

Monthly Indicators

Eastern Connecticut Association of REALTORS®



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings increased 13.9 percent for Single Family homes and 20.8 percent for Townhouse/Condo homes. Pending Sales increased 0.4 percent for Single Family homes and 31.4 percent for Townhouse/Condo homes. Inventory increased 13.0 percent for Single Family homes and 8.1 percent for Townhouse/Condo homes.

Median Sales Price increased 7.5 percent to \$408,450 for Single Family homes and 24.9 percent to \$278,000 for Townhouse/Condo homes. Days on Market increased 10.5 percent for Single Family homes and 61.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 13.0 percent for Single Family homes but remained flat for Townhouse/Condo homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

+ 0.3%	+ 9.6%	+ 12.3%
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.

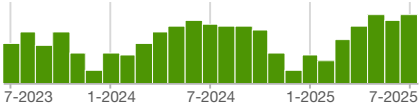
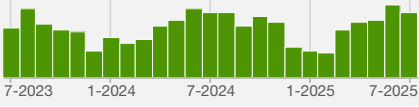
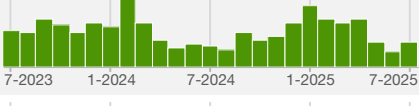
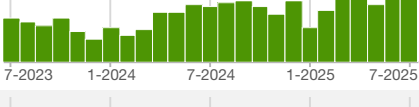
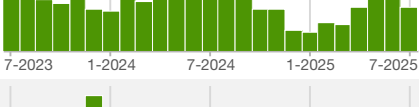
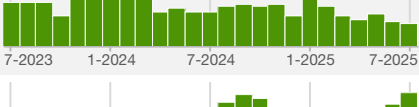
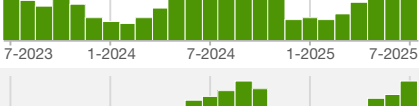
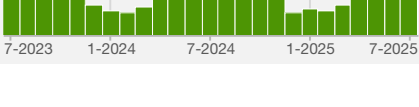
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Single Family Market Overview

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

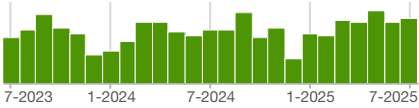
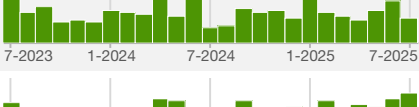
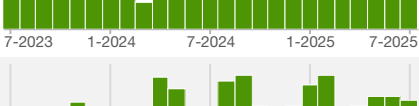
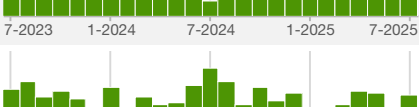
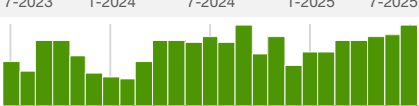


Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		360	410	+ 13.9%	2,176	2,273	+ 4.5%
Pending Sales		282	283	+ 0.4%	1,697	1,670	- 1.6%
Closed Sales		279	284	+ 1.8%	1,559	1,569	+ 0.6%
Days on Market Until Sale		19	21	+ 10.5%	25	26	+ 4.0%
Median Sales Price		\$380,000	\$408,450	+ 7.5%	\$360,000	\$392,500	+ 9.0%
Average Sales Price		\$431,643	\$496,412	+ 15.0%	\$411,382	\$447,791	+ 8.9%
Percent of List Price Received		102.8%	101.4%	- 1.4%	102.3%	101.4%	- 0.9%
Housing Affordability Index		99	93	- 6.1%	105	97	- 7.6%
Inventory of Homes for Sale		547	618	+ 13.0%	—	—	—
Months Supply of Inventory		2.3	2.6	+ 13.0%	—	—	—

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.

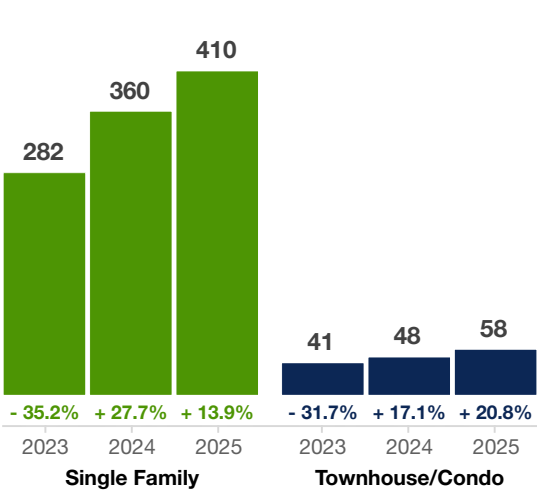


Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		48	58	+ 20.8%	311	373	+ 19.9%
Pending Sales		35	46	+ 31.4%	245	286	+ 16.7%
Closed Sales		36	32	- 11.1%	229	271	+ 18.3%
Days on Market Until Sale		13	21	+ 61.5%	32	30	- 6.3%
Median Sales Price		\$222,500	\$278,000	+ 24.9%	\$231,000	\$259,000	+ 12.1%
Average Sales Price		\$235,236	\$300,063	+ 27.6%	\$279,648	\$312,950	+ 11.9%
Percent of List Price Received		103.8%	101.5%	- 2.2%	101.5%	100.6%	- 0.9%
Housing Affordability Index		170	136	- 20.0%	164	146	- 11.0%
Inventory of Homes for Sale		86	93	+ 8.1%	—	—	—
Months Supply of Inventory		2.3	2.3	0.0%	—	—	—

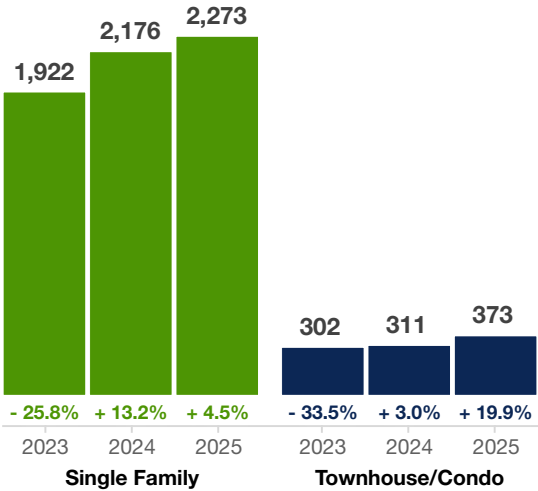
New Listings

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

July

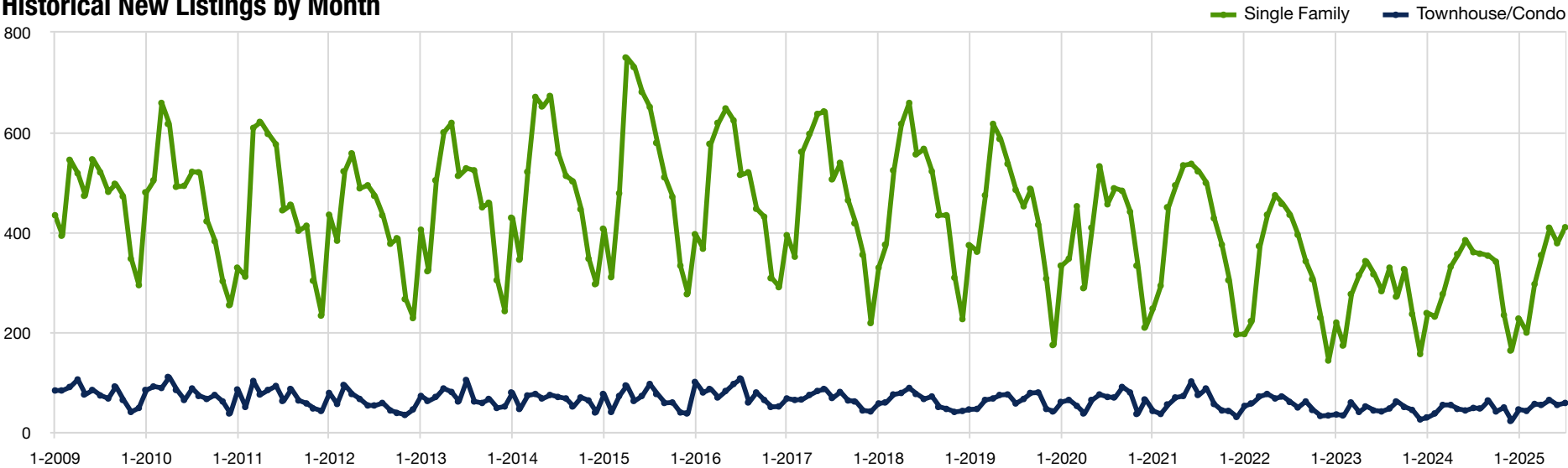


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	357	+ 8.5%	47	0.0%
Sep-2024	353	+ 30.3%	63	+ 3.3%
Oct-2024	341	+ 4.6%	41	- 18.0%
Nov-2024	234	- 0.8%	49	+ 11.4%
Dec-2024	163	+ 4.5%	22	- 12.0%
Jan-2025	227	- 4.6%	45	+ 55.2%
Feb-2025	199	- 13.9%	42	+ 13.5%
Mar-2025	296	+ 7.2%	56	+ 3.7%
Apr-2025	354	+ 6.9%	54	0.0%
May-2025	409	+ 14.9%	64	+ 39.1%
Jun-2025	378	- 1.6%	54	+ 25.6%
Jul-2025	410	+ 13.9%	58	+ 20.8%
12-Month Avg	310	+ 6.5%	50	+ 11.1%

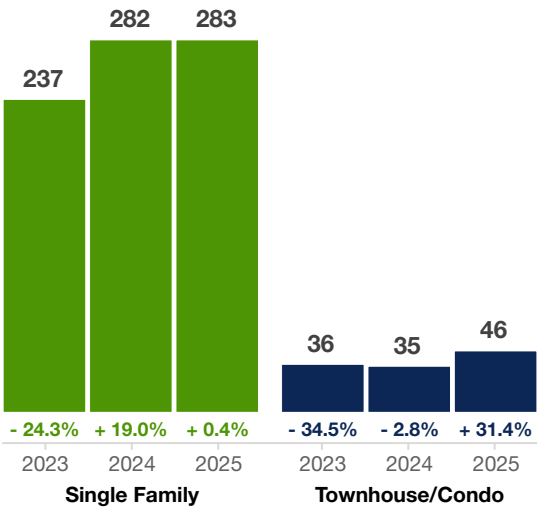
Historical New Listings by Month



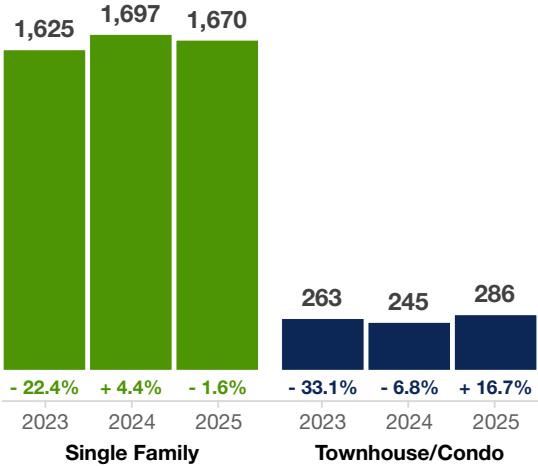
Pending Sales

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

July

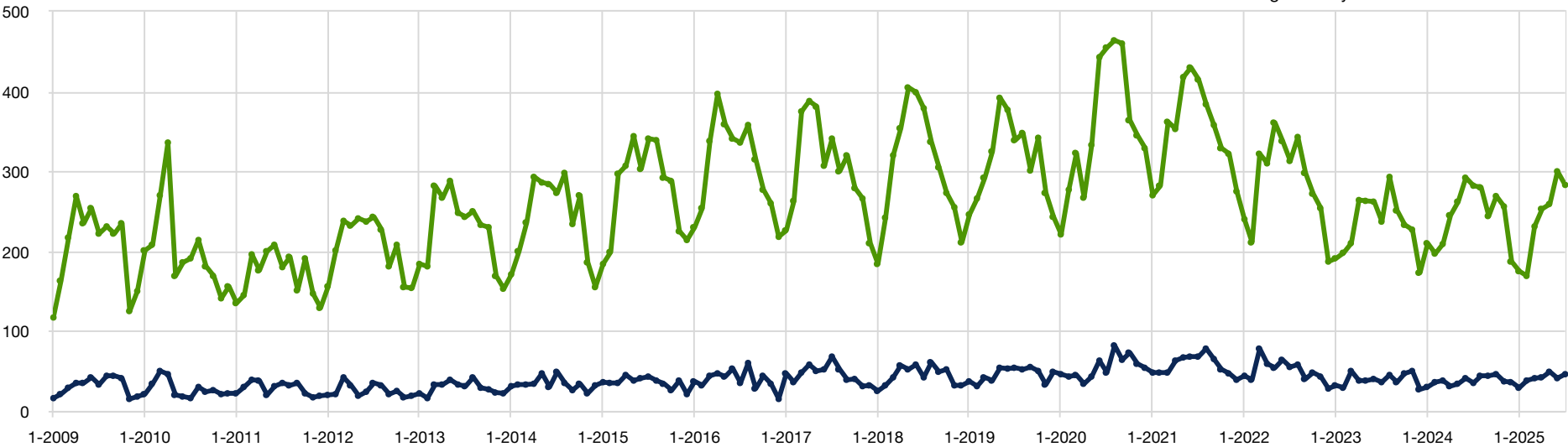


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	280	- 4.4%	44	- 2.2%
Sep-2024	244	- 2.8%	44	+ 22.2%
Oct-2024	269	+ 15.5%	46	- 2.1%
Nov-2024	256	+ 12.8%	37	- 26.0%
Dec-2024	187	+ 8.1%	36	+ 33.3%
Jan-2025	175	- 16.7%	29	- 3.3%
Feb-2025	169	- 14.2%	38	+ 5.6%
Mar-2025	231	+ 10.5%	41	+ 7.9%
Apr-2025	253	+ 3.3%	42	+ 35.5%
May-2025	259	- 1.1%	49	+ 44.1%
Jun-2025	300	+ 2.7%	41	0.0%
Jul-2025	283	+ 0.4%	46	+ 31.4%
12-Month Avg	242	+ 0.8%	41	+ 7.9%

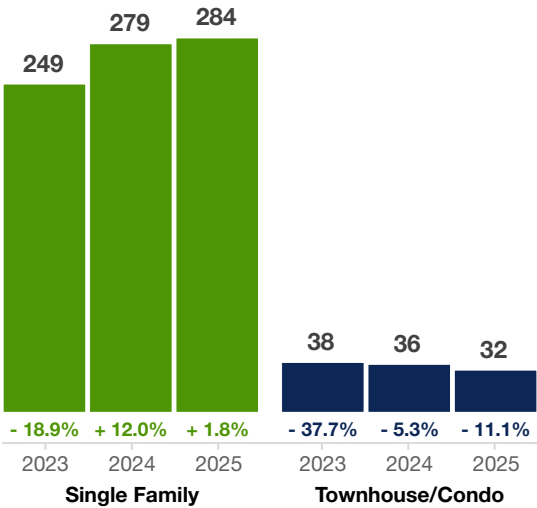
Historical Pending Sales by Month



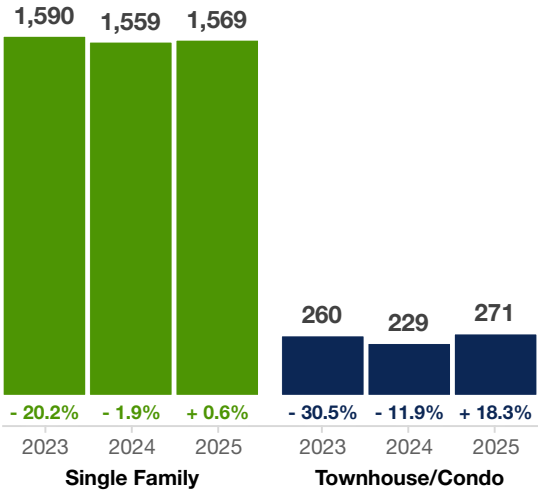
Closed Sales

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

July

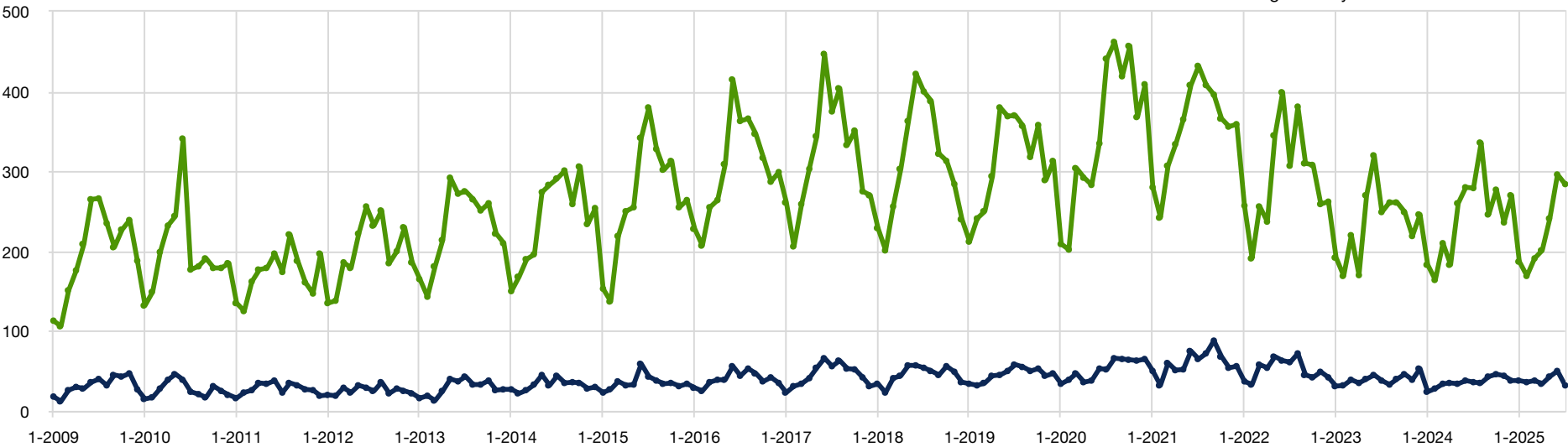


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	336	+ 28.7%	35	+ 6.1%
Sep-2024	246	- 5.7%	43	+ 7.5%
Oct-2024	277	+ 11.2%	46	0.0%
Nov-2024	236	+ 7.8%	44	+ 12.8%
Dec-2024	270	+ 9.8%	38	- 28.3%
Jan-2025	187	+ 2.2%	38	+ 58.3%
Feb-2025	169	+ 3.0%	36	+ 28.6%
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	296	+ 5.7%	50	+ 31.6%
Jul-2025	284	+ 1.8%	32	- 11.1%
12-Month Avg	245	+ 5.2%	40	+ 8.1%

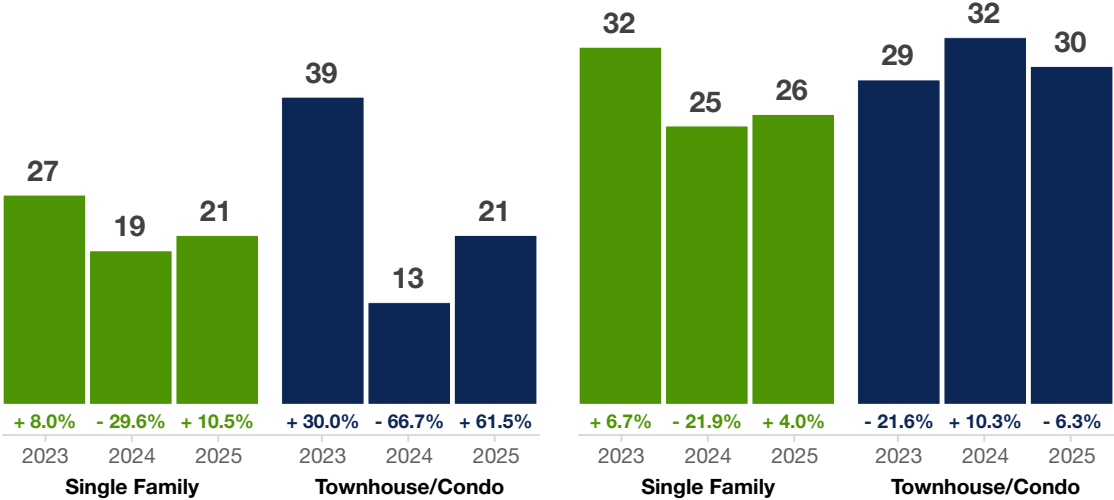
Historical Closed Sales by Month



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.

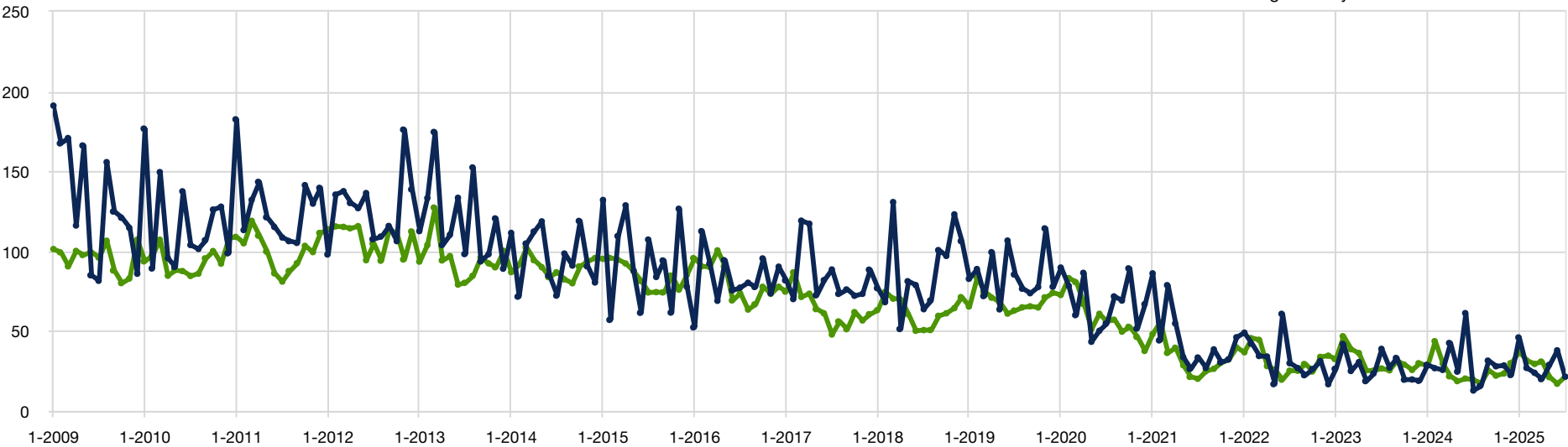
July



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	17	- 32.0%	16	- 40.7%
Sep-2024	25	- 19.4%	31	- 6.1%
Oct-2024	22	- 24.1%	28	+ 40.0%
Nov-2024	23	- 11.5%	28	+ 40.0%
Dec-2024	30	0.0%	22	+ 15.8%
Jan-2025	37	+ 32.1%	46	+ 58.6%
Feb-2025	32	- 27.3%	27	0.0%
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%
12-Month Avg*	25	- 6.4%	28	+ 0.5%

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

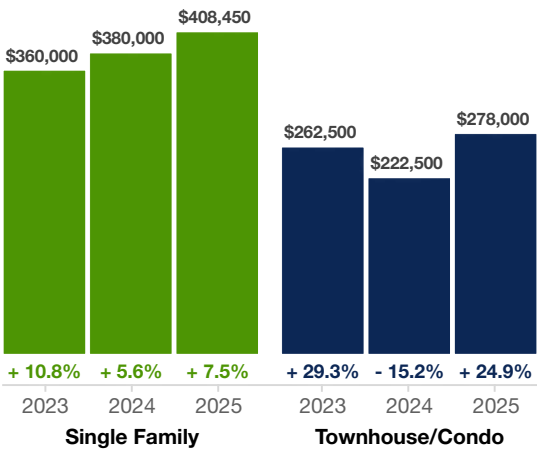
Historical Days on Market Until Sale by Month



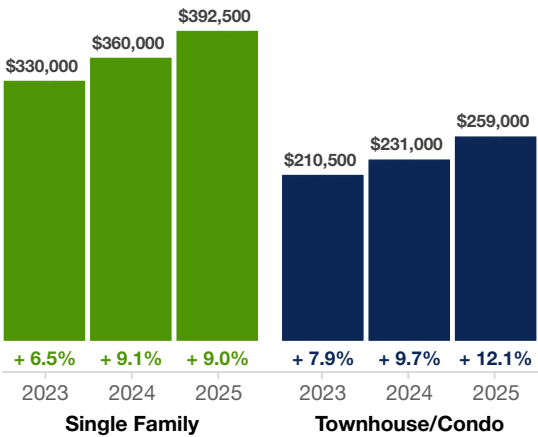
Median Sales Price

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

July



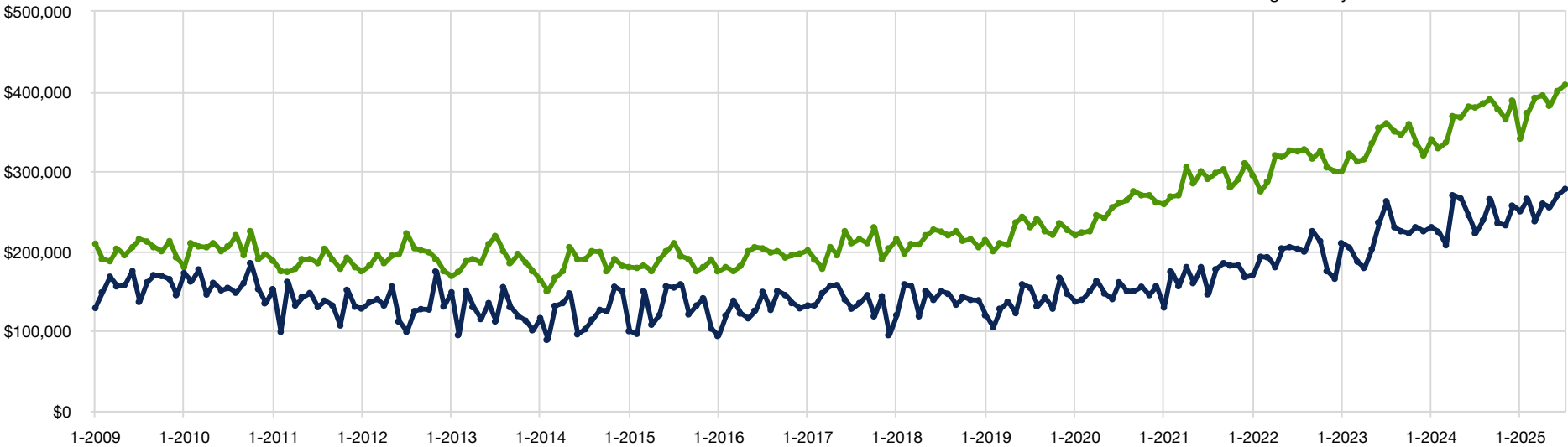
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	\$385,000	+ 10.0%	\$239,000	+ 3.9%
Sep-2024	\$390,000	+ 12.7%	\$265,000	+ 17.8%
Oct-2024	\$378,000	+ 5.3%	\$235,000	+ 5.6%
Nov-2024	\$365,000	+ 9.0%	\$232,500	+ 1.1%
Dec-2024	\$388,500	+ 21.4%	\$257,000	+ 14.2%
Jan-2025	\$341,000	+ 0.3%	\$250,000	+ 8.7%
Feb-2025	\$373,000	+ 13.4%	\$265,500	+ 18.4%
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	\$400,500	+ 5.1%	\$270,000	+ 10.2%
Jul-2025	\$408,450	+ 7.5%	\$278,000	+ 24.9%
12-Month Avg*	\$387,000	+ 10.6%	\$250,000	+ 8.7%

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

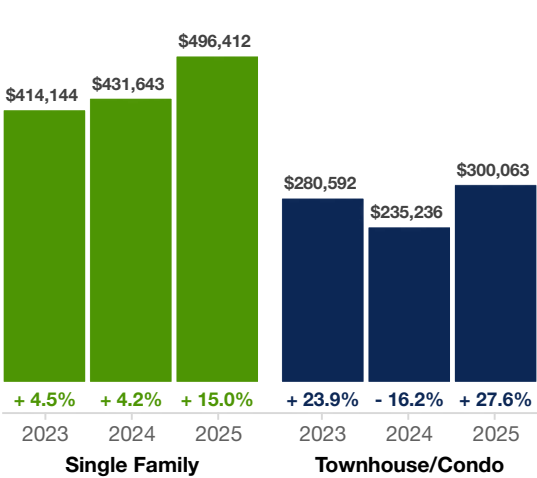
Historical Median Sales Price by Month



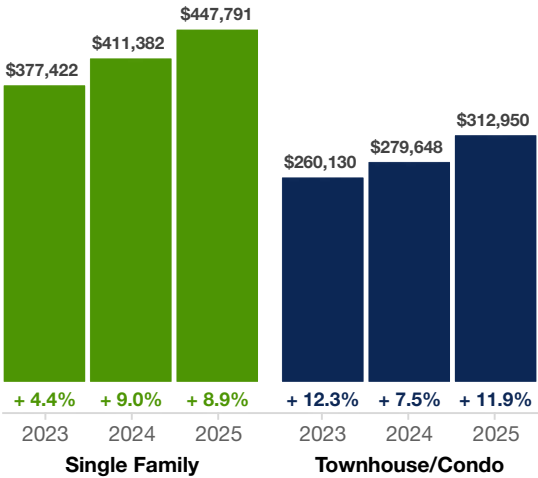
Average Sales Price

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

July



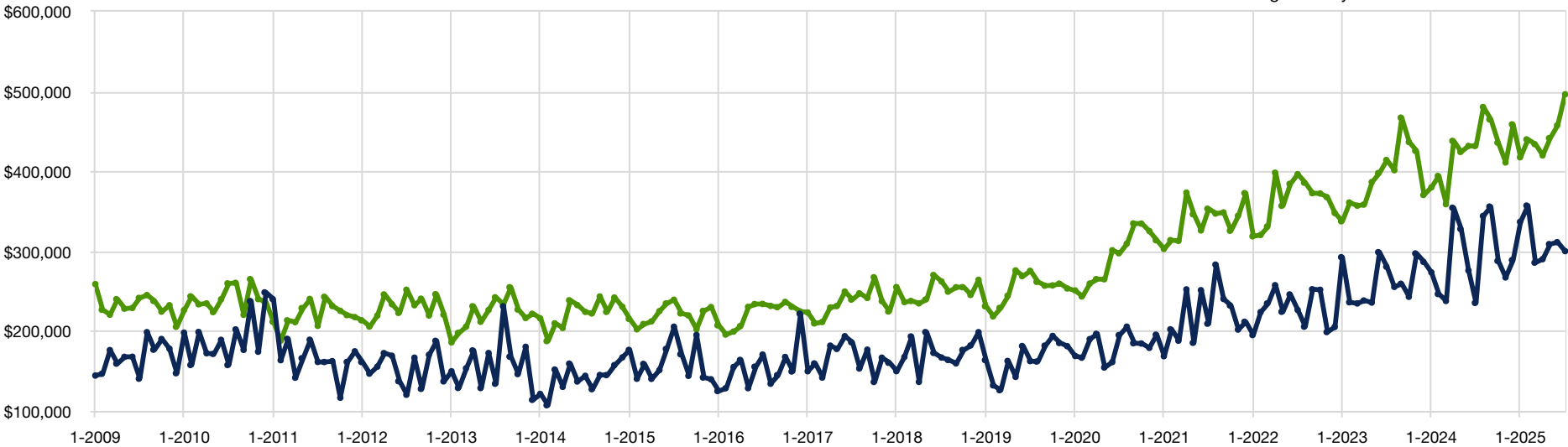
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	\$480,505	+ 19.7%	\$344,014	+ 34.8%
Sep-2024	\$465,049	- 0.5%	\$355,830	+ 37.3%
Oct-2024	\$435,928	- 0.2%	\$287,825	+ 18.5%
Nov-2024	\$411,092	- 3.4%	\$267,139	- 10.1%
Dec-2024	\$458,742	+ 23.9%	\$288,811	+ 0.7%
Jan-2025	\$417,594	+ 9.9%	\$336,701	+ 23.1%
Feb-2025	\$439,900	+ 11.6%	\$357,075	+ 44.9%
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	\$457,530	+ 6.0%	\$311,264	+ 12.9%
Jul-2025	\$496,412	+ 15.0%	\$300,063	+ 27.6%
12-Month Avg*	\$449,920	+ 8.3%	\$310,523	+ 13.1%

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

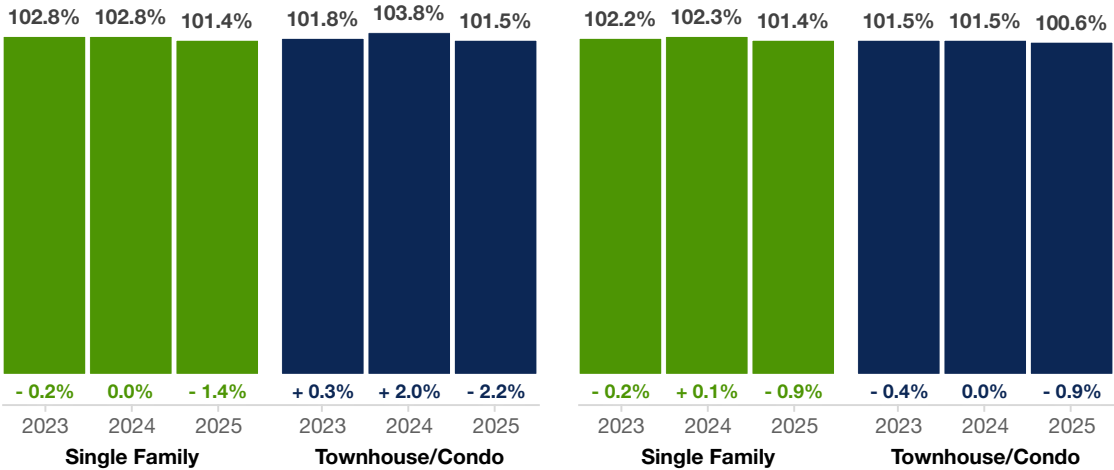
Historical Average Sales Price by Month



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.

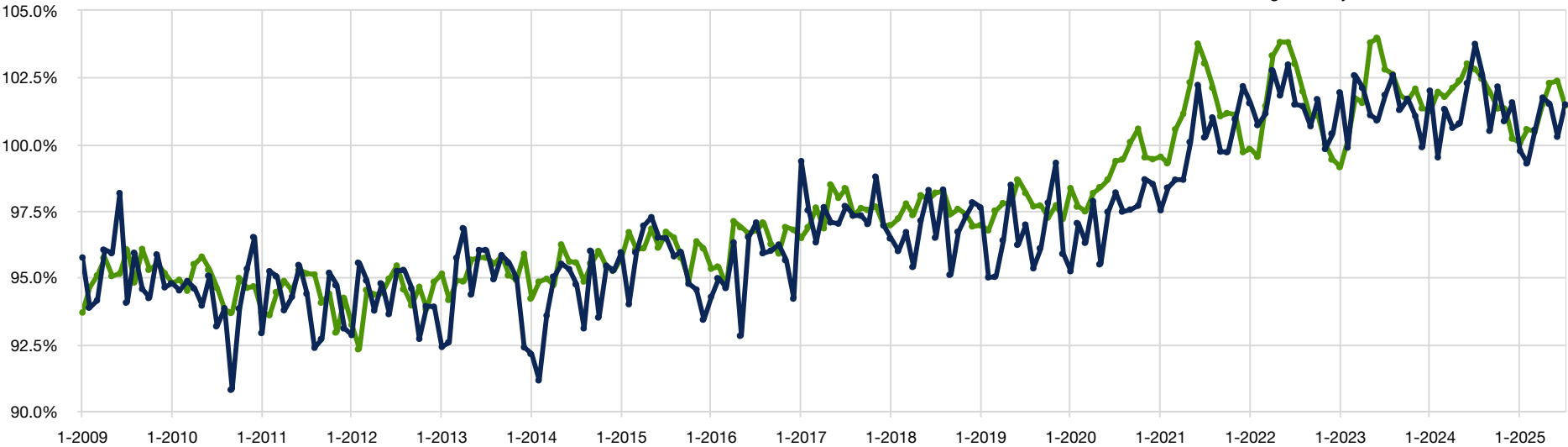
July



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	102.5%	- 0.1%	102.6%	0.0%
Sep-2024	101.9%	+ 0.1%	100.5%	- 0.8%
Oct-2024	101.3%	- 0.3%	102.2%	+ 0.5%
Nov-2024	101.3%	- 0.8%	100.9%	- 0.2%
Dec-2024	100.2%	- 1.1%	101.6%	+ 1.7%
Jan-2025	100.0%	- 1.2%	99.7%	- 2.3%
Feb-2025	100.6%	- 1.4%	99.3%	- 0.2%
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	101.4%	- 1.4%	101.5%	- 2.2%
12-Month Avg*	101.4%	- 0.7%	101.0%	- 0.4%

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

Historical Percent of List Price Received by Month

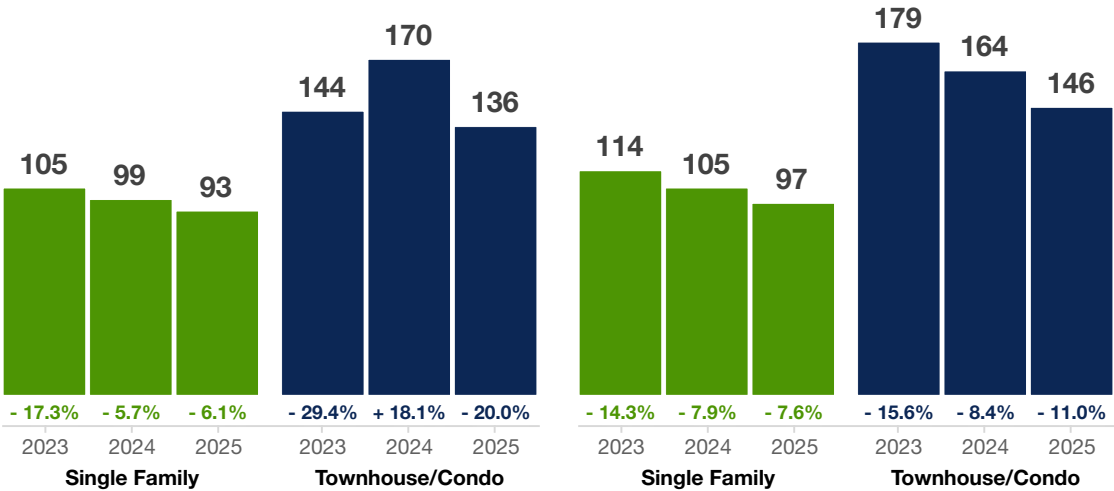


Housing Affordability Index

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.

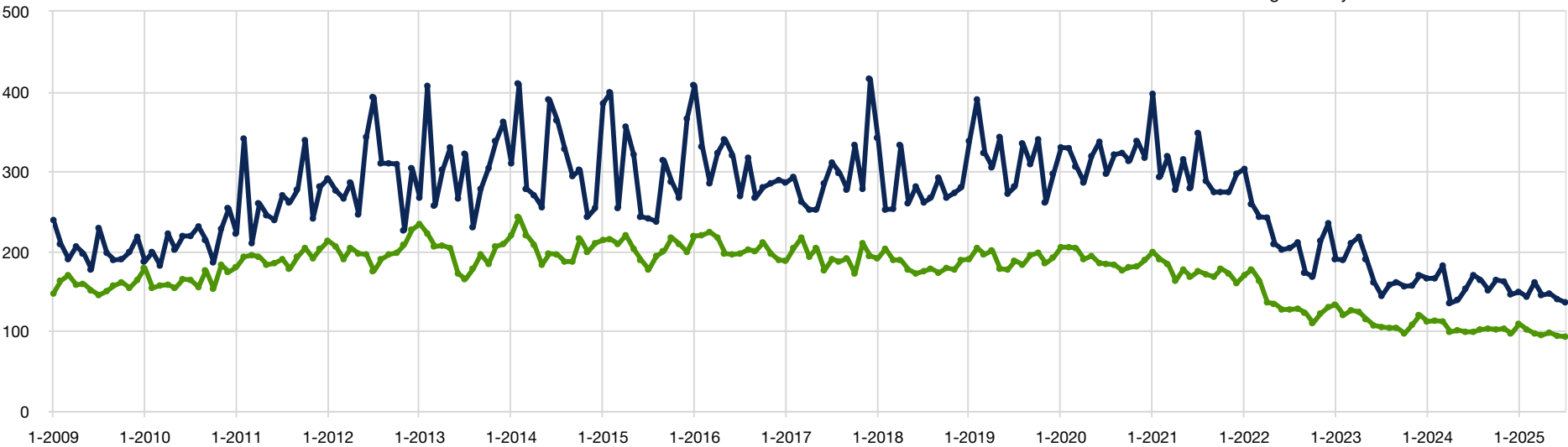
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	102	- 1.9%	164	+ 3.8%
Sep-2024	103	- 1.0%	151	- 6.2%
Oct-2024	102	+ 5.2%	164	+ 5.1%
Nov-2024	103	- 4.6%	162	+ 3.2%
Dec-2024	97	- 19.2%	146	- 14.1%
Jan-2025	109	- 2.7%	149	- 10.2%
Feb-2025	102	- 9.7%	143	- 13.9%
Mar-2025	97	- 13.4%	161	- 11.5%
Apr-2025	95	- 4.0%	145	+ 7.4%
May-2025	98	- 3.0%	147	+ 5.8%
Jun-2025	94	- 5.1%	140	- 8.5%
Jul-2025	93	- 6.1%	136	- 20.0%
12-Month Avg	100	- 5.7%	151	- 5.0%

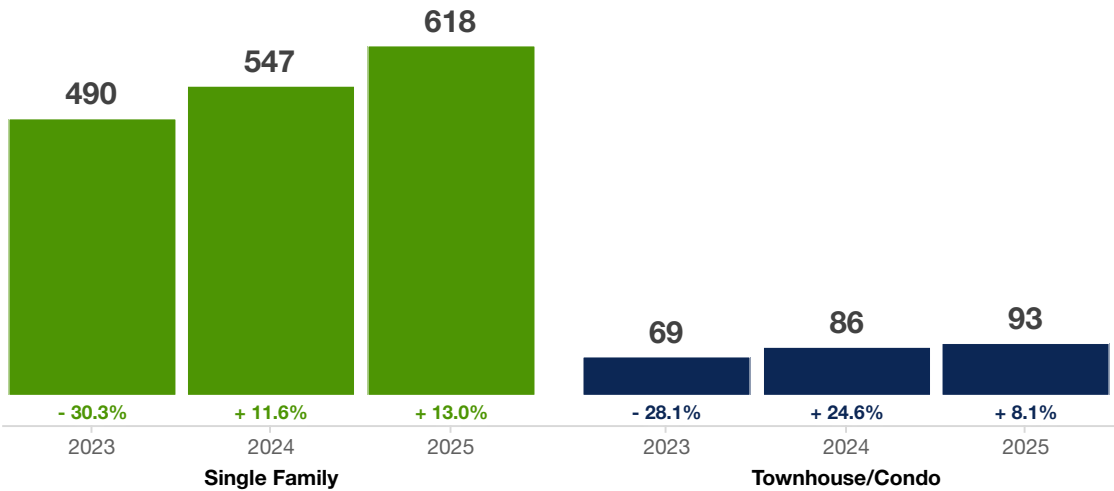
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

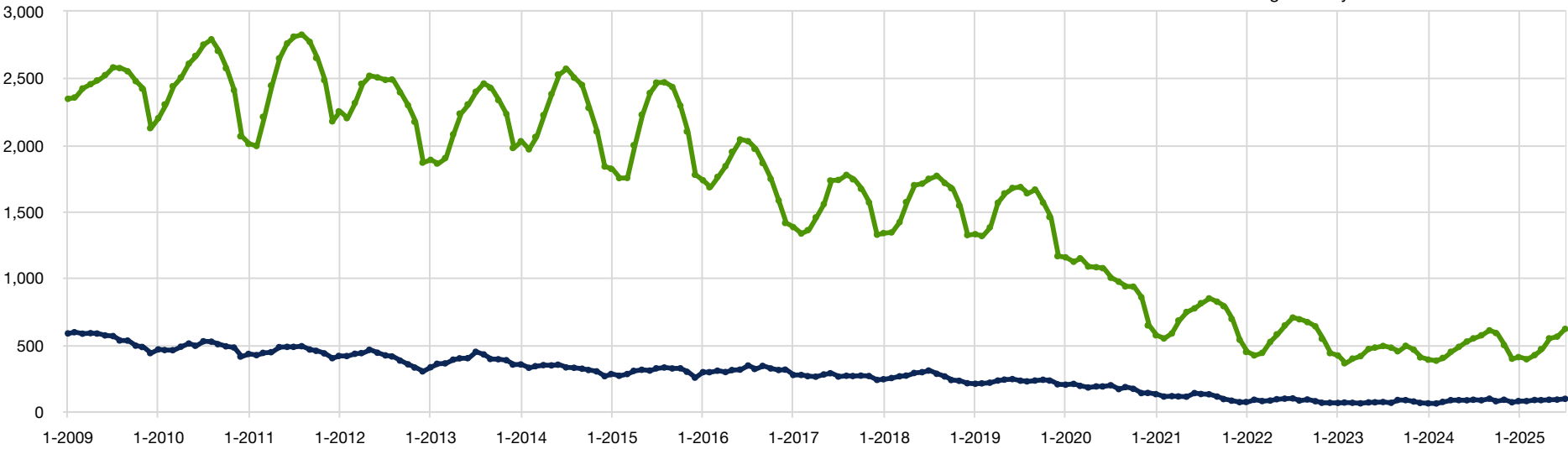
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	570	+ 19.5%	82	+ 30.2%
Sep-2024	607	+ 34.9%	94	+ 11.9%
Oct-2024	587	+ 19.6%	75	- 9.6%
Nov-2024	497	+ 7.6%	86	+ 17.8%
Dec-2024	394	- 2.5%	67	+ 8.1%
Jan-2025	406	+ 4.9%	76	+ 28.8%
Feb-2025	390	+ 2.9%	76	+ 31.0%
Mar-2025	421	+ 5.3%	84	+ 20.0%
Apr-2025	466	+ 4.5%	83	0.0%
May-2025	547	+ 13.3%	86	+ 3.6%
Jun-2025	560	+ 7.1%	87	+ 6.1%
Jul-2025	618	+ 13.0%	93	+ 8.1%
12-Month Avg	505	+ 11.2%	82	+ 10.8%

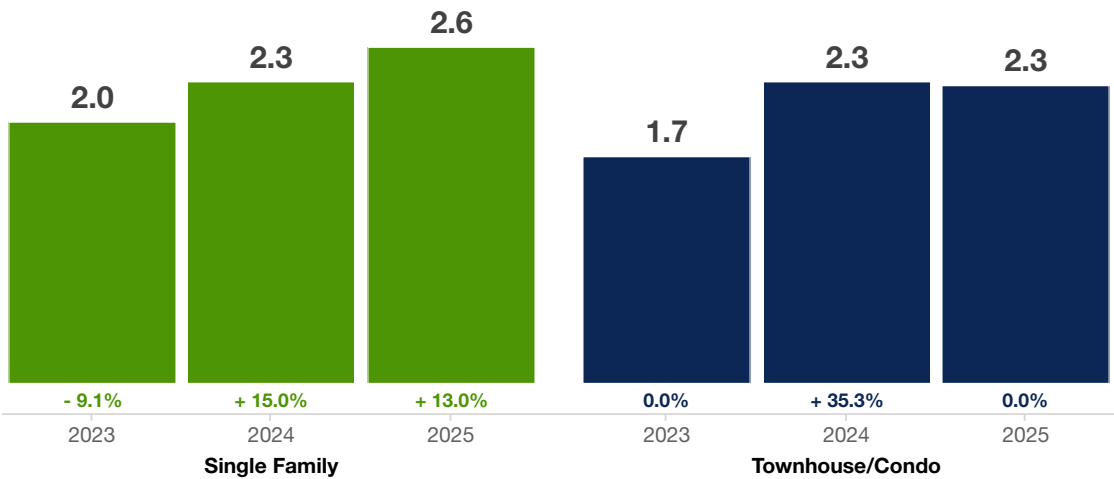
Historical Inventory of Homes for Sale by Month



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.

July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	2.4	+ 20.0%	2.2	+ 37.5%
Sep-2024	2.6	+ 36.8%	2.5	+ 13.6%
Oct-2024	2.4	+ 14.3%	2.0	- 9.1%
Nov-2024	2.0	0.0%	2.3	+ 21.1%
Dec-2024	1.6	- 5.9%	1.8	+ 12.5%
Jan-2025	1.7	+ 6.3%	2.0	+ 33.3%
Feb-2025	1.6	0.0%	2.0	+ 33.3%
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%
12-Month Avg*	2.1	+ 9.1%	2.1	+ 11.2%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

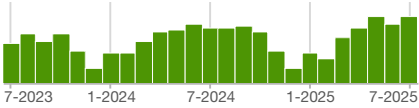
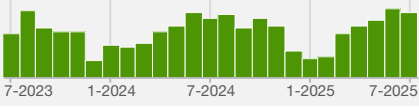
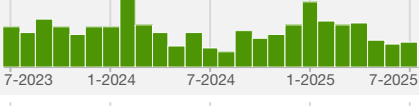
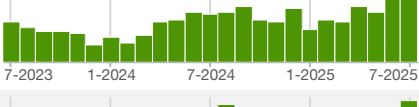
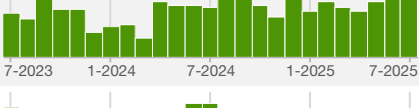
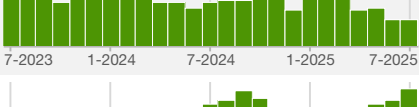
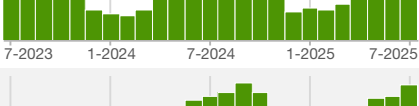
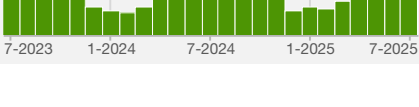
Historical Months Supply of Inventory by Month



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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		408	468	+ 14.7%	2,487	2,646	+ 6.4%
Pending Sales		317	329	+ 3.8%	1,942	1,956	+ 0.7%
Closed Sales		315	316	+ 0.3%	1,788	1,840	+ 2.9%
Days on Market Until Sale		19	21	+ 10.5%	26	26	0.0%
Median Sales Price		\$365,000	\$400,000	+ 9.6%	\$350,000	\$375,000	+ 7.1%
Average Sales Price		\$409,196	\$476,528	+ 16.5%	\$394,510	\$427,931	+ 8.5%
Percent of List Price Received		102.9%	101.5%	- 1.4%	102.2%	101.3%	- 0.9%
Housing Affordability Index		104	95	- 8.7%	108	101	- 6.5%
Inventory of Homes for Sale		633	711	+ 12.3%	—	—	—
Months Supply of Inventory		2.3	2.5	+ 8.7%	—	—	—