

# Monthly Indicators

Eastern Connecticut Association of REALTORS®

SMART MLS



## December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 8.6 percent for Single Family homes but increased 27.3 percent for Townhouse/Condo homes. Pending Sales increased 21.4 percent for Single Family homes but decreased 8.3 percent for Townhouse/Condo homes. Inventory decreased 2.5 percent for Single Family homes but increased 1.5 percent for Townhouse/Condo homes.

Median Sales Price increased 2.7 percent to \$399,000 for Single Family homes but decreased 1.8 percent to \$252,500 for Townhouse/Condo homes. Days on Market decreased 10.0 percent for Single Family homes but increased 31.8 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 5.6 percent for Townhouse/Condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Quick Facts

+ 4.2%

Change in  
**Closed Sales**  
All Properties

+ 1.3%

Change in  
**Median Sales Price**  
All Properties

- 2.0%

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.

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Key Metrics	Historical Sparkbars	12-2024		12-2025		% Change	YTD 2024		YTD 2025		% Change
		12-2024	12-2025	12-2024	12-2025		YTD 2024	YTD 2025	YTD 2025	YTD 2025	
New Listings		163	149	- 8.6%	3,624	3,688	+ 1.8%				
Pending Sales		187	227	+ 21.4%	2,932	2,950	+ 0.6%				
Closed Sales		270	285	+ 5.6%	2,924	2,941	+ 0.6%				
Days on Market Until Sale		30	27	- 10.0%	24	25	+ 4.2%				
Median Sales Price		\$388,500	\$399,000	+ 2.7%	\$370,000	\$400,000	+ 8.1%				
Average Sales Price		\$458,742	\$456,788	- 0.4%	\$430,515	\$466,898	+ 8.5%				
Percent of List Price Received		100.2%	100.2%	0.0%	101.9%	101.1%	- 0.8%				
Housing Affordability Index		97	100	+ 3.1%	102	99	- 2.9%				
Inventory of Homes for Sale		394	384	- 2.5%	—	—	—				
Months Supply of Inventory		1.6	1.6	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.

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Key Metrics	Historical Sparkbars			12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
	12-2023	6-2024	12-2024	6-2025	12-2025	12-2024	12-2025	YTD 2024	YTD 2025
<b>New Listings</b>				22	<b>28</b>	+ 27.3%	533	<b>588</b>	+ 10.3%
<b>Pending Sales</b>				36	<b>33</b>	- 8.3%	452	<b>474</b>	+ 4.9%
<b>Closed Sales</b>				38	<b>36</b>	- 5.3%	435	<b>487</b>	+ 12.0%
<b>Days on Market Until Sale</b>				22	<b>29</b>	+ 31.8%	29	<b>29</b>	0.0%
<b>Median Sales Price</b>		\$257,000	\$252,500		- 1.8%		\$239,000	<b>\$267,000</b>	+ 11.7%
<b>Average Sales Price</b>		\$288,811	\$298,245		+ 3.3%		\$292,757	<b>\$323,806</b>	+ 10.6%
<b>Percent of List Price Received</b>		101.6%	98.0%		- 3.5%		101.5%	<b>100.1%</b>	- 1.4%
<b>Housing Affordability Index</b>		146	<b>158</b>		+ 8.2%		157	<b>149</b>	- 5.1%
<b>Inventory of Homes for Sale</b>		67	<b>68</b>		+ 1.5%		—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>1.7</b>		- 5.6%		—	—	—

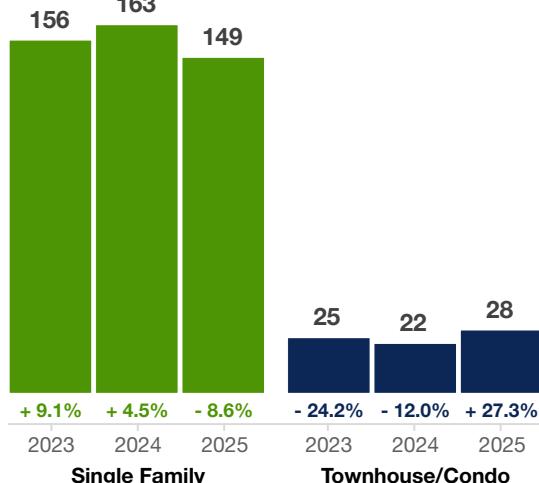
# New Listings

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

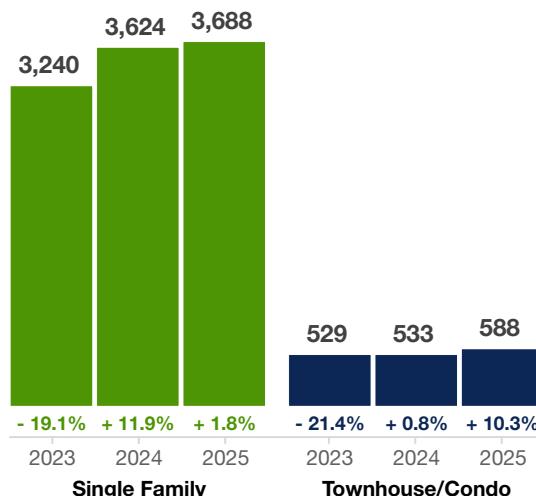
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## December

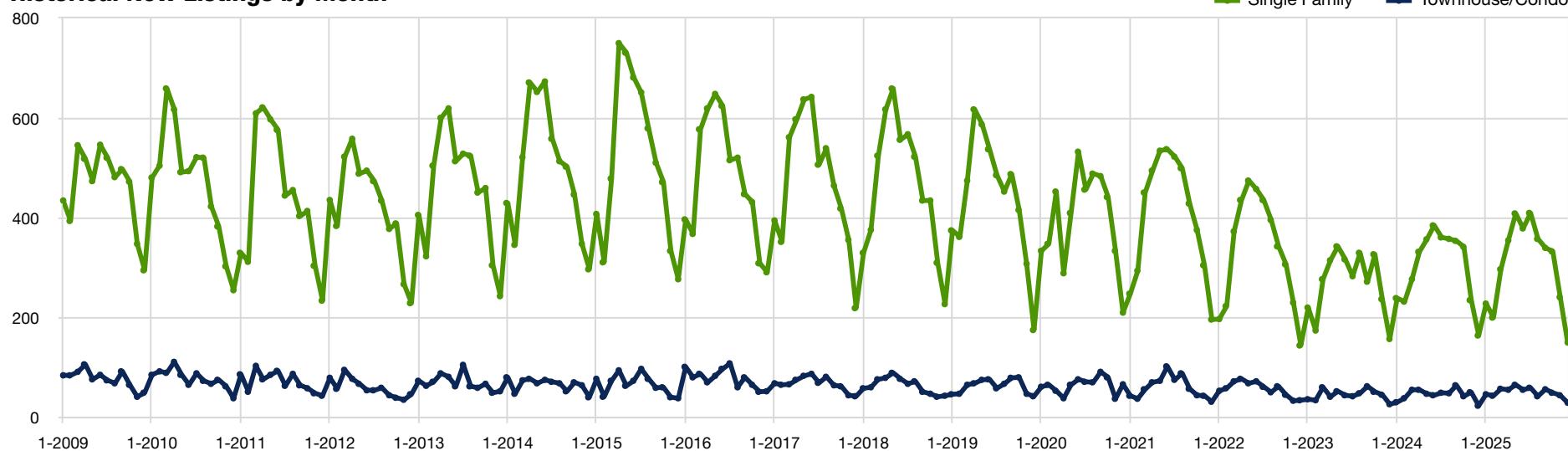


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	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	332	- 2.6%	48	+ 17.1%
Nov-2025	240	+ 2.6%	43	- 12.2%
<b>Dec-2025</b>	<b>149</b>	<b>- 8.6%</b>	<b>28</b>	<b>+ 27.3%</b>
12-Month Avg	307	+ 1.7%	49	+ 11.4%

## Historical New Listings by Month



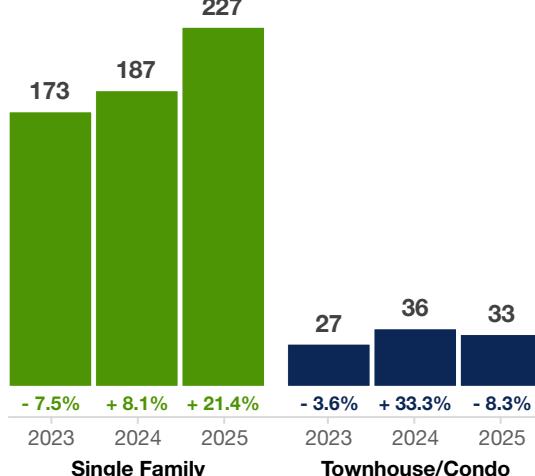
# Pending Sales

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

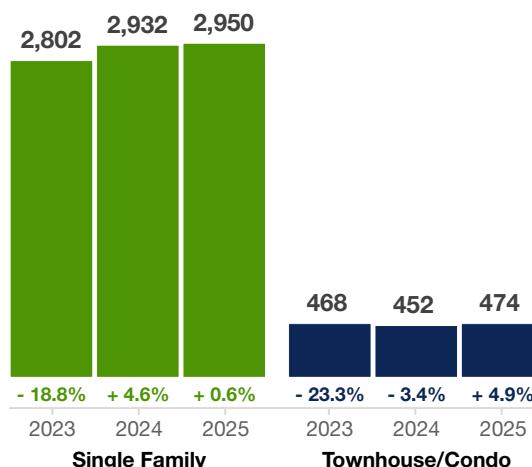
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## December

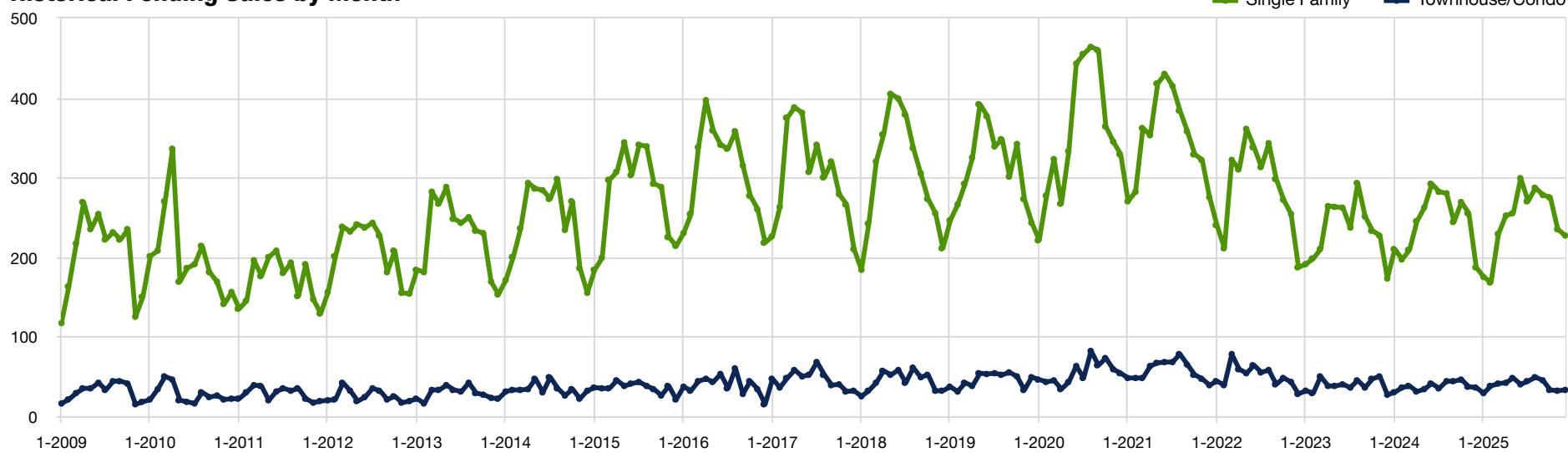


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	175	- 16.7%	29	- 3.3%
Feb-2025	168	- 14.7%	38	+ 5.6%
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	235	- 7.8%	32	- 13.5%
<b>Dec-2025</b>	<b>227</b>	<b>+ 21.4%</b>	<b>33</b>	<b>- 8.3%</b>
12-Month Avg	246	+ 0.8%	40	+ 5.3%

## Historical Pending Sales by Month



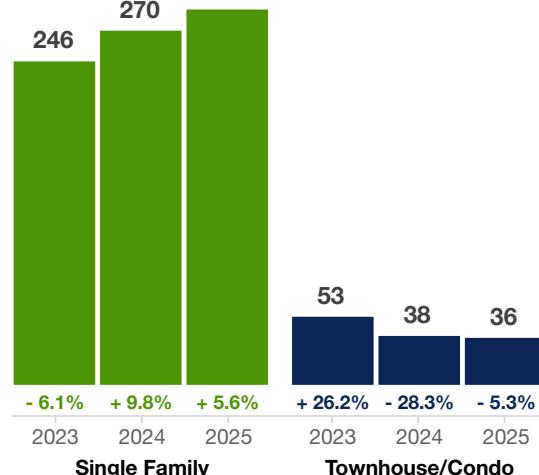
# Closed Sales

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

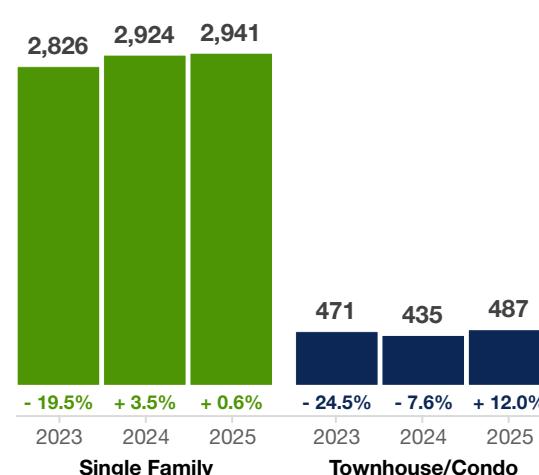
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## December

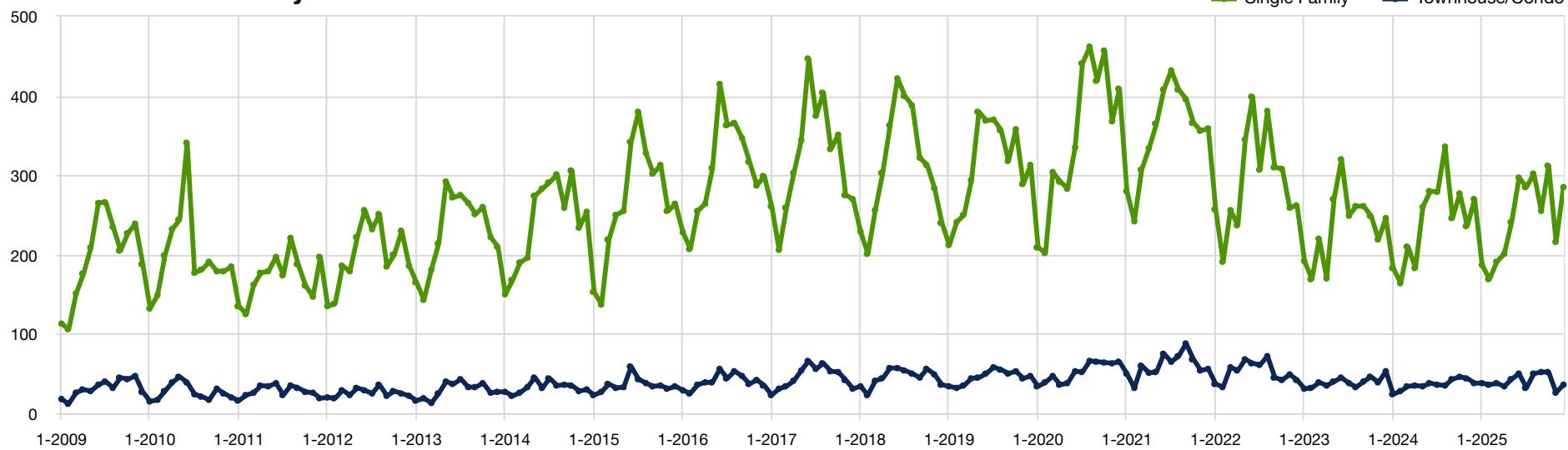


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	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	285	+ 5.6%	36	- 5.3%
12-Month Avg	245	+ 0.4%	41	+ 13.9%

## Historical Closed Sales by Month



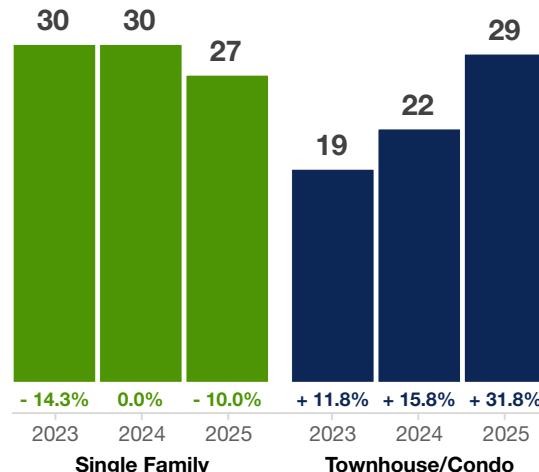
# Days on Market Until Sale

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

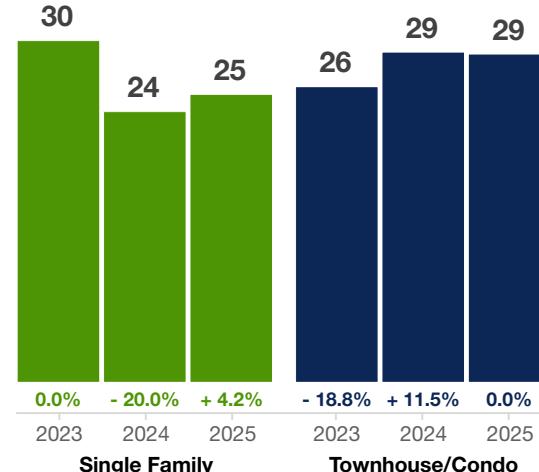
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## December



## Year to Date

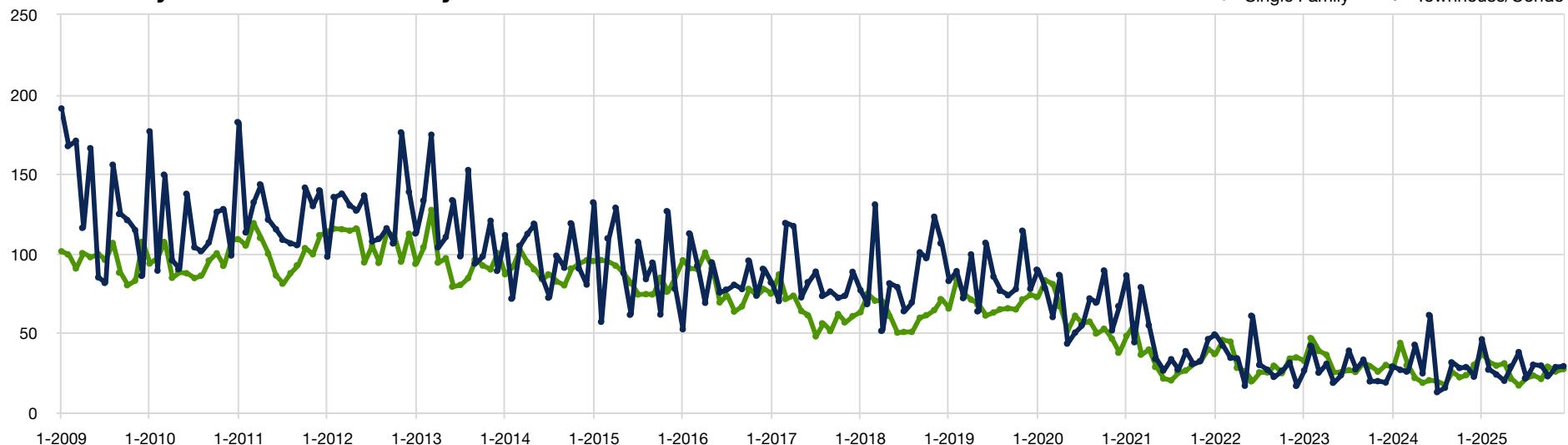


Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	37	+ 32.1%	46	+ 58.6%
Feb-2025	32	- 27.3%	27	0.0%
Mar-2025	29	- 3.3%	24	- 7.7%
Apr-2025	31	+ 40.9%	20	- 53.5%
May-2025	21	+ 10.5%	29	+ 16.0%
Jun-2025	17	- 15.0%	38	- 37.7%
Jul-2025	21	+ 10.5%	21	+ 61.5%
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%
12-Month Avg*	25	+ 6.1%	29	- 0.8%

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

Single Family Townhouse/Condo

## Historical Days on Market Until Sale by Month

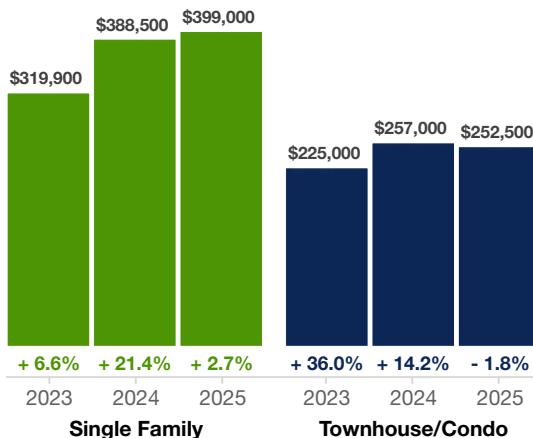


# Median Sales Price

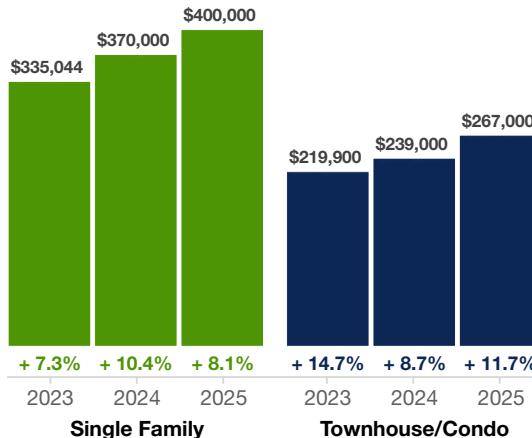
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$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	<b>\$399,000</b>	<b>+ 2.7%</b>	<b>\$252,500</b>	<b>- 1.8%</b>
12-Month Avg*	\$400,000	+ 8.1%	\$267,000	+ 11.7%

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

— Single Family    — Townhouse/Condo

## Historical Median Sales Price by Month



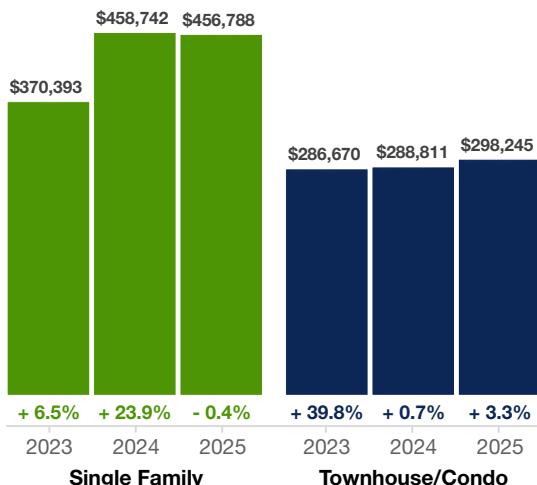
# Average Sales Price

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

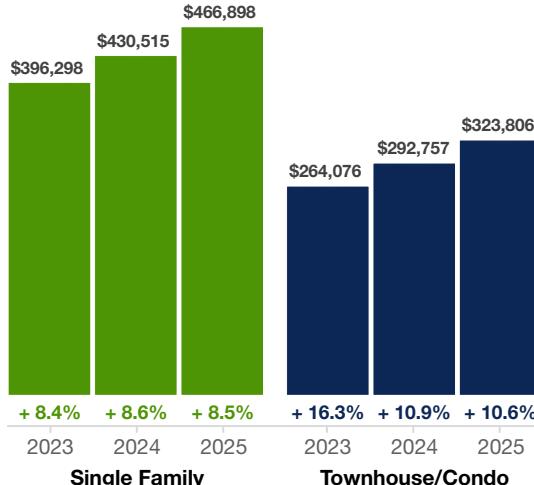
SMART MLS



## December



## Year to Date

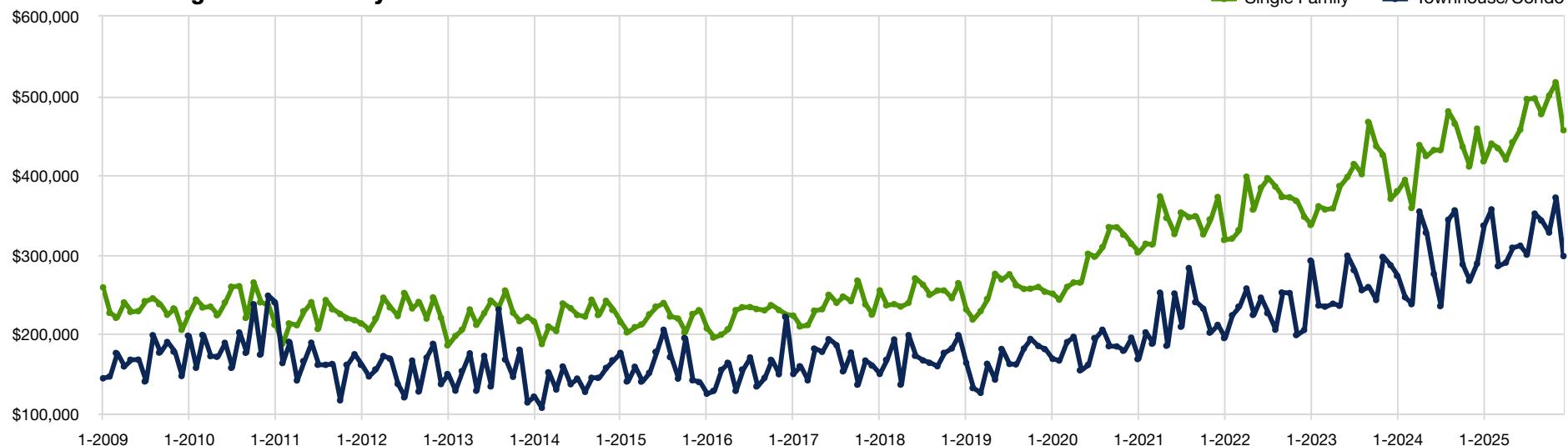


Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	\$417,594	+ 9.9%	\$336,701	+ 23.1%
Feb-2025	\$439,900	+ 11.6%	\$357,075	+ 44.9%
Mar-2025	\$434,072	+ 21.0%	\$285,657	+ 20.2%
Apr-2025	\$419,981	- 4.1%	\$290,018	- 18.2%
May-2025	\$441,565	+ 4.1%	\$308,821	- 5.8%
Jun-2025	\$457,673	+ 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	<b>\$456,788</b>	<b>- 0.4%</b>	<b>\$298,245</b>	<b>+ 3.3%</b>
12-Month Avg*	\$466,898	+ 8.5%	\$323,806	+ 10.6%

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

— Single Family    — Townhouse/Condo

## Historical Average Sales Price by Month



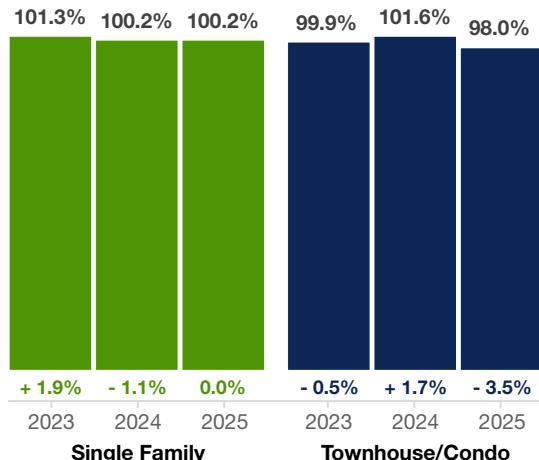
# Percent of List Price Received

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.

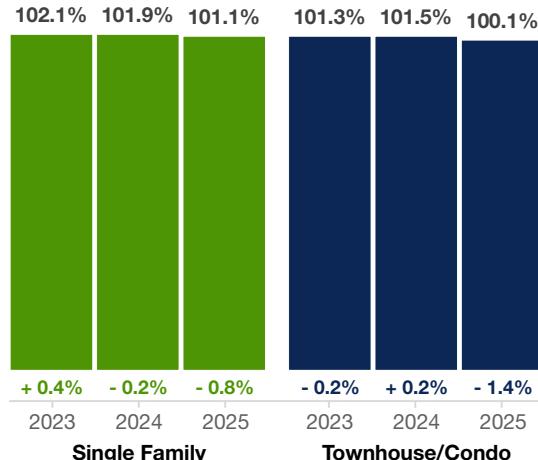
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## December



## Year to Date



Pct. of List Price Received*	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101.5%	- 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%
<b>Dec-2025</b>	<b>100.2%</b>	<b>0.0%</b>	<b>98.0%</b>	<b>- 3.5%</b>
12-Month Avg*	101.1%	- 0.8%	100.1%	- 1.4%

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

— Single Family    — Townhouse/Condo

## Historical Percent of List Price Received by Month

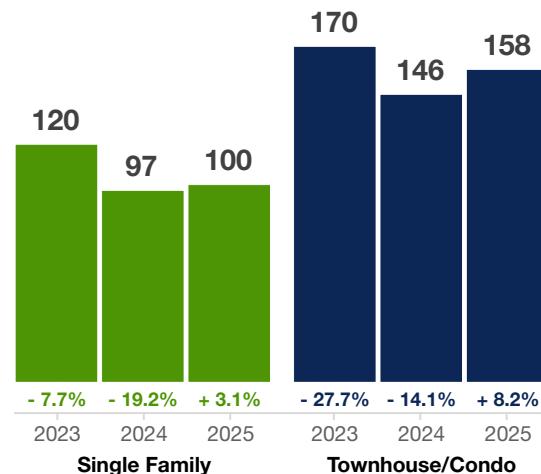


# Housing Affordability Index

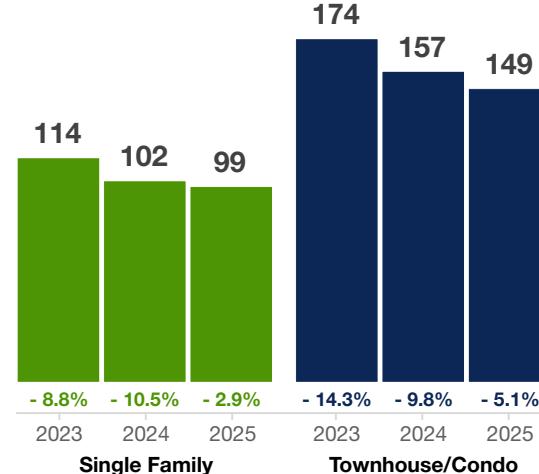
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December

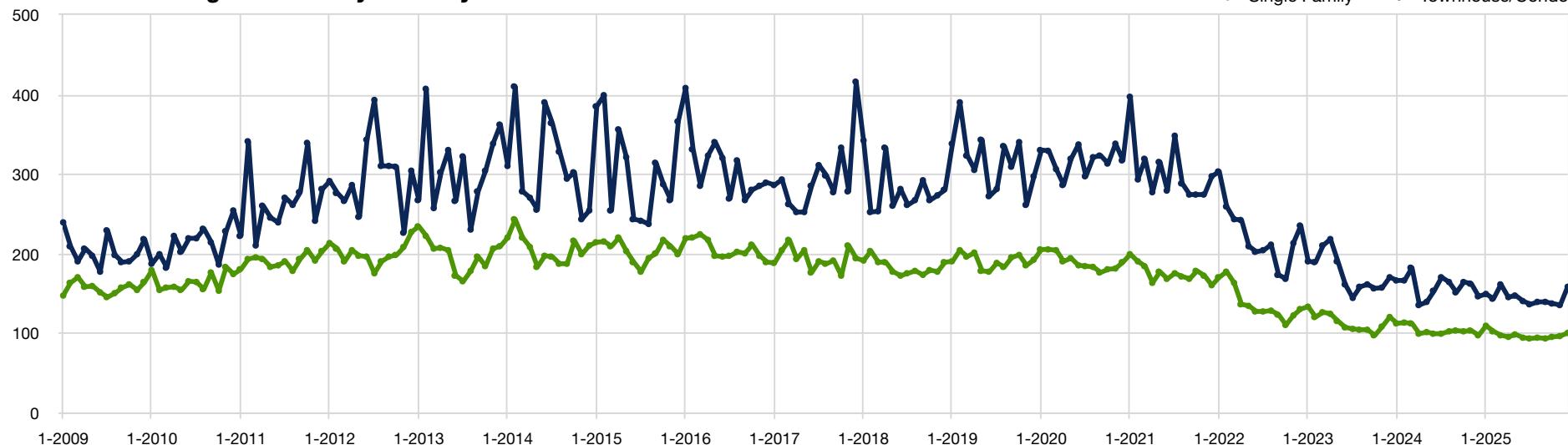


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2025	94	- 7.8%	139	- 15.2%
Sep-2025	93	- 9.7%	139	- 7.9%
Oct-2025	95	- 6.9%	137	- 16.5%
Nov-2025	96	- 6.8%	135	- 16.7%
<b>Dec-2025</b>	<b>100</b>	<b>+ 3.1%</b>	<b>158</b>	<b>+ 8.2%</b>
12-Month Avg	97	- 6.7%	144	- 8.9%

## Historical Housing Affordability Index by Month



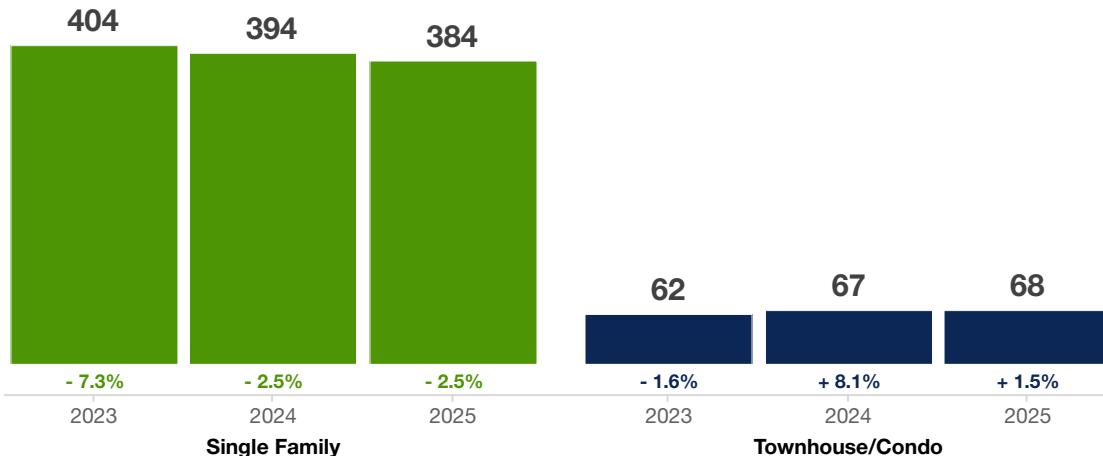
# Inventory of Homes for Sale

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

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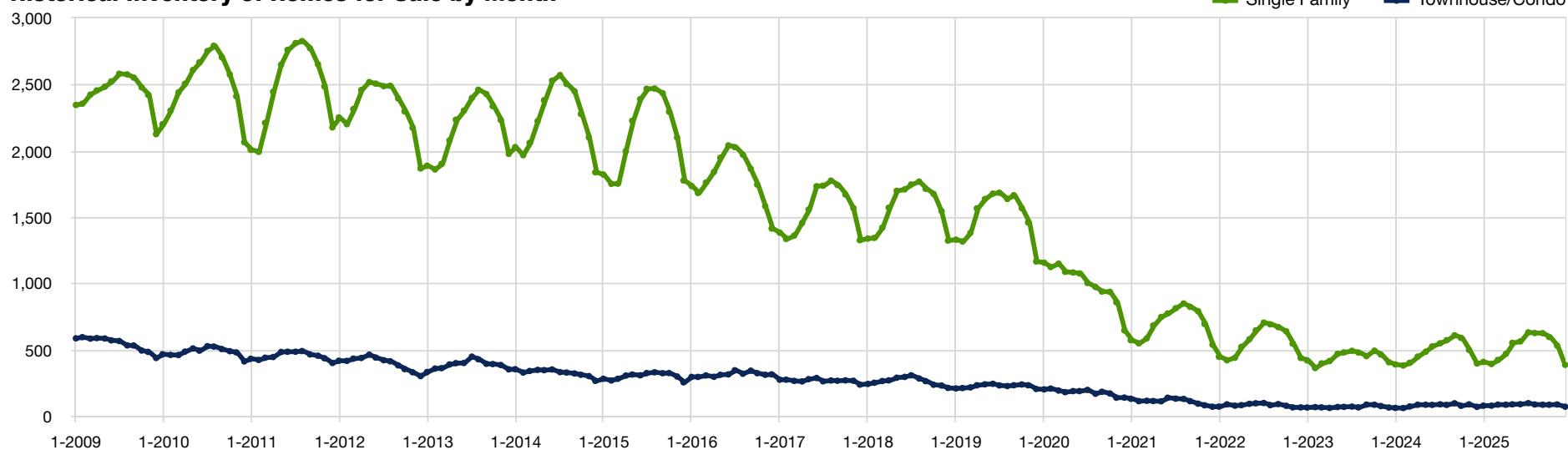


## December



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	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	594	+ 1.2%	83	+ 10.7%
Nov-2025	528	+ 6.2%	85	- 1.2%
<b>Dec-2025</b>	<b>384</b>	<b>- 2.5%</b>	<b>68</b>	<b>+ 1.5%</b>
12-Month Avg	515	+ 6.2%	83	+ 7.8%

## Historical Inventory of Homes for Sale by Month

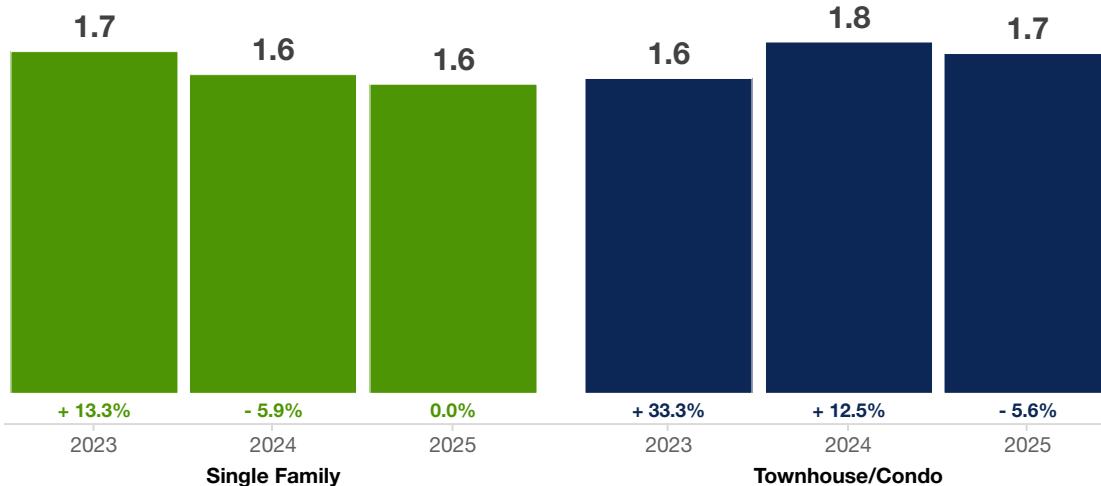


# Months Supply of Inventory

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.



## December



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
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%	2.1	- 8.7%
<b>Dec-2025</b>	<b>1.6</b>	<b>0.0%</b>	<b>1.7</b>	<b>- 5.6%</b>
12-Month Avg*	2.1	+ 4.3%	2.1	+ 2.4%

\* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family    — Townhouse/Condo

## 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			12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
	12-2023	6-2024	12-2024	6-2025	12-2025	12-2024	12-2025	YTD 2024	YTD 2025
<b>New Listings</b>				185	177	- 4.3%	4,157	4,276	+ 2.9%
<b>Pending Sales</b>				223	260	+ 16.6%	3,384	3,424	+ 1.2%
<b>Closed Sales</b>				308	321	+ 4.2%	3,359	3,428	+ 2.1%
<b>Days on Market Until Sale</b>				29	27	- 6.9%	25	26	+ 4.0%
<b>Median Sales Price</b>				\$375,000	\$380,000	+ 1.3%	\$356,000	\$385,000	+ 8.1%
<b>Average Sales Price</b>				\$437,777	\$439,008	+ 0.3%	\$412,675	\$446,569	+ 8.2%
<b>Percent of List Price Received</b>				100.4%	99.9%	- 0.5%	101.9%	100.9%	- 1.0%
<b>Housing Affordability Index</b>				100	105	+ 5.0%	106	103	- 2.8%
<b>Inventory of Homes for Sale</b>				461	452	- 2.0%	—	—	—
<b>Months Supply of Inventory</b>				1.6	1.6	0.0%	—	—	—