

Monthly Indicators

Eastern Connecticut Association of REALTORS®

SMART M L S



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 10.1 percent for Single Family homes and 2.4 percent for Townhouse/Condo homes. Pending Sales decreased 4.2 percent for Single Family homes and 7.9 percent for Townhouse/Condo homes. Inventory decreased 5.1 percent for Single Family homes and 9.2 percent for Townhouse/Condo homes.

Median Sales Price increased 3.2 percent to \$385,000 for Single Family homes and 1.7 percent to \$270,000 for Townhouse/Condo homes. Days on Market increased 28.1 percent for Single Family homes and 25.9 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 6.3 percent for Single Family homes and 10.0 percent for Townhouse/Condo homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 13.7%

Change in
Closed Sales
All Properties

+ 2.8%

Change in
Median Sales Price
All Properties

- 5.8%

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		199	179	- 10.1%	426	396	- 7.0%
Pending Sales		168	161	- 4.2%	343	333	- 2.9%
Closed Sales		169	150	- 11.2%	356	327	- 8.1%
Days on Market Until Sale		32	41	+ 28.1%	34	37	+ 8.8%
Median Sales Price		\$373,000	\$385,000	+ 3.2%	\$355,850	\$375,000	+ 5.4%
Average Sales Price		\$439,900	\$428,177	- 2.7%	\$428,183	\$448,659	+ 4.8%
Percent of List Price Received		100.6%	101.4%	+ 0.8%	100.3%	100.9%	+ 0.6%
Housing Affordability Index		106	109	+ 2.8%	111	112	+ 0.9%
Inventory of Homes for Sale		390	370	- 5.1%	—	—	—
Months Supply of Inventory		1.6	1.5	- 6.3%	—	—	—

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.

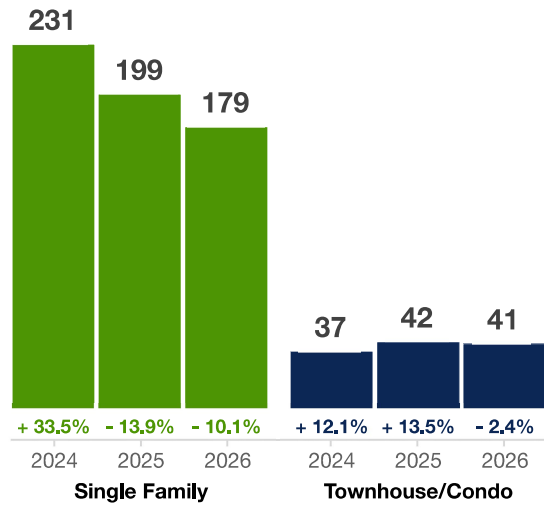


Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		42	41	- 2.4%	87	77	- 11.5%
Pending Sales		38	35	- 7.9%	67	59	- 11.9%
Closed Sales		36	27	- 25.0%	74	55	- 25.7%
Days on Market Until Sale		27	34	+ 25.9%	37	34	- 8.1%
Median Sales Price		\$265,500	\$270,000	+ 1.7%	\$258,000	\$249,900	- 3.1%
Average Sales Price		\$357,075	\$304,759	- 14.7%	\$346,613	\$286,489	- 17.3%
Percent of List Price Received		99.3%	101.0%	+ 1.7%	99.5%	100.5%	+ 1.0%
Housing Affordability Index		148	156	+ 5.4%	153	168	+ 9.8%
Inventory of Homes for Sale		76	69	- 9.2%	—	—	—
Months Supply of Inventory		2.0	1.8	- 10.0%	—	—	—

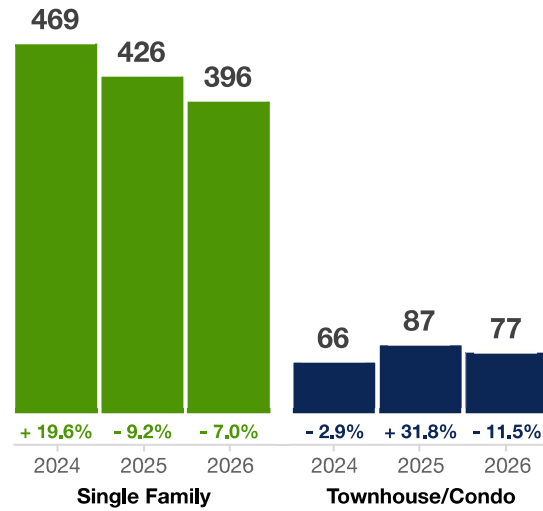
New Listings

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

February

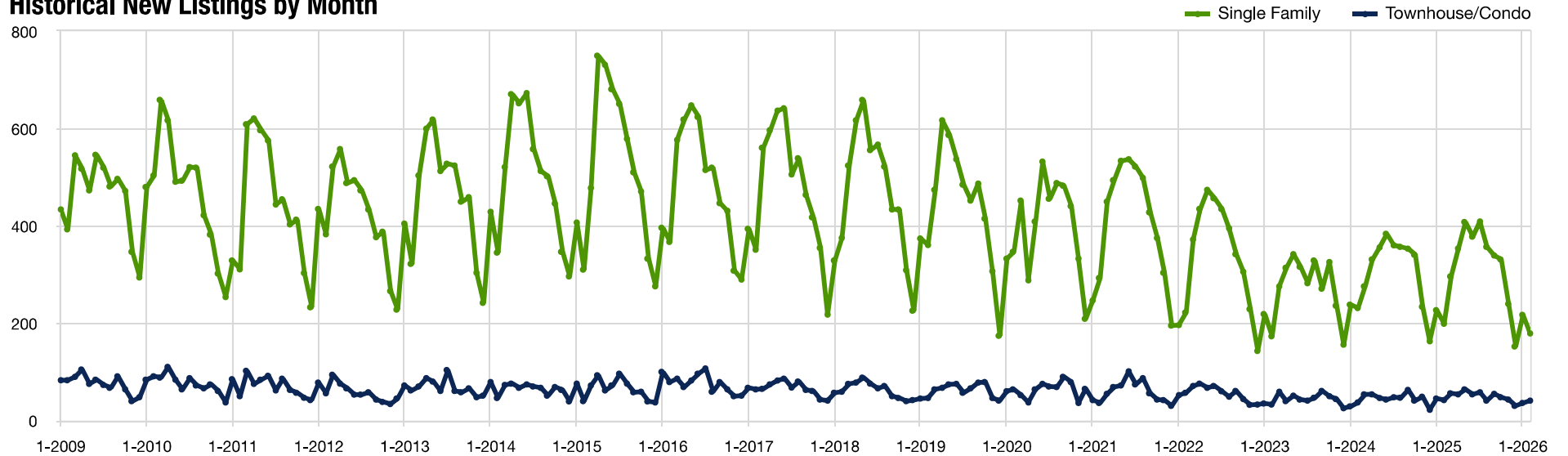


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	152	- 6.7%	30	+ 36.4%
Jan-2026	217	- 4.4%	36	- 20.0%
Feb-2026	179	- 10.1%	41	- 2.4%
12-Month Avg	305	+ 2.3%	48	+ 4.3%

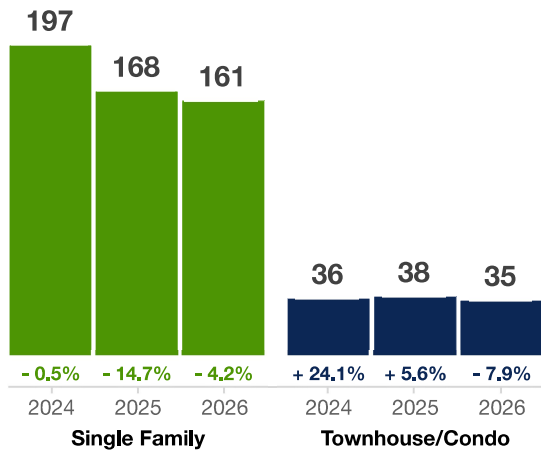
Historical New Listings by Month



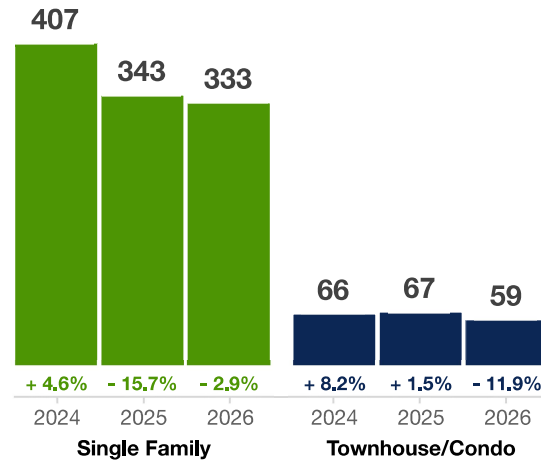
Pending Sales

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

February

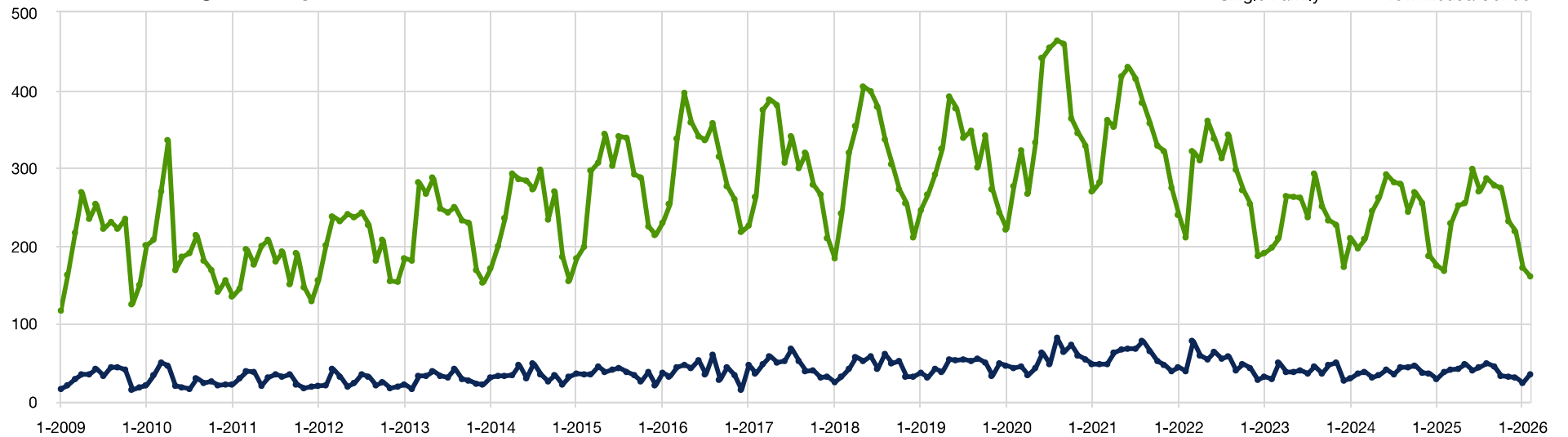


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	232	- 9.0%	32	- 13.5%
Dec-2025	219	+ 17.1%	31	- 13.9%
Jan-2026	172	- 1.7%	24	- 17.2%
Feb-2026	161	- 4.2%	35	- 7.9%
12-Month Avg	244	+ 2.1%	39	+ 2.6%

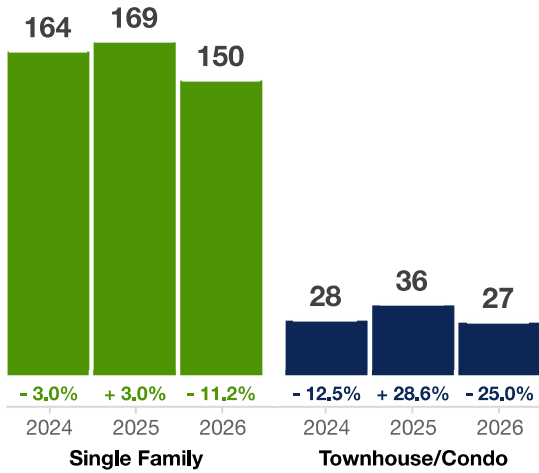
Historical Pending Sales by Month



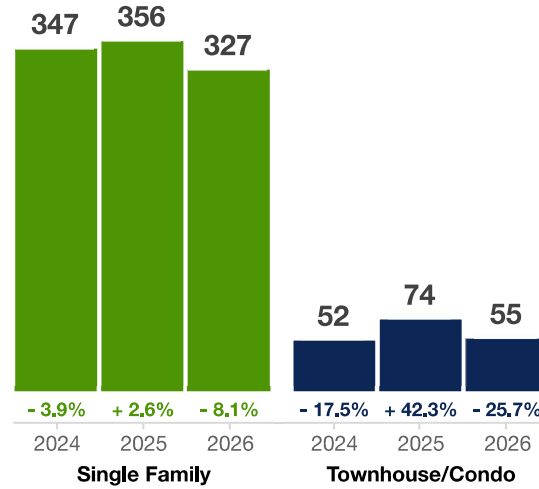
Closed Sales

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

February

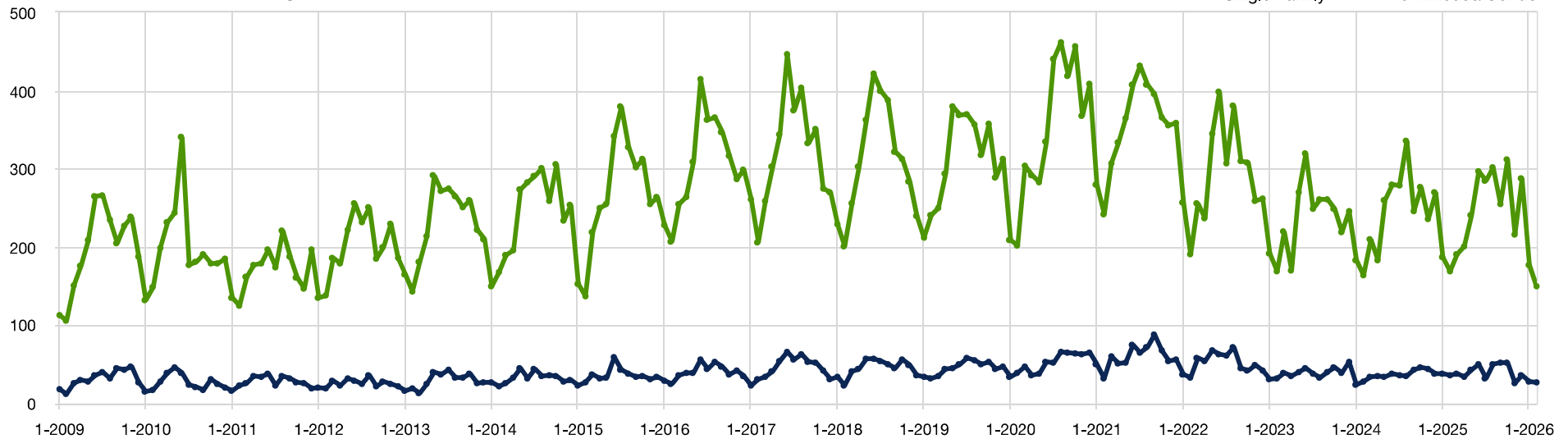


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	177	- 5.3%	28	- 26.3%
Feb-2026	150	- 11.2%	27	- 25.0%
12-Month Avg	243	- 0.4%	39	+ 2.6%

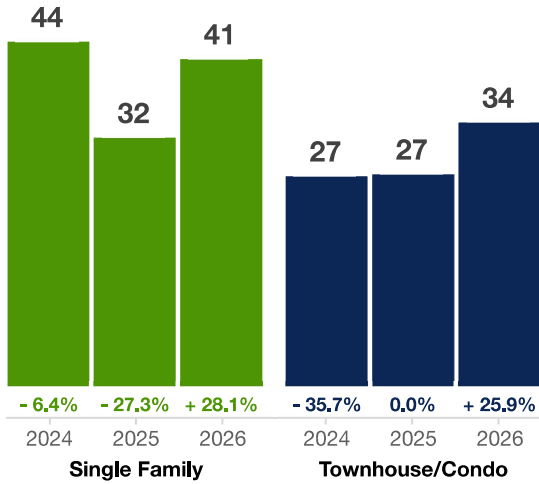
Historical Closed Sales by Month



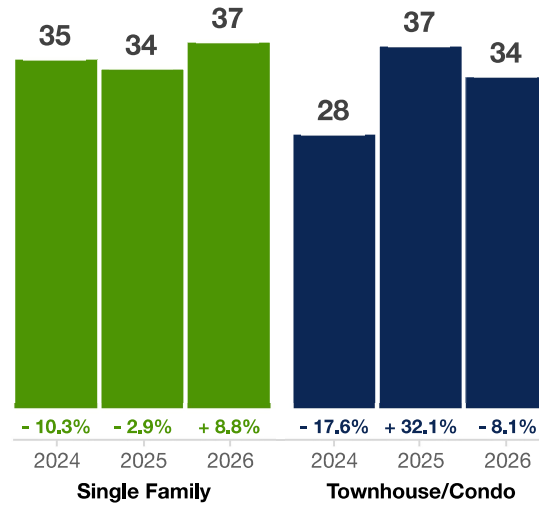
Days on Market Until Sale

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

February



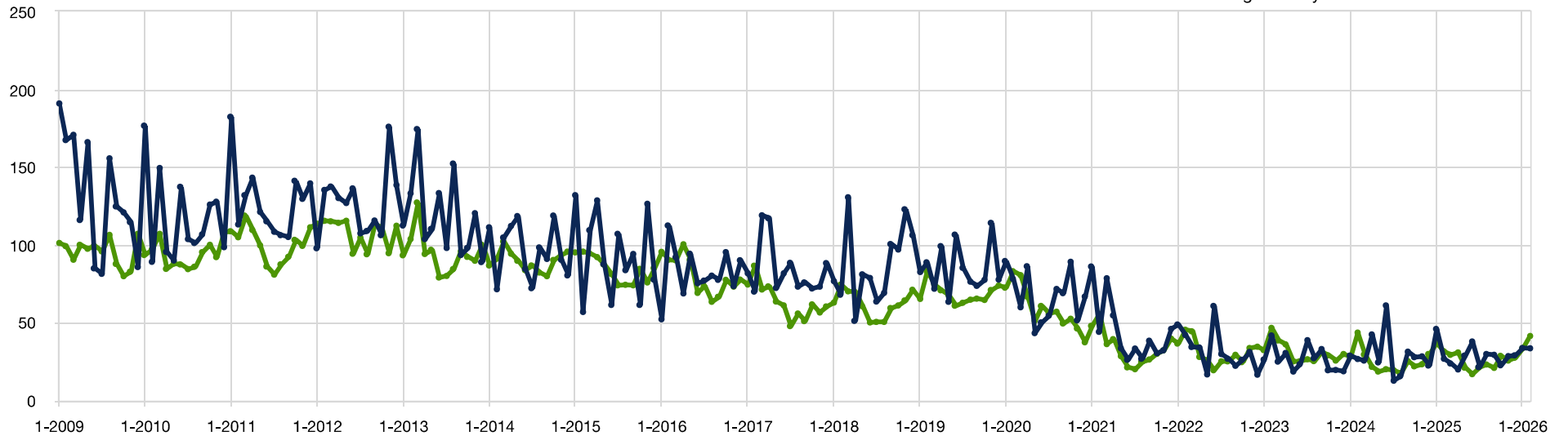
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	41	+ 28.1%	34	+ 25.9%
12-Month Avg*	26	+ 7.5%	28	- 7.5%

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

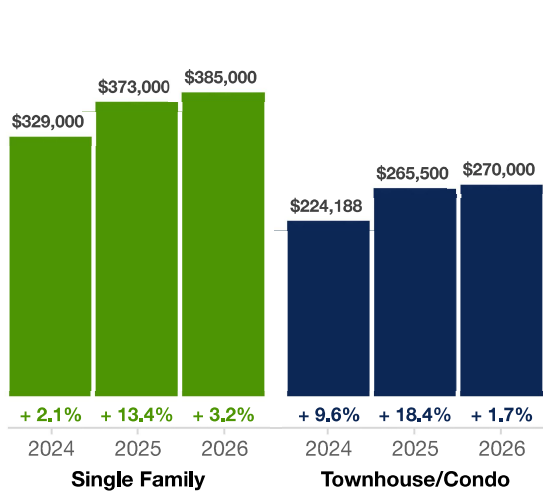
Historical Days on Market Until Sale by Month



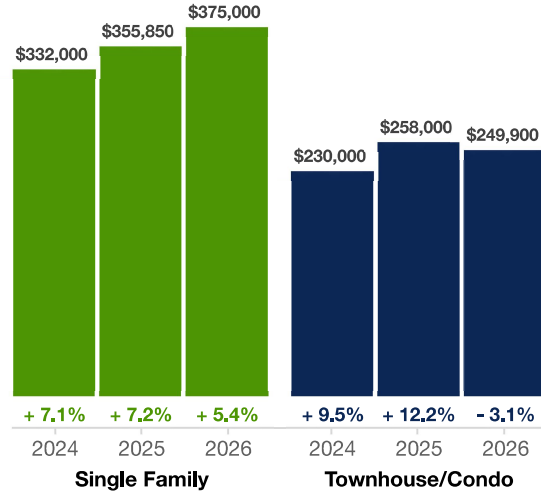
Median Sales Price

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

February



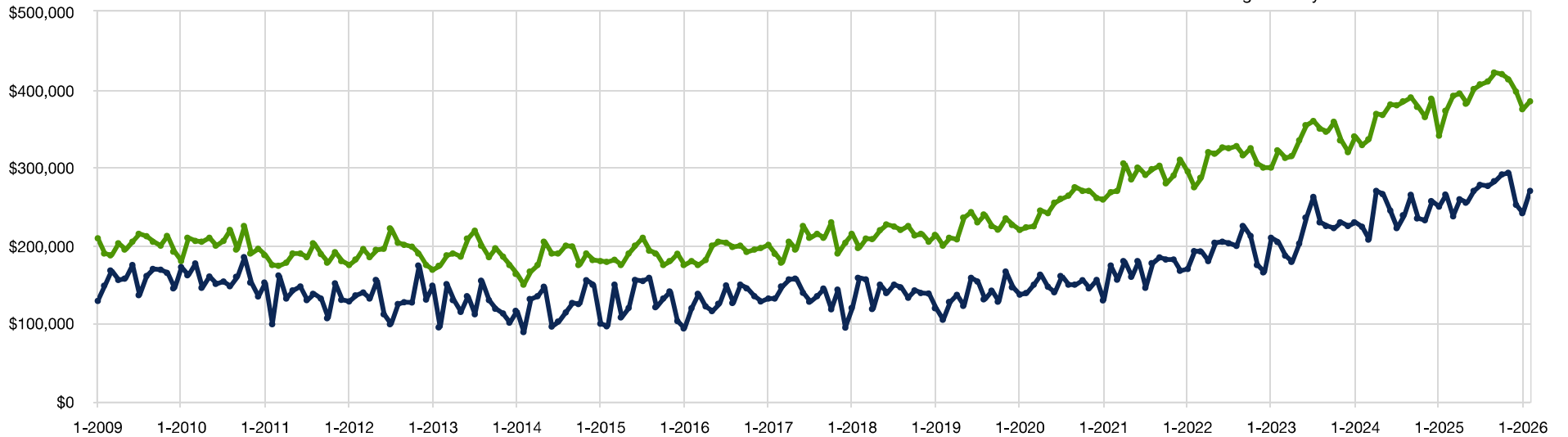
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	\$385,000	+ 3.2%	\$270,000	+ 1.7%
12-Month Avg*	\$400,000	+ 8.1%	\$266,000	+ 10.8%

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

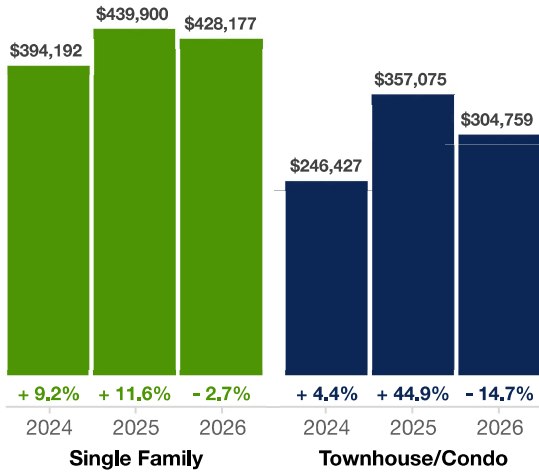
Historical Median Sales Price by Month



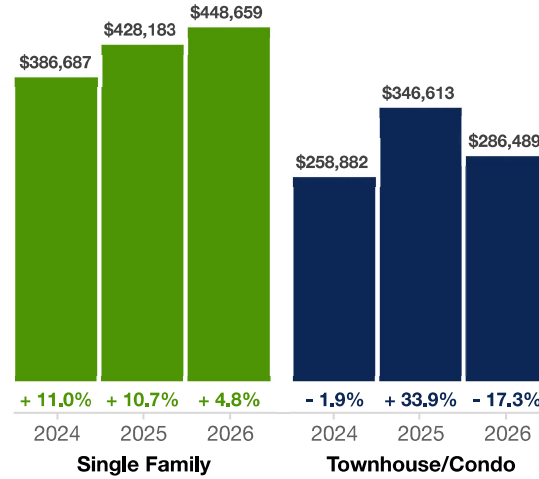
Average Sales Price

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

February



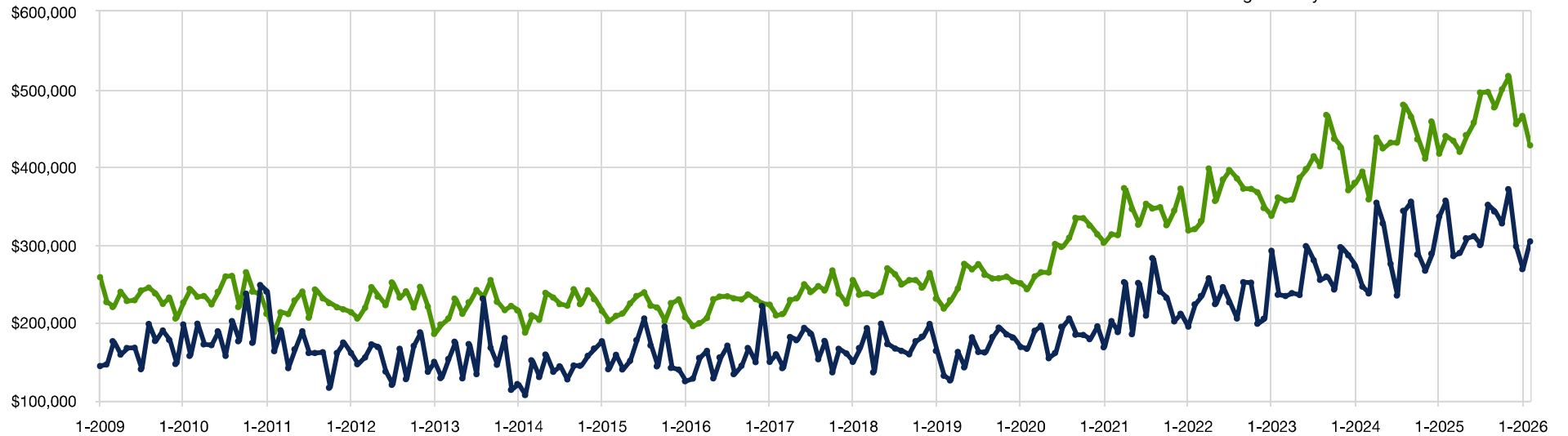
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$466,016	+ 11.6%	\$268,871	- 20.1%
Feb-2026	\$428,177	- 2.7%	\$304,759	- 14.7%
12-Month Avg*	\$469,456	+ 7.8%	\$315,814	+ 3.4%

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

Historical Average Sales Price by Month

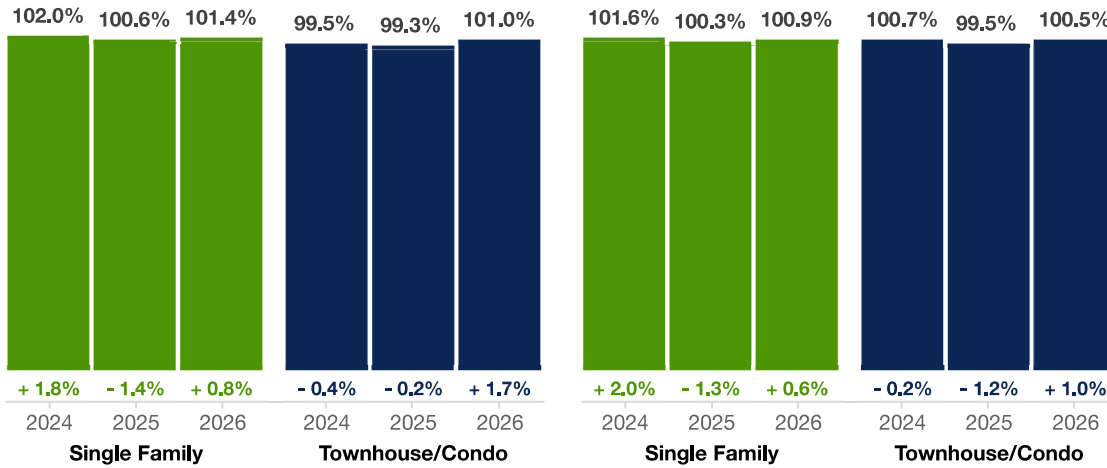


Percent of List Price Received

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.

February

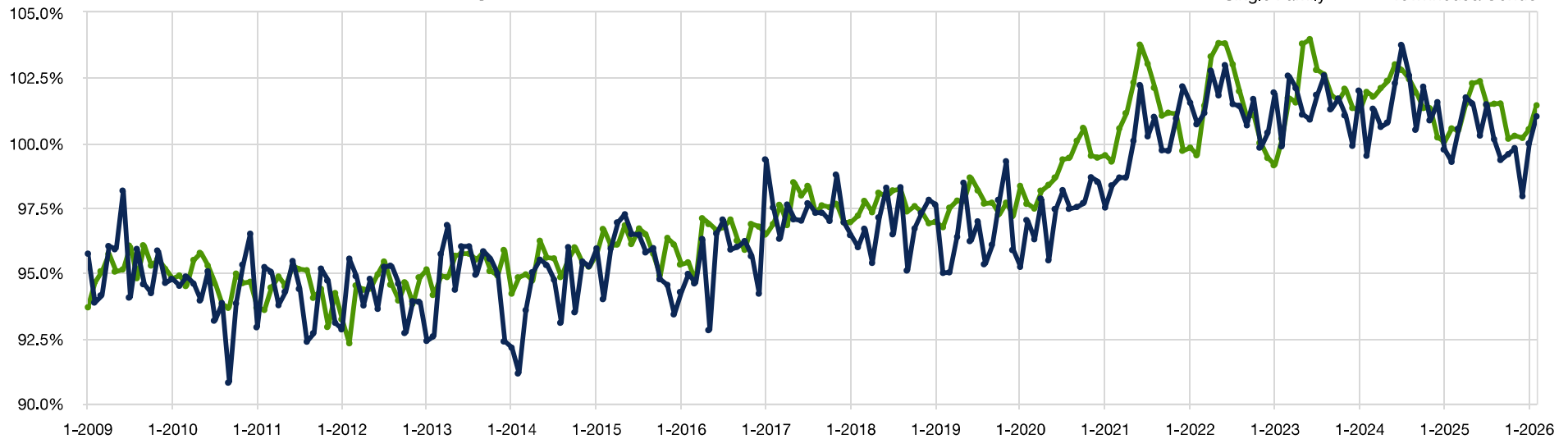
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	101.4%	+ 0.8%	101.0%	+ 1.7%
12-Month Avg*	101.2%	- 0.6%	100.2%	- 1.1%

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

Historical Percent of List Price Received by Month

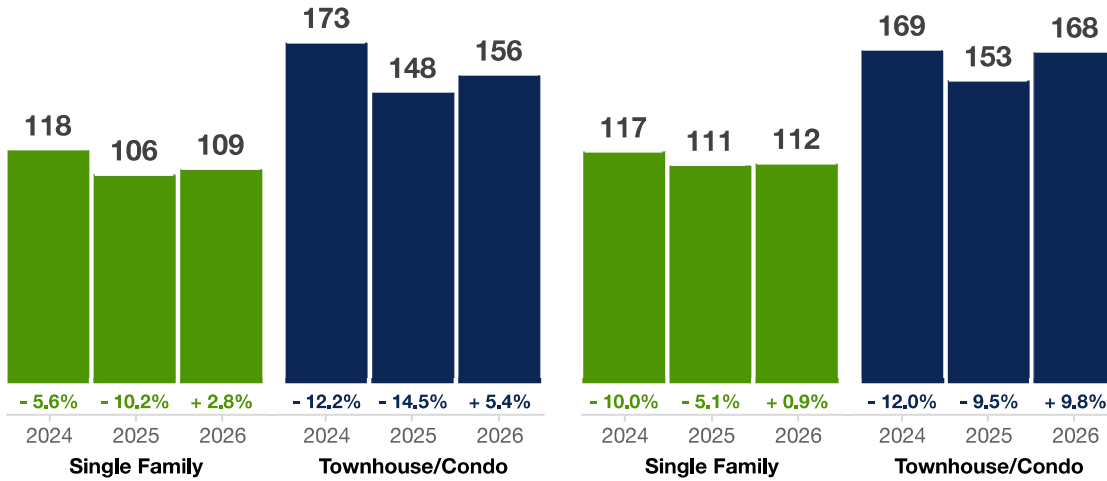


Housing Affordability Index

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.

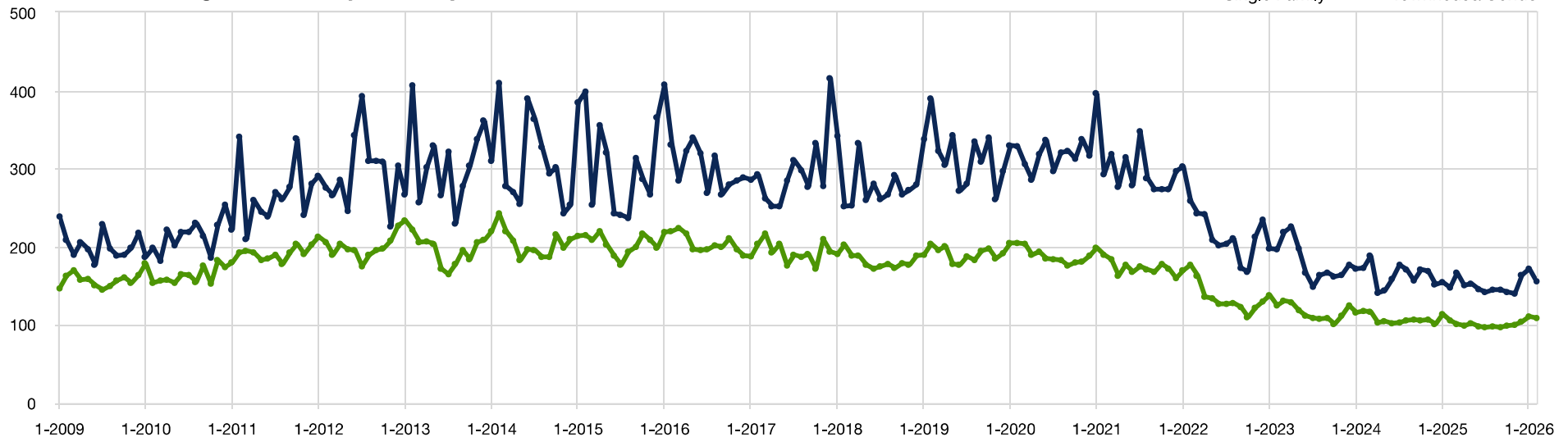
February

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Feb-2026	109	+ 2.8%	156	+ 5.4%
12-Month Avg	101	- 4.7%	152	- 5.6%

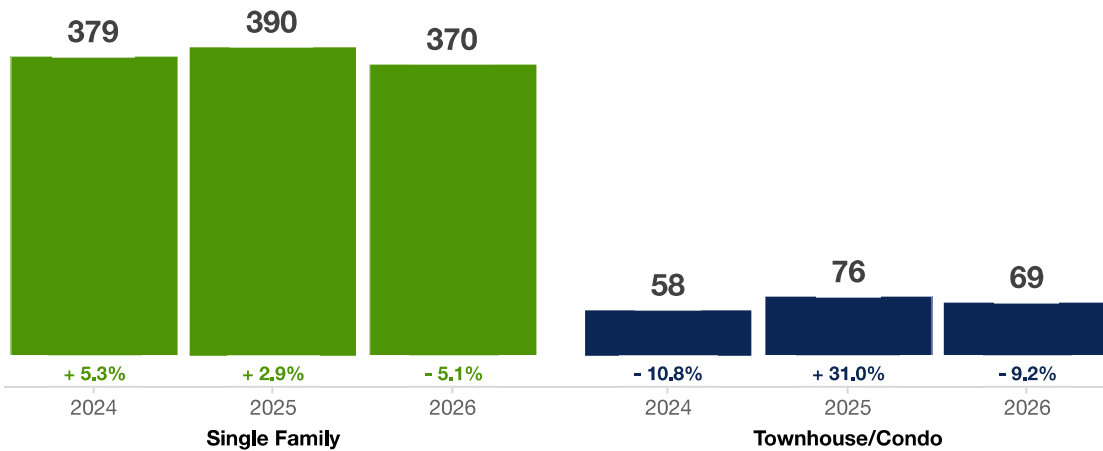
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

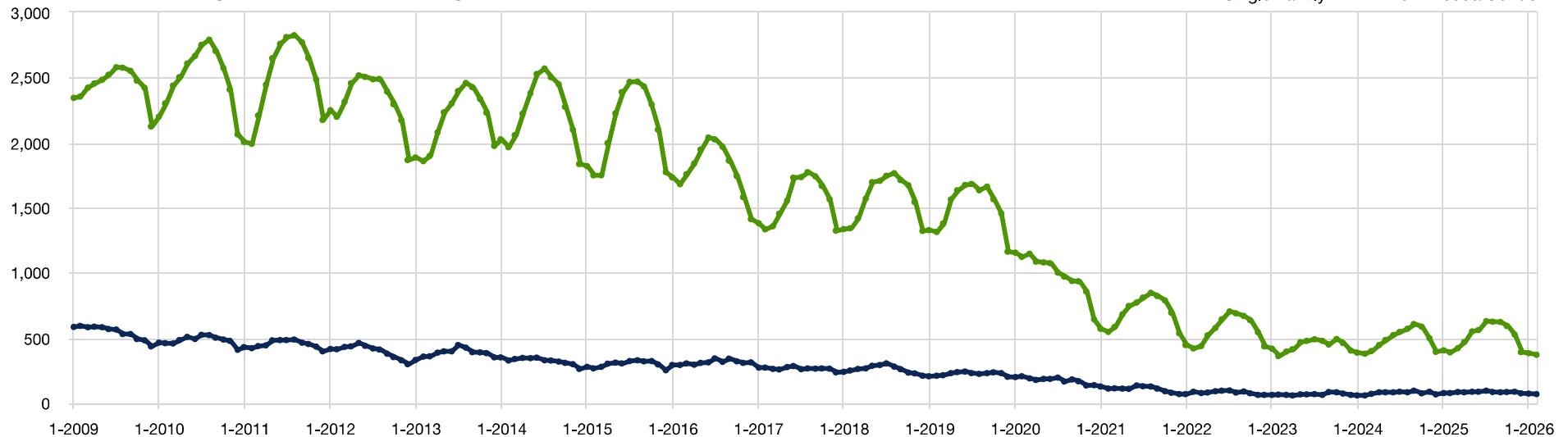
The number of properties available for sale in active status at the end of a given month.

February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	624	+ 9.5%	85	+ 3.7%
Sep-2025	623	+ 2.6%	83	- 11.7%
Oct-2025	592	+ 0.9%	84	+ 12.0%
Nov-2025	527	+ 6.0%	87	+ 1.2%
Dec-2025	391	- 0.8%	74	+ 10.4%
Jan-2026	384	- 5.4%	73	- 3.9%
Feb-2026	370	- 5.1%	69	- 9.2%
12-Month Avg	512	+ 4.9%	83	+ 3.8%

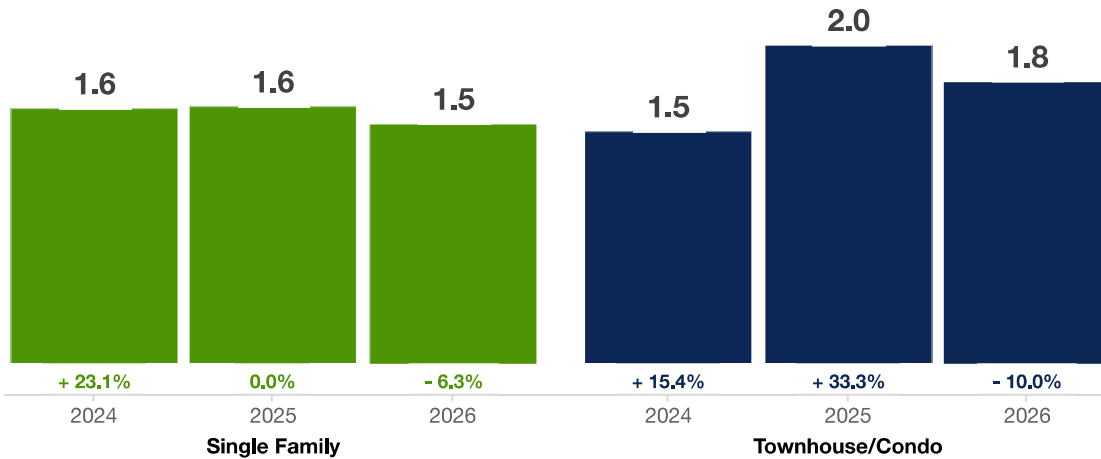
Historical Inventory of Homes for Sale by Month



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.

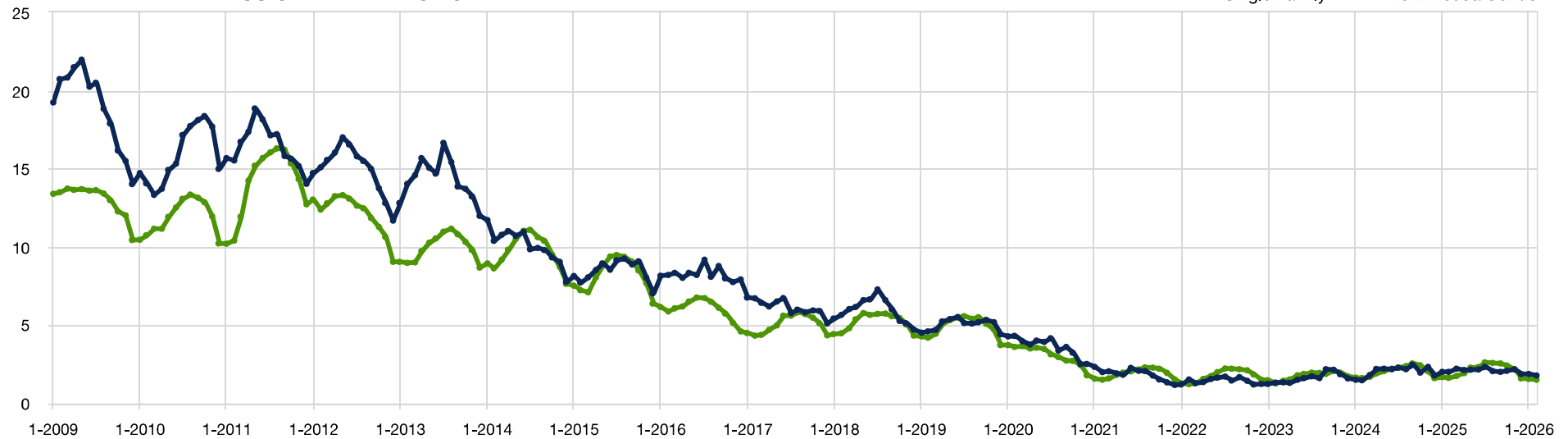
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	1.9	+ 5.6%
Jan-2026	1.6	- 5.9%	1.9	- 5.0%
Feb-2026	1.5	- 6.3%	1.8	- 10.0%
12-Month Avg*	2.1	+ 3.3%	2.1	- 2.3%

* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		241	220	- 8.7%	513	473	- 7.8%
Pending Sales		206	196	- 4.9%	410	392	- 4.4%
Closed Sales		205	177	- 13.7%	430	382	- 11.2%
Days on Market Until Sale		31	40	+ 29.0%	35	37	+ 5.7%
Median Sales Price		\$355,000	\$365,000	+ 2.8%	\$350,000	\$360,500	+ 3.0%
Average Sales Price		\$425,355	\$409,351	- 3.8%	\$414,146	\$425,310	+ 2.7%
Percent of List Price Received		100.3%	101.4%	+ 1.1%	100.2%	100.9%	+ 0.7%
Housing Affordability Index		111	115	+ 3.6%	112	117	+ 4.5%
Inventory of Homes for Sale		466	439	- 5.8%	—	—	—
Months Supply of Inventory		1.7	1.6	- 5.9%	—	—	—