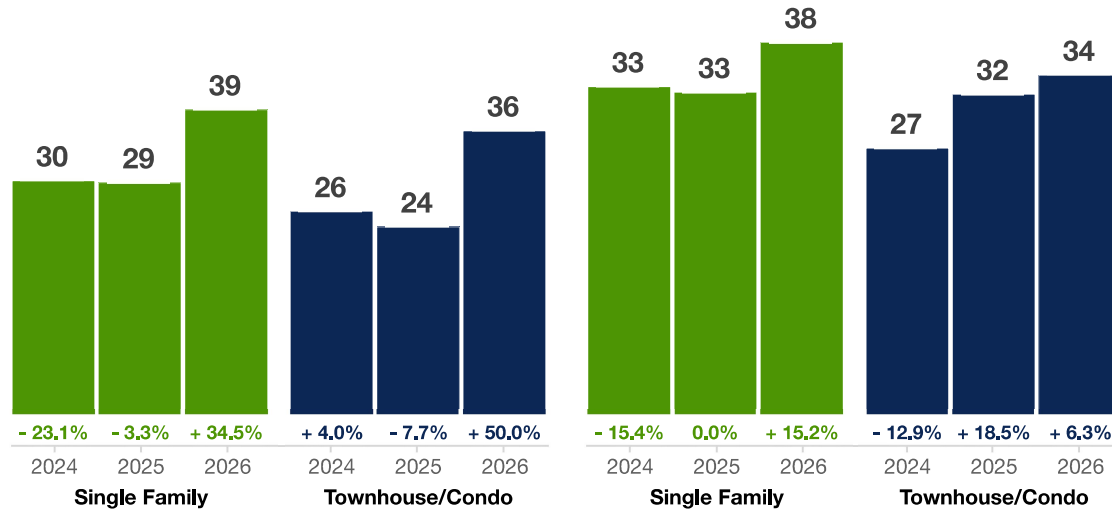
## Historical Closed Sales by Month



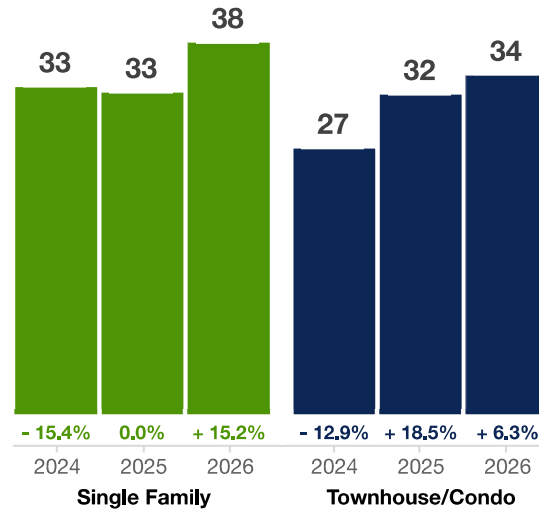
# Days on Market Until Sale

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

## March



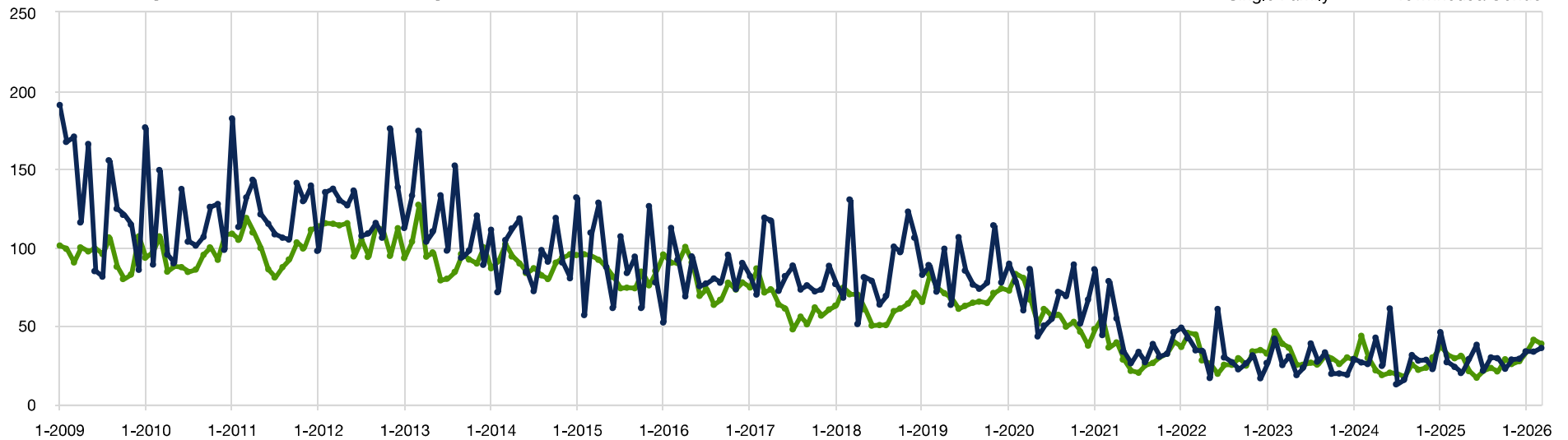
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	41	+ 28.1%	34	+ 25.9%
<b>Mar-2026</b>	<b>39</b>	<b>+ 34.5%</b>	<b>36</b>	<b>+ 50.0%</b>
12-Month Avg*	26	+ 9.9%	29	- 4.2%

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

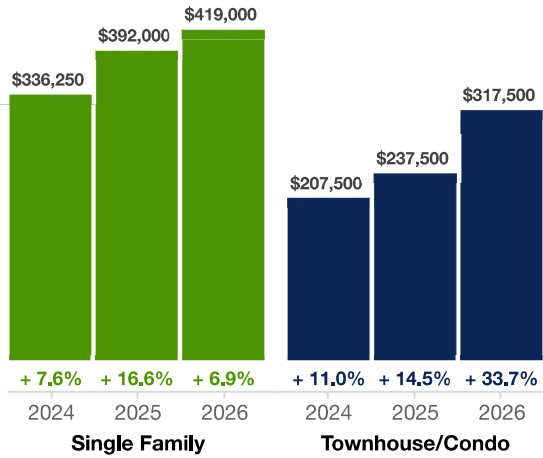
## Historical Days on Market Until Sale by Month



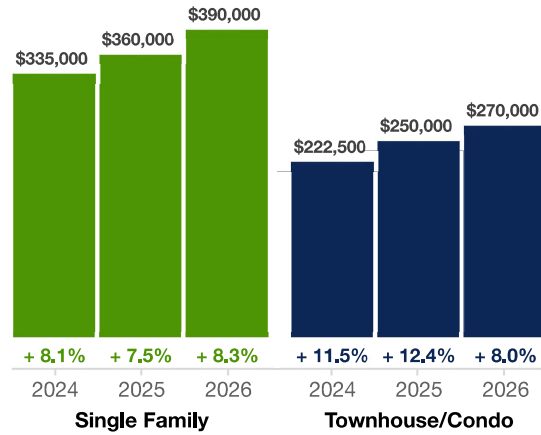
# Median Sales Price

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

## March



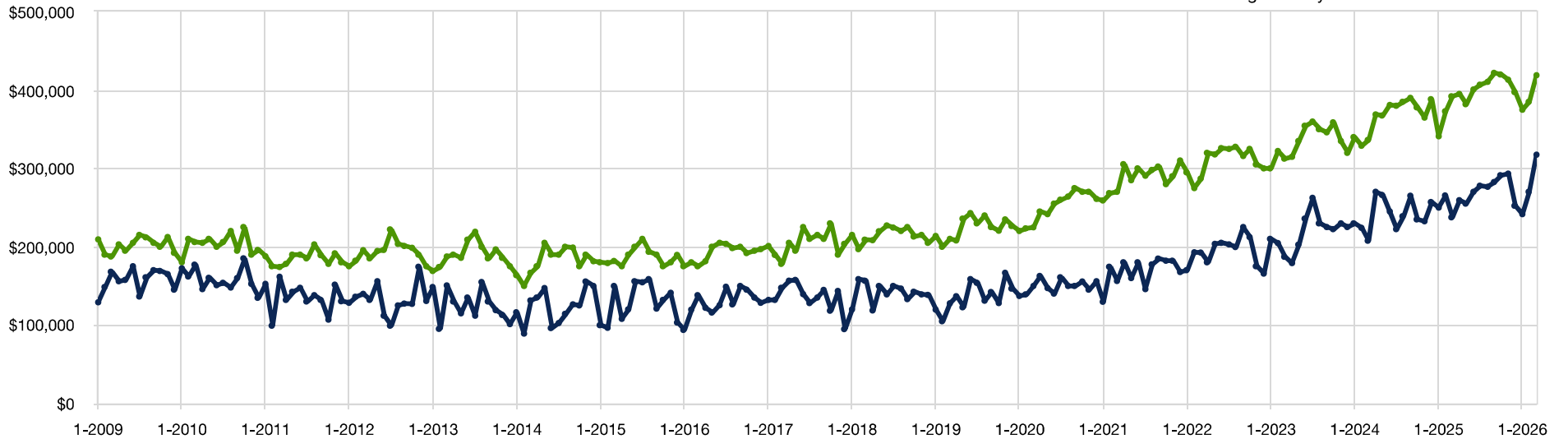
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	\$385,000	+ 3.2%	\$270,000	+ 1.7%
<b>Mar-2026</b>	<b>\$419,000</b>	<b>+ 6.9%</b>	<b>\$317,500</b>	<b>+ 33.7%</b>
12-Month Avg*	\$400,000	+ 6.7%	\$270,000	+ 11.6%

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

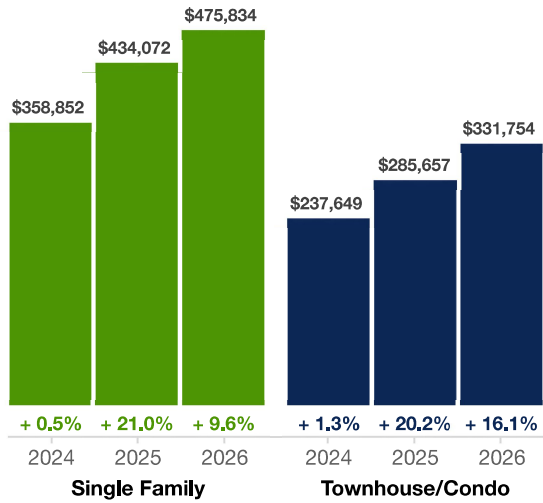
## Historical Median Sales Price by Month



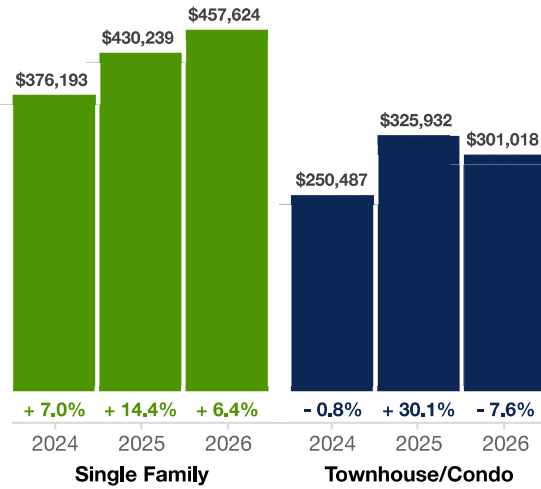
# Average Sales Price

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

## March



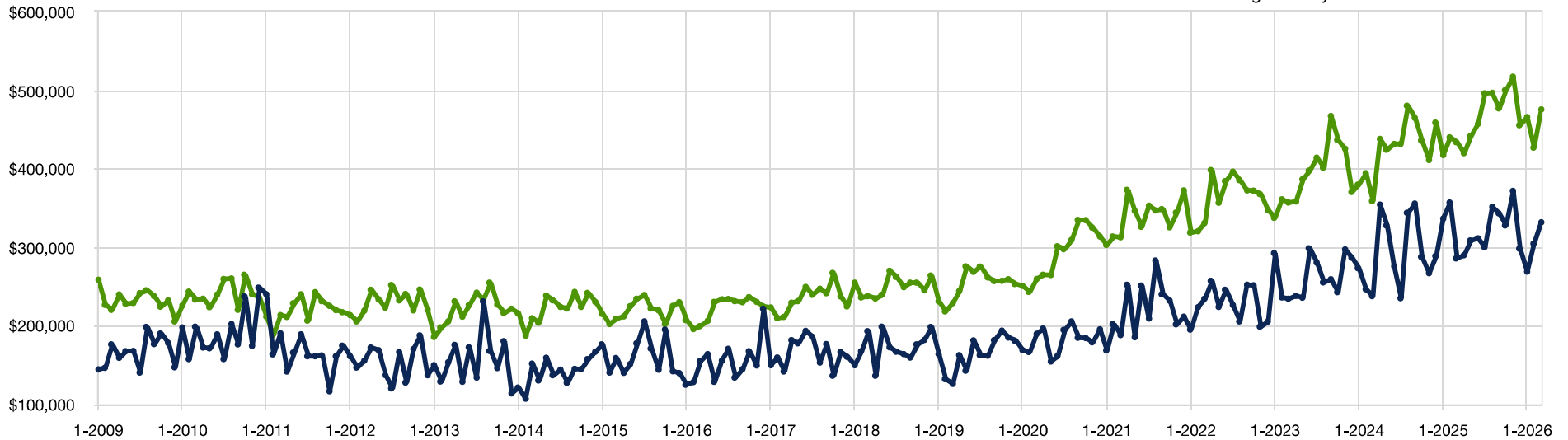
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$466,016	+ 11.6%	\$268,871	- 20.1%
Feb-2026	\$426,885	- 3.0%	\$304,759	- 14.7%
<b>Mar-2026</b>	<b>\$475,834</b>	<b>+ 9.6%</b>	<b>\$331,754</b>	<b>+ 16.1%</b>
12-Month Avg*	\$472,075	+ 7.1%	\$319,236	+ 3.4%

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

## Historical Average Sales Price by Month

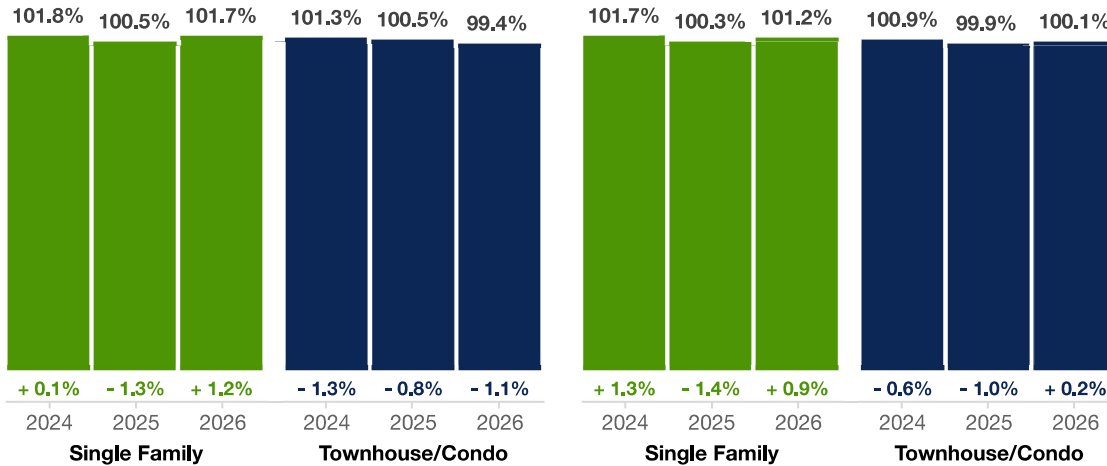


# Percent of List Price Received

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.

## March

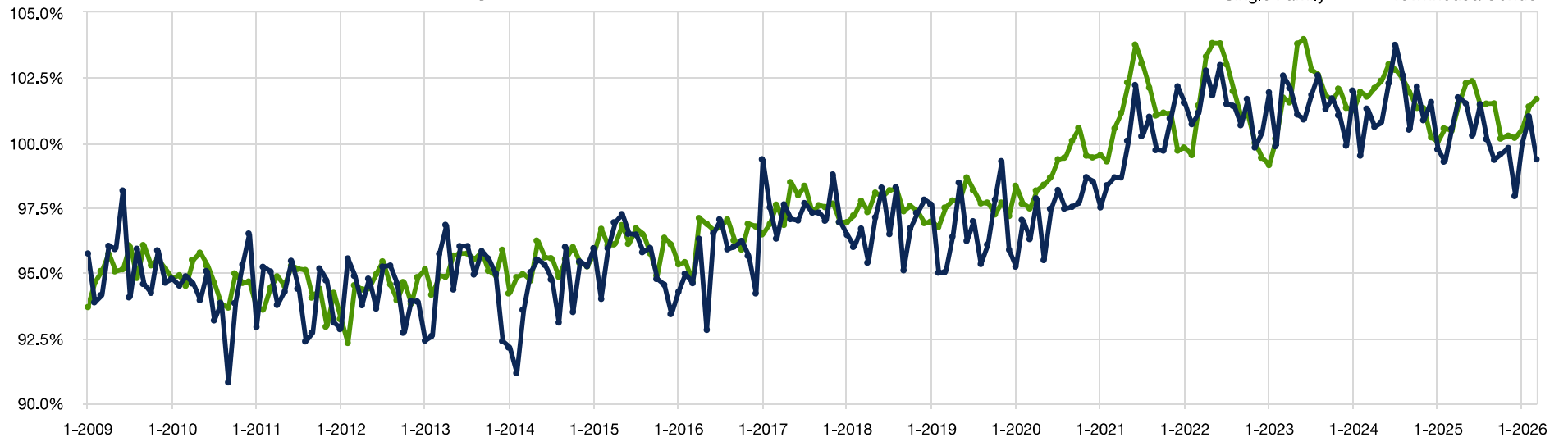
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	101.4%	+ 0.8%	101.0%	+ 1.7%
<b>Mar-2026</b>	<b>101.7%</b>	<b>+ 1.2%</b>	<b>99.4%</b>	<b>- 1.1%</b>
12-Month Avg*	101.2%	- 0.4%	100.1%	- 1.1%

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

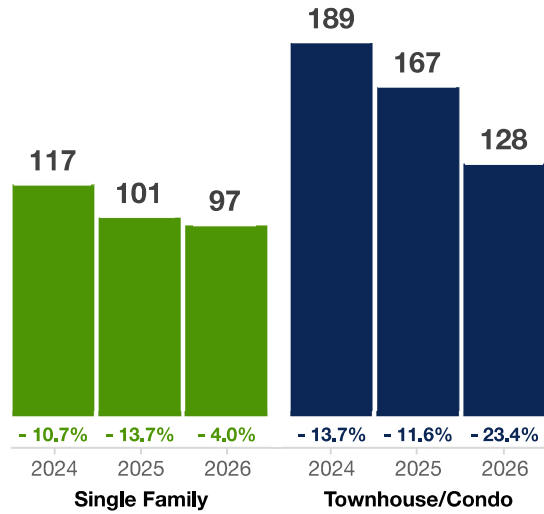
## Historical Percent of List Price Received by Month



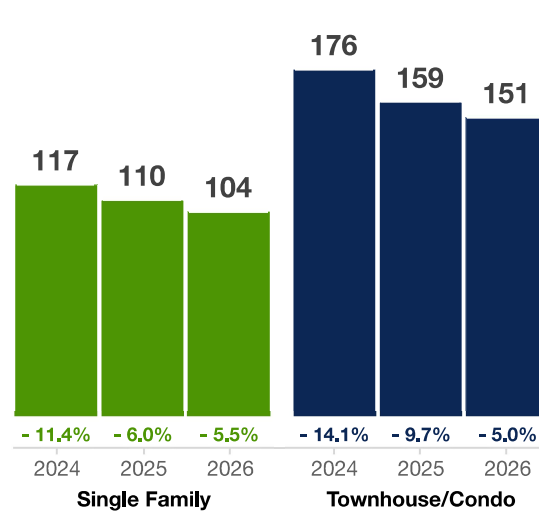
# Housing Affordability Index

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.

## March

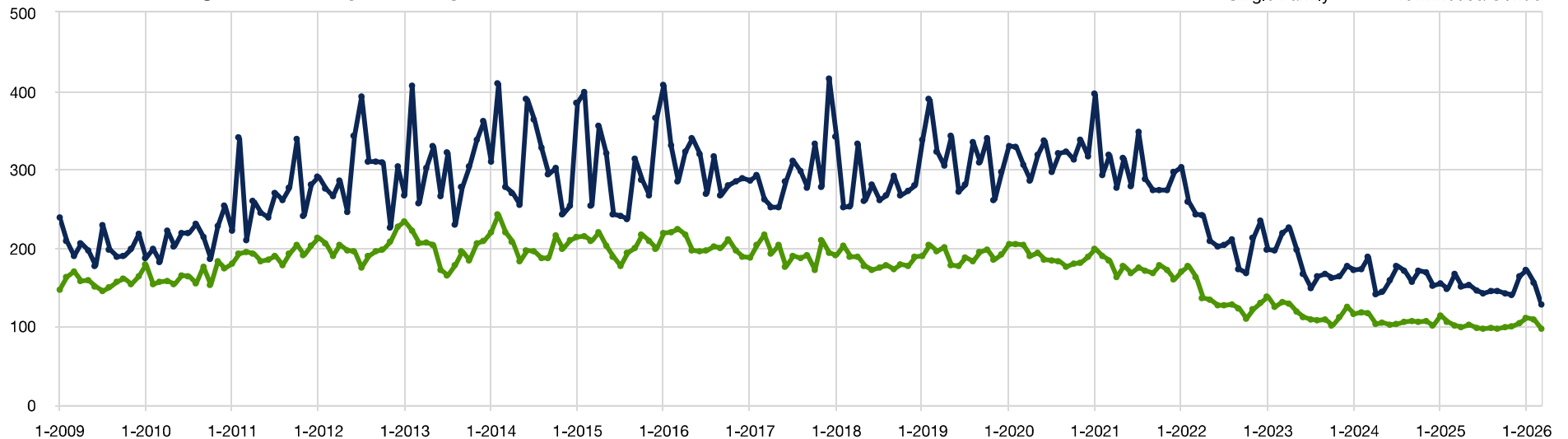


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	109	+ 2.8%	156	+ 5.4%
<b>Mar-2026</b>	<b>97</b>	<b>- 4.0%</b>	<b>128</b>	<b>- 23.4%</b>
12-Month Avg	101	- 3.8%	149	- 6.3%

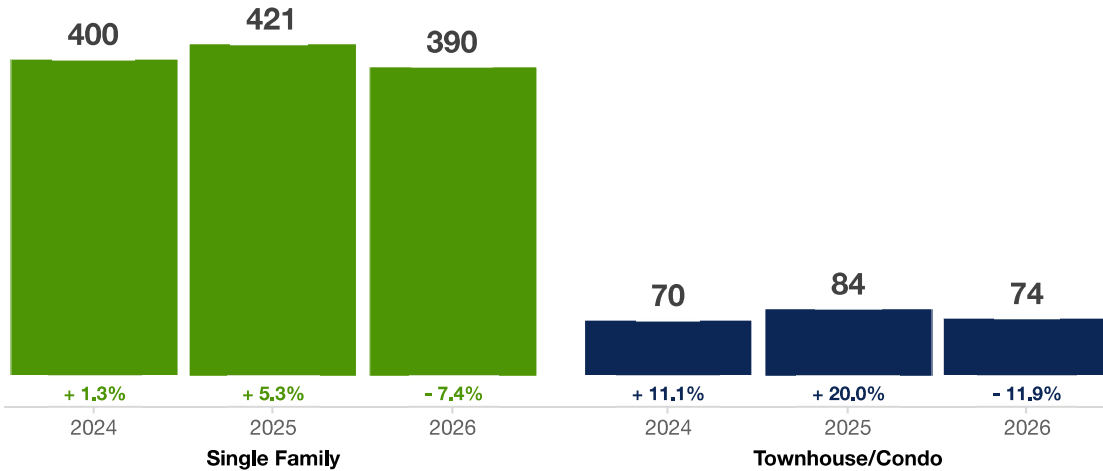
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

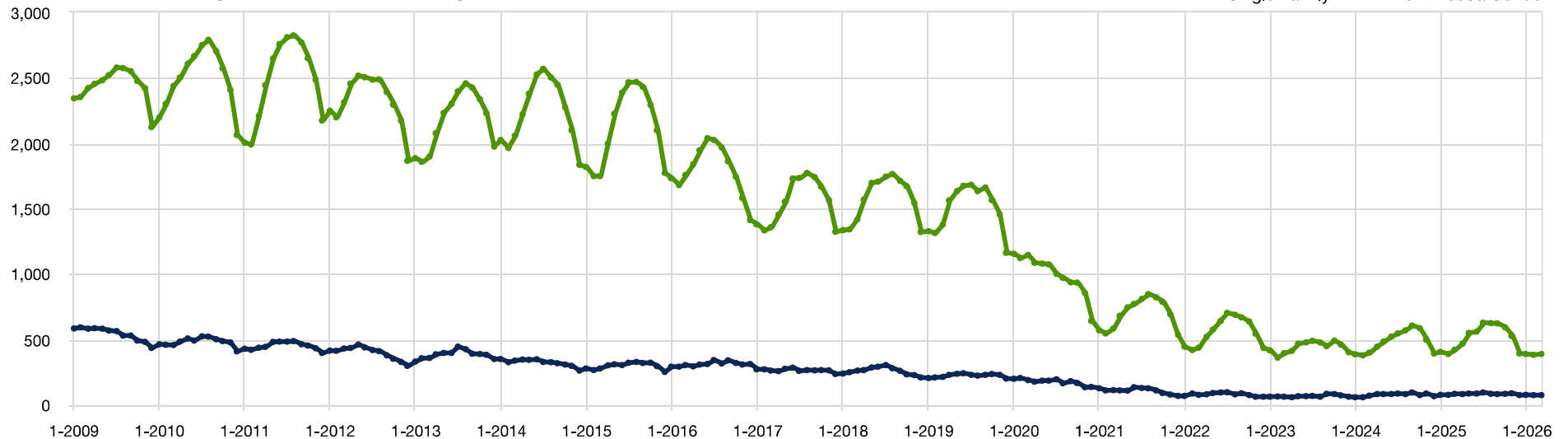
The number of properties available for sale in active status at the end of a given month.

## March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	624	+ 9.5%	85	+ 3.7%
Sep-2025	623	+ 2.6%	83	- 11.7%
Oct-2025	592	+ 0.9%	84	+ 12.0%
Nov-2025	528	+ 6.2%	88	+ 2.3%
Dec-2025	393	- 0.3%	75	+ 11.9%
Jan-2026	389	- 4.2%	76	0.0%
Feb-2026	383	- 1.8%	74	- 2.6%
<b>Mar-2026</b>	<b>390</b>	<b>- 7.4%</b>	<b>74</b>	<b>- 11.9%</b>
12-Month Avg	511	+ 4.5%	83	+ 2.5%

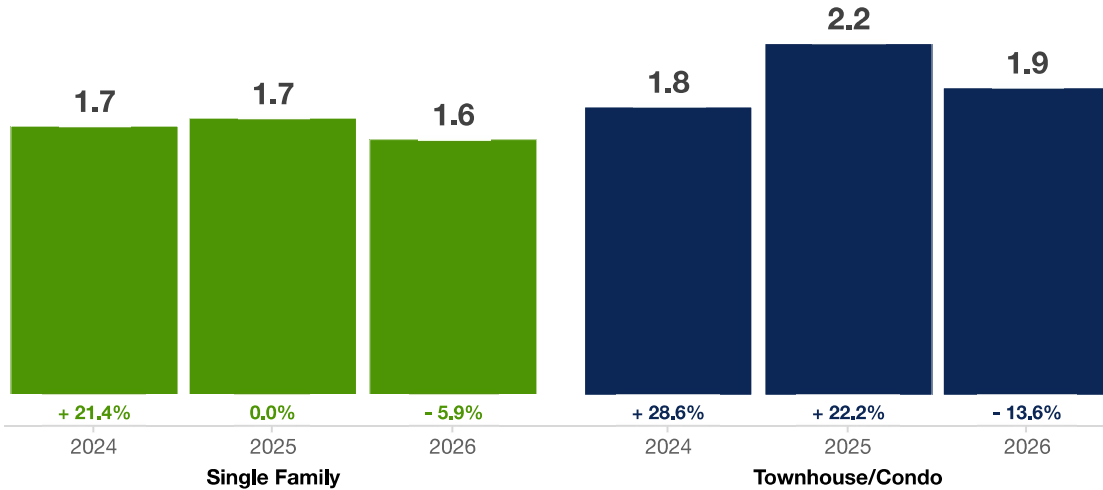
## Historical Inventory of Homes for Sale by Month



# 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.

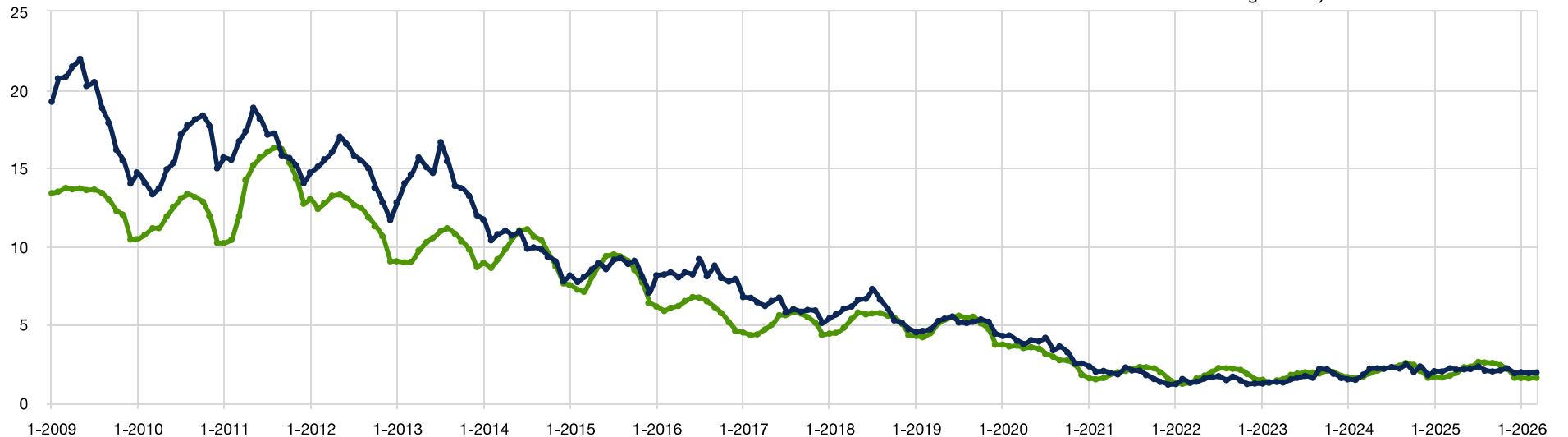
## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	1.9	+ 5.6%
Jan-2026	1.6	- 5.9%	2.0	0.0%
Feb-2026	1.6	0.0%	1.9	- 5.0%
<b>Mar-2026</b>	<b>1.6</b>	<b>- 5.9%</b>	<b>1.9</b>	<b>- 13.6%</b>
12-Month Avg*	2.1	+ 2.9%	2.1	- 3.9%

\* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		352	<b>307</b>	- 12.8%	865	<b>783</b>	- 9.5%
<b>Pending Sales</b>		270	<b>256</b>	- 5.2%	680	<b>638</b>	- 6.2%
<b>Closed Sales</b>		229	<b>201</b>	- 12.2%	659	<b>585</b>	- 11.2%
<b>Days on Market Until Sale</b>		28	<b>38</b>	+ 35.7%	33	<b>37</b>	+ 12.1%
<b>Median Sales Price</b>		\$353,000	<b>\$400,000</b>	+ 13.3%	\$350,000	<b>\$375,000</b>	+ 7.1%
<b>Average Sales Price</b>		\$409,444	<b>\$457,197</b>	+ 11.7%	\$412,512	<b>\$435,940</b>	+ 5.7%
<b>Percent of List Price Received</b>		100.5%	<b>101.4%</b>	+ 0.9%	100.3%	<b>101.0%</b>	+ 0.7%
<b>Housing Affordability Index</b>		113	<b>102</b>	- 9.7%	114	<b>108</b>	- 5.3%
<b>Inventory of Homes for Sale</b>		505	<b>464</b>	- 8.1%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>1.7</b>	- 5.6%	—	—	—