

Monthly Indicators

Eastern Connecticut Association of REALTORS®

SMART M L S



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 8.6 percent for Single Family homes but decreased 7.8 percent for Townhouse/Condo homes. Pending Sales increased 10.6 percent for Single Family homes but decreased 2.1 percent for Townhouse/Condo homes. Inventory increased 10.5 percent for Single Family homes and 14.0 percent for Townhouse/Condo homes.

Median Sales Price increased 7.6 percent to \$411,000 for Single Family homes and 21.6 percent to \$310,000 for Townhouse/Condo homes. Days on Market remained flat for Single Family homes but increased 13.8 percent for Townhouse/Condo properties. Months Supply of Inventory increased 8.7 percent for Single Family homes and 23.8 percent for Townhouse/Condo homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 4.6%

Change in
Closed Sales
All Properties

+ 8.1%

Change in
Median Sales Price
All Properties

+ 11.0%

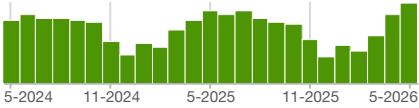
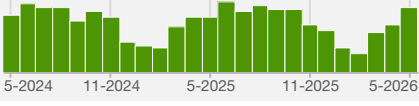
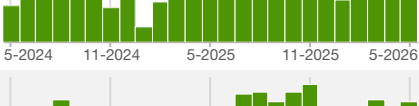
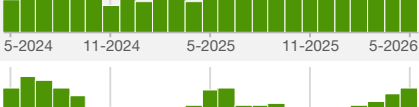
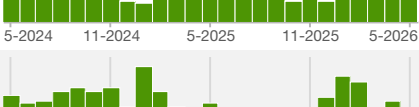
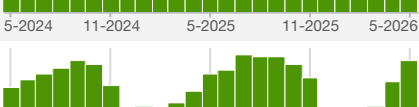
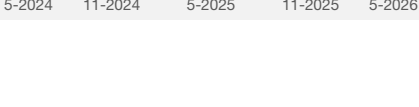
Change in
Homes for Sale
All Properties

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.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		408	443	+ 8.6%	1,484	1,484	0.0%
Pending Sales		255	282	+ 10.6%	1,079	1,047	- 3.0%
Closed Sales		241	231	- 4.1%	989	931	- 5.9%
Days on Market Until Sale		21	21	0.0%	30	32	+ 6.7%
Median Sales Price		\$382,077	\$411,000	+ 7.6%	\$377,500	\$399,900	+ 5.9%
Average Sales Price		\$441,565	\$478,081	+ 8.3%	\$430,914	\$461,218	+ 7.0%
Percent of List Price Received		102.3%	102.5%	+ 0.2%	101.1%	101.7%	+ 0.6%
Housing Affordability Index		102	98	- 3.9%	103	100	- 2.9%
Inventory of Homes for Sale		550	608	+ 10.5%	—	—	—
Months Supply of Inventory		2.3	2.5	+ 8.7%	—	—	—

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.

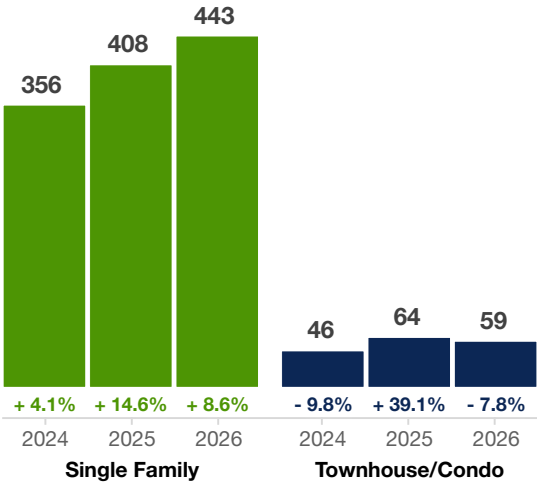


Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		64	59	- 7.8%	261	251	- 3.8%
Pending Sales		48	47	- 2.1%	198	185	- 6.6%
Closed Sales		43	40	- 7.0%	189	165	- 12.7%
Days on Market Until Sale		29	33	+ 13.8%	29	35	+ 20.7%
Median Sales Price		\$255,000	\$310,000	+ 21.6%	\$252,300	\$266,000	+ 5.4%
Average Sales Price		\$308,821	\$372,488	+ 20.6%	\$315,578	\$307,734	- 2.5%
Percent of List Price Received		101.5%	101.7%	+ 0.2%	100.6%	100.4%	- 0.2%
Housing Affordability Index		153	129	- 15.7%	154	151	- 1.9%
Inventory of Homes for Sale		86	98	+ 14.0%	—	—	—
Months Supply of Inventory		2.1	2.6	+ 23.8%	—	—	—

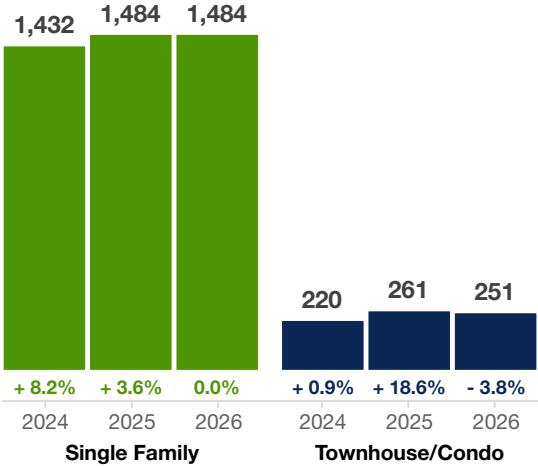
New Listings

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

May

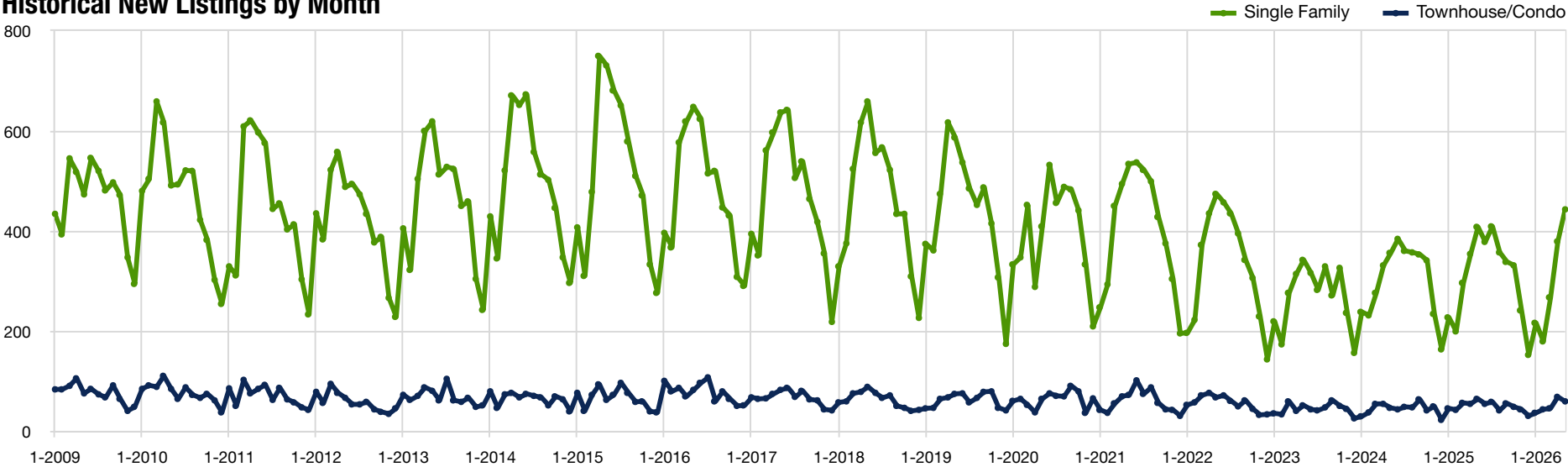


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	338	- 4.2%	55	- 12.7%
Oct-2025	331	- 2.9%	48	+ 17.1%
Nov-2025	241	+ 3.0%	43	- 12.2%
Dec-2025	152	- 6.7%	30	+ 36.4%
Jan-2026	216	- 4.8%	36	- 20.0%
Feb-2026	179	- 10.1%	43	+ 2.4%
Mar-2026	267	- 9.8%	45	- 19.6%
Apr-2026	379	+ 7.1%	68	+ 25.9%
May-2026	443	+ 8.6%	59	- 7.8%
12-Month Avg	308	+ 0.7%	48	0.0%

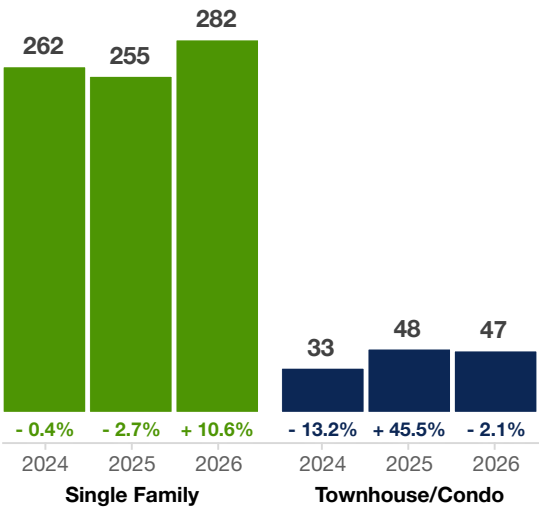
Historical New Listings by Month



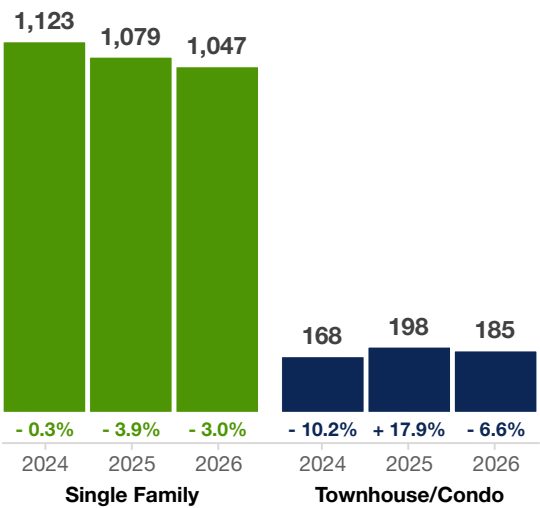
Pending Sales

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

May

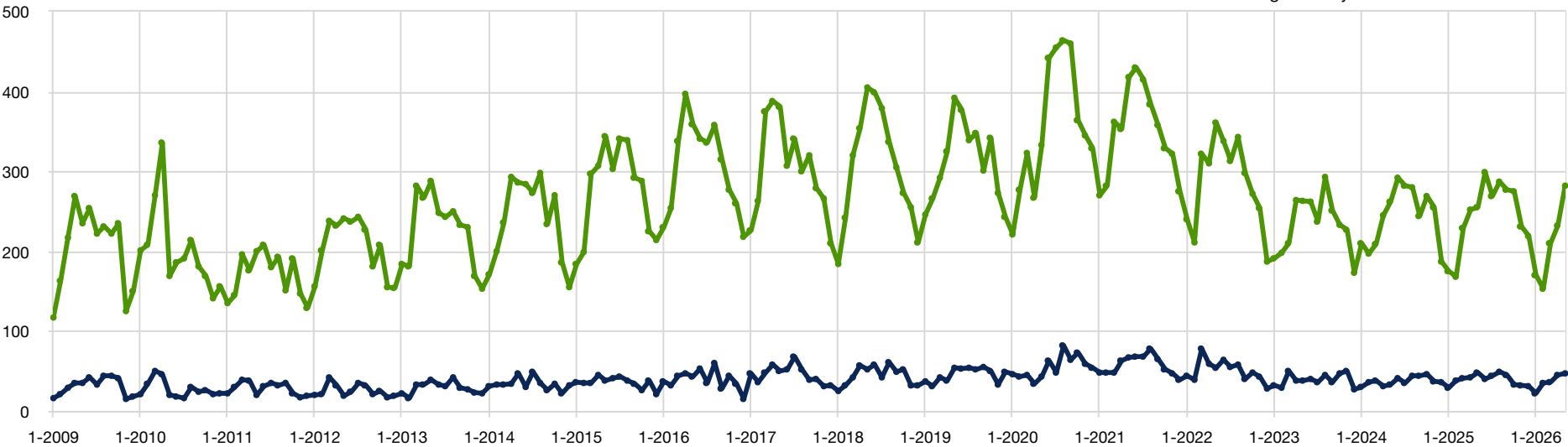


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	277	+ 13.5%	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	153	- 8.9%	35	- 7.9%
Mar-2026	210	- 8.3%	36	- 12.2%
Apr-2026	232	- 7.9%	45	+ 7.1%
May-2026	282	+ 10.6%	47	- 2.1%
12-Month Avg	242	+ 0.4%	38	- 5.0%

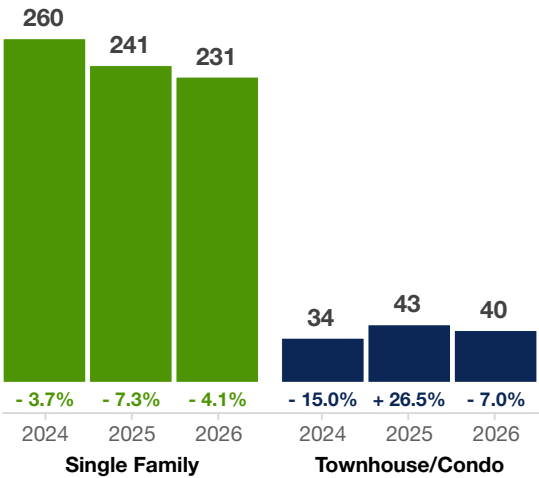
Historical Pending Sales by Month



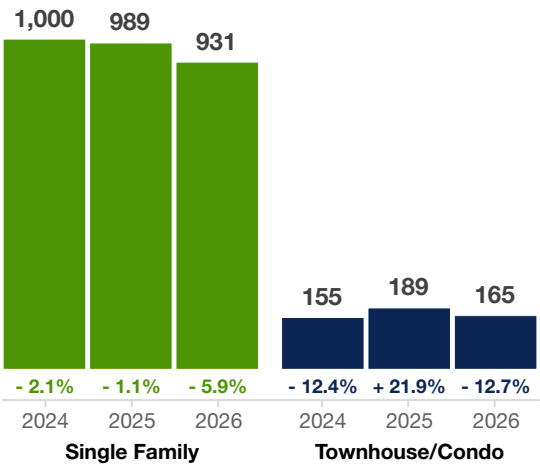
Closed Sales

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

May

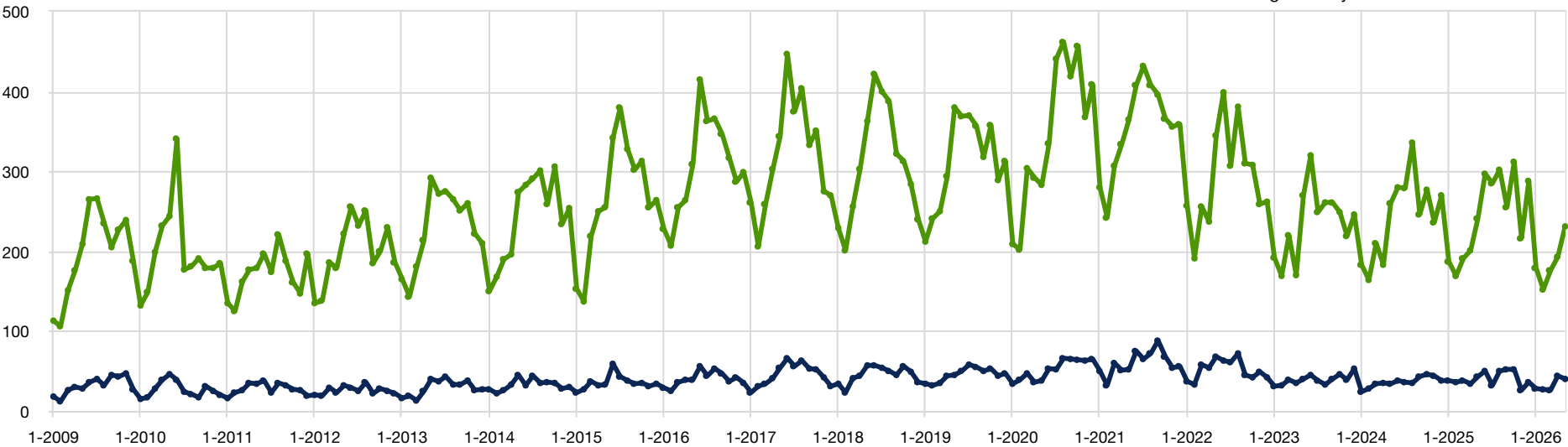


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	179	- 4.3%	28	- 26.3%
Feb-2026	152	- 10.1%	27	- 25.0%
Mar-2026	176	- 7.9%	26	- 31.6%
Apr-2026	193	- 4.0%	44	+ 29.4%
May-2026	231	- 4.1%	40	- 7.0%
12-Month Avg	241	- 0.8%	39	0.0%

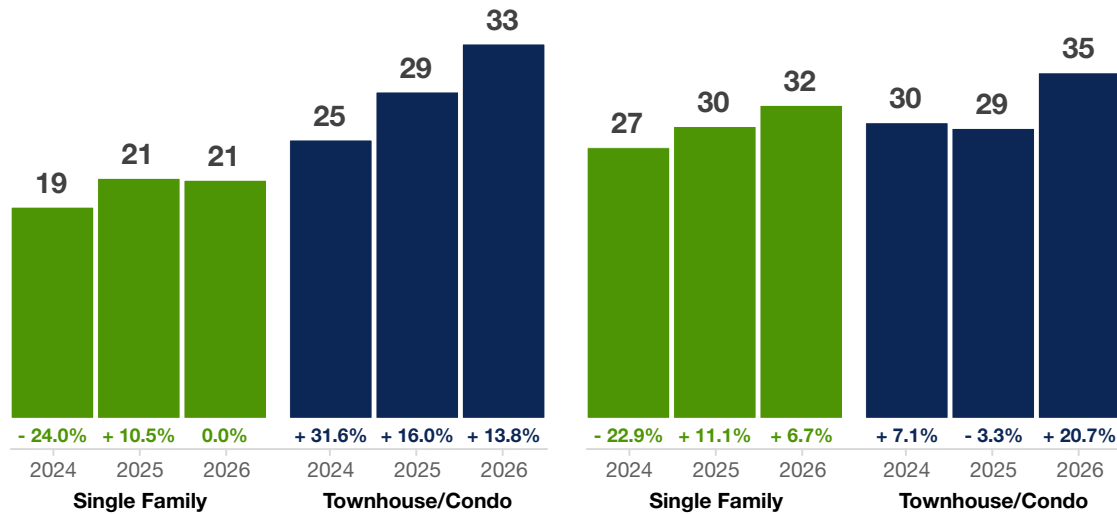
Historical Closed Sales by Month



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.

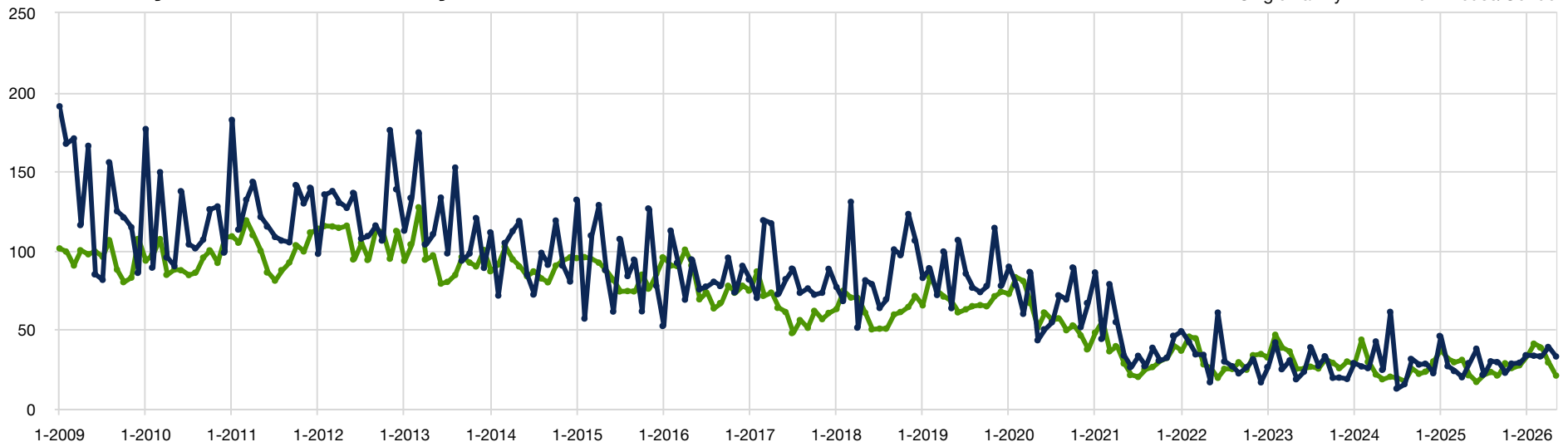
May



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	33	- 10.8%	34	- 26.1%
Feb-2026	41	+ 28.1%	34	+ 25.9%
Mar-2026	39	+ 34.5%	33	+ 37.5%
Apr-2026	29	- 6.5%	39	+ 95.0%
May-2026	21	0.0%	33	+ 13.8%
12-Month Avg*	26	+ 5.6%	31	+ 6.6%

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

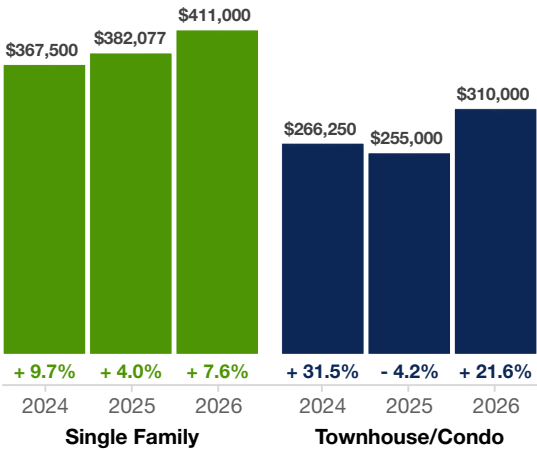
Historical Days on Market Until Sale by Month



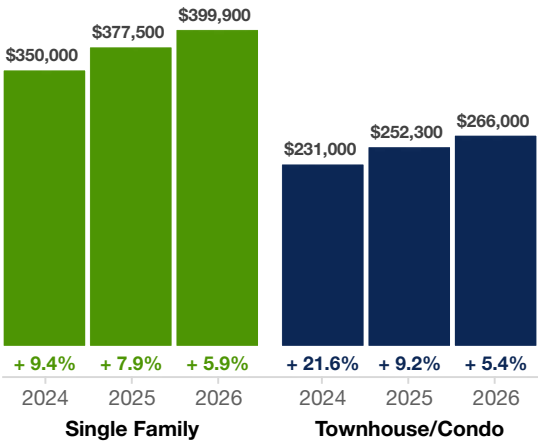
Median Sales Price

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

May



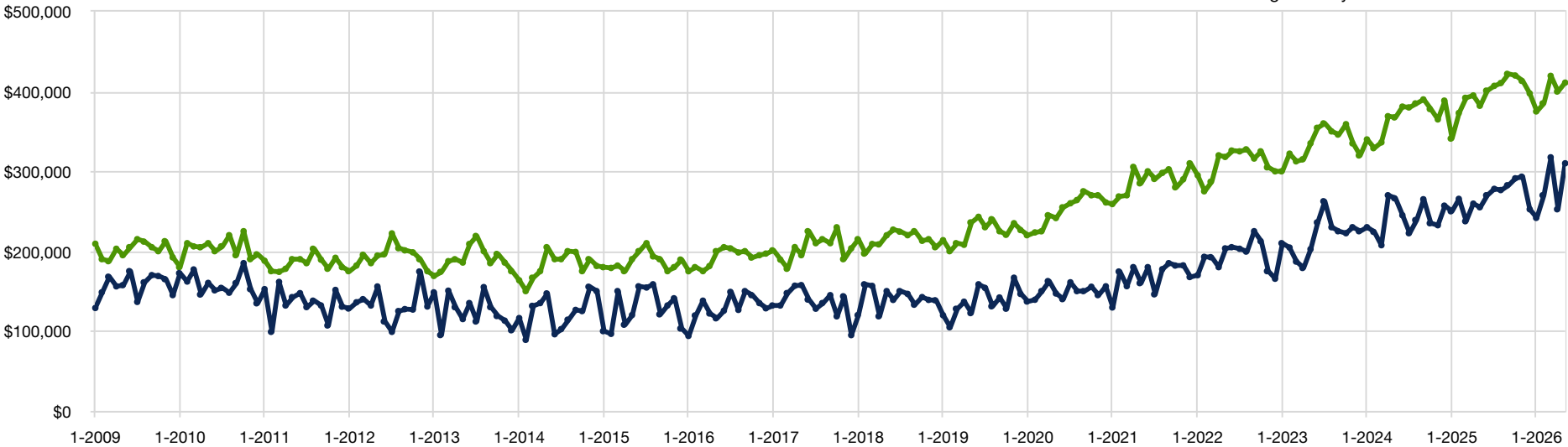
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	\$419,500	+ 7.0%	\$317,500	+ 33.7%
Apr-2026	\$399,900	+ 1.2%	\$252,500	- 2.7%
May-2026	\$411,000	+ 7.6%	\$310,000	+ 21.6%
12-Month Avg*	\$405,000	+ 6.6%	\$270,000	+ 10.2%

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

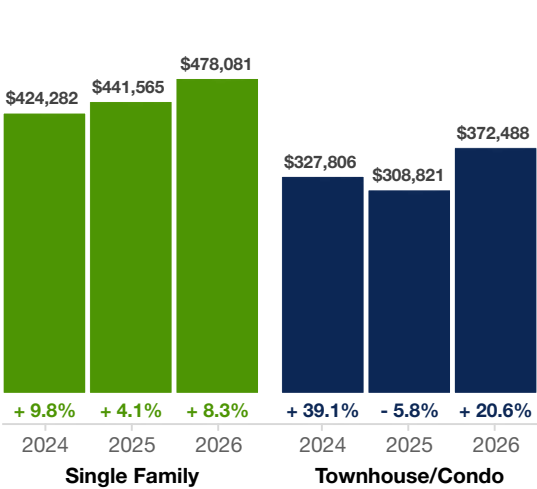
Historical Median Sales Price by Month



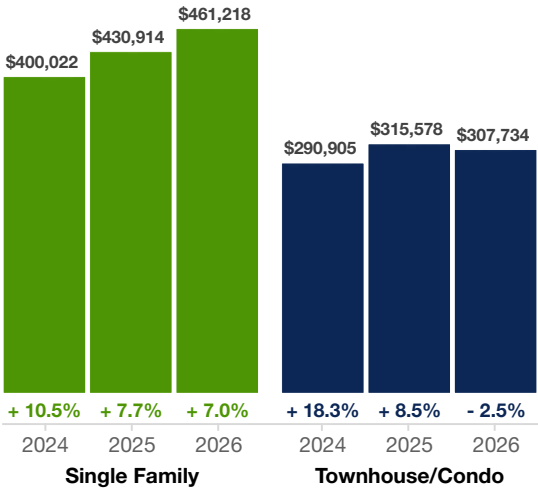
Average Sales Price

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

May



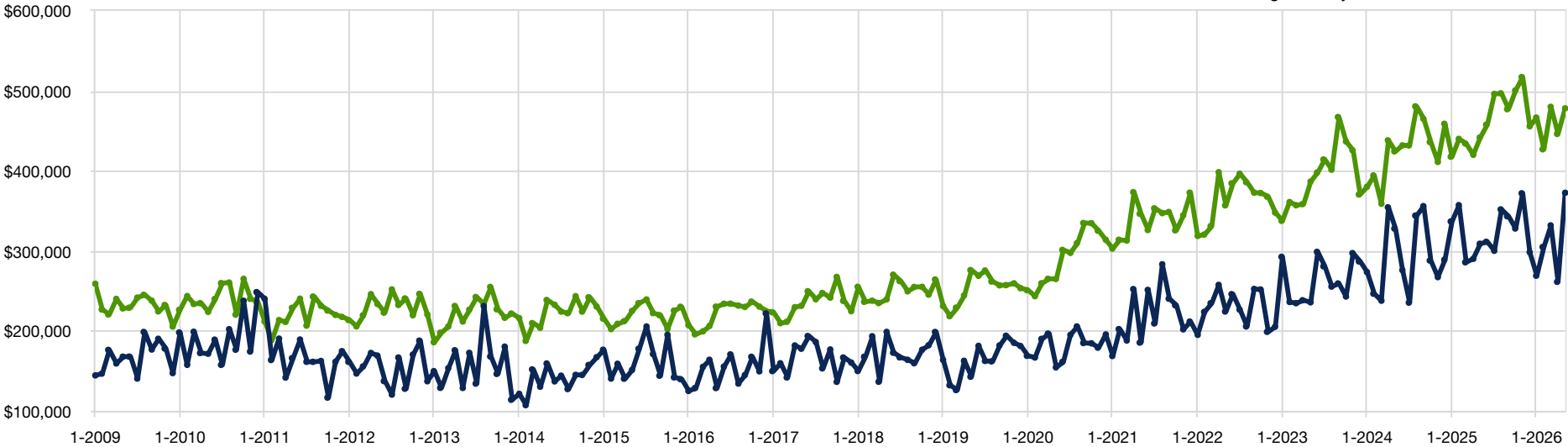
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$466,492	+ 11.7%	\$268,871	- 20.1%
Feb-2026	\$426,885	- 3.0%	\$304,759	- 14.7%
Mar-2026	\$479,948	+ 10.6%	\$331,754	+ 16.1%
Apr-2026	\$446,100	+ 6.2%	\$261,232	- 9.9%
May-2026	\$478,081	+ 8.3%	\$372,488	+ 20.6%
12-Month Avg*	\$477,272	+ 8.2%	\$321,437	+ 6.2%

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

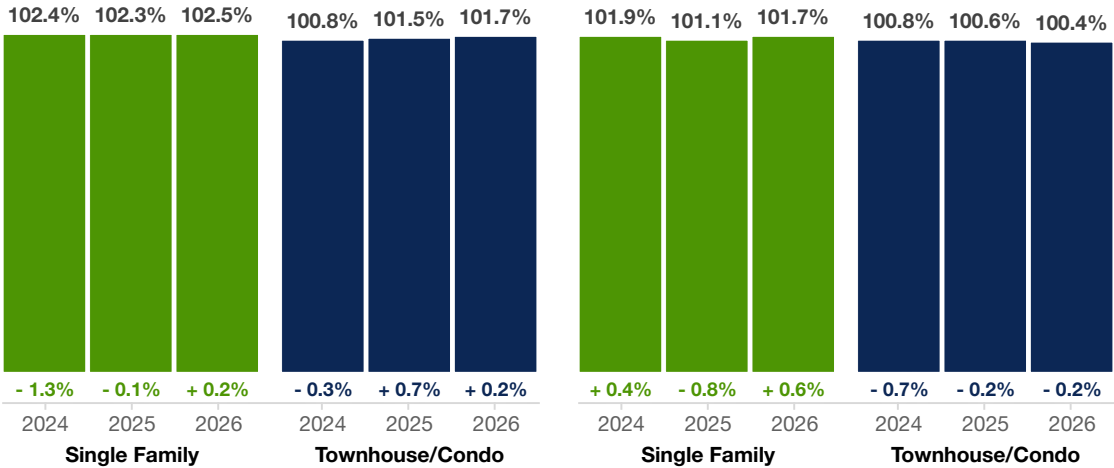
Historical Average Sales Price by Month



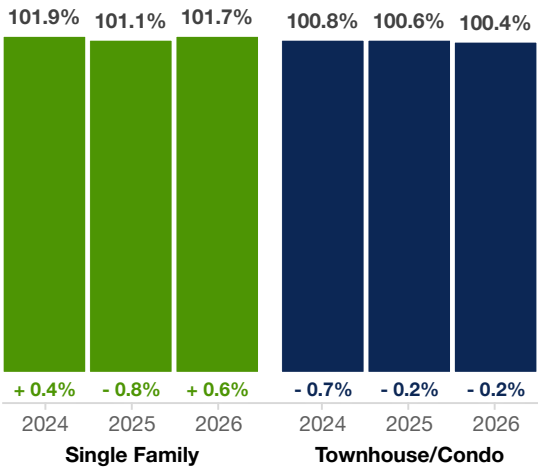
Percent of List Price Received

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.

May



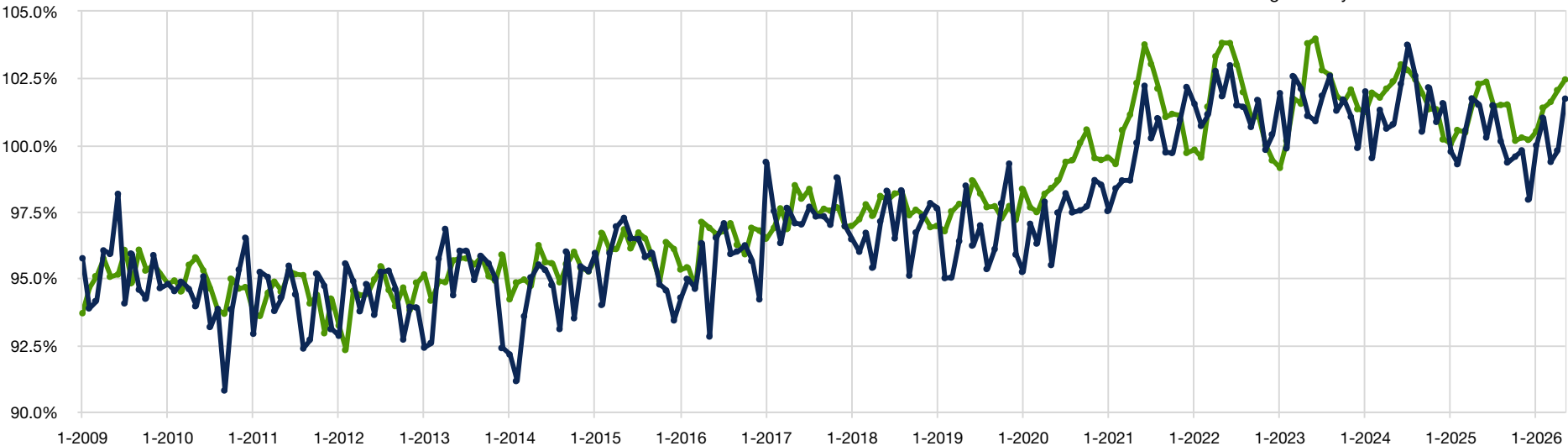
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	101.6%	+ 1.1%	99.4%	- 1.1%
Apr-2026	102.1%	+ 0.6%	99.8%	- 1.9%
May-2026	102.5%	+ 0.2%	101.7%	+ 0.2%
12-Month Avg*	101.3%	- 0.3%	100.0%	- 1.3%

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

Historical Percent of List Price Received by Month

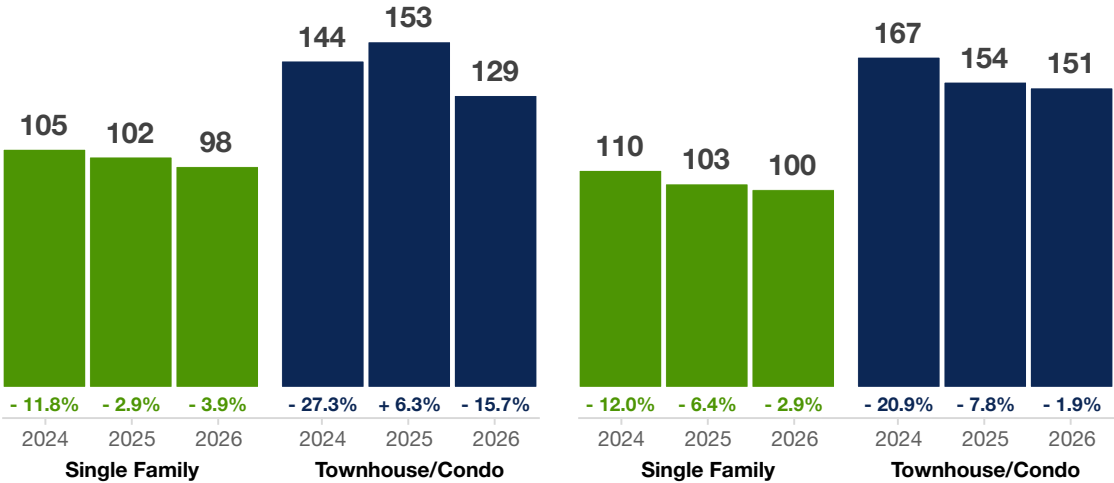


Housing Affordability Index

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.

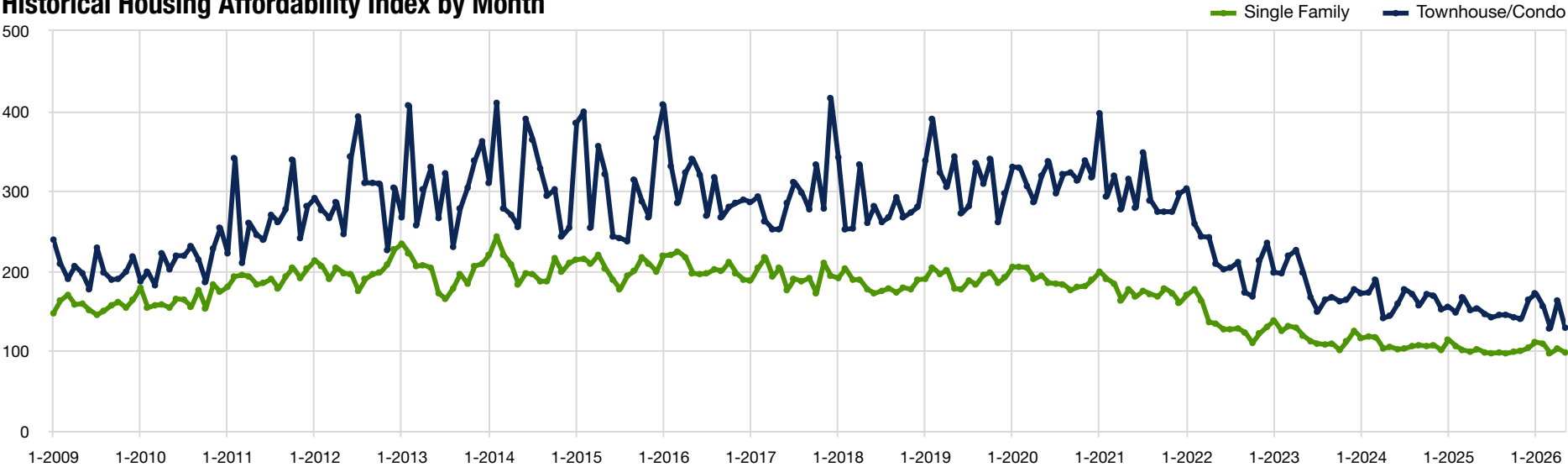
May

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	97	- 4.0%	128	- 23.4%
Apr-2026	103	+ 4.0%	163	+ 7.9%
May-2026	98	- 3.9%	129	- 15.7%
12-Month Avg	101	- 3.8%	148	- 8.1%

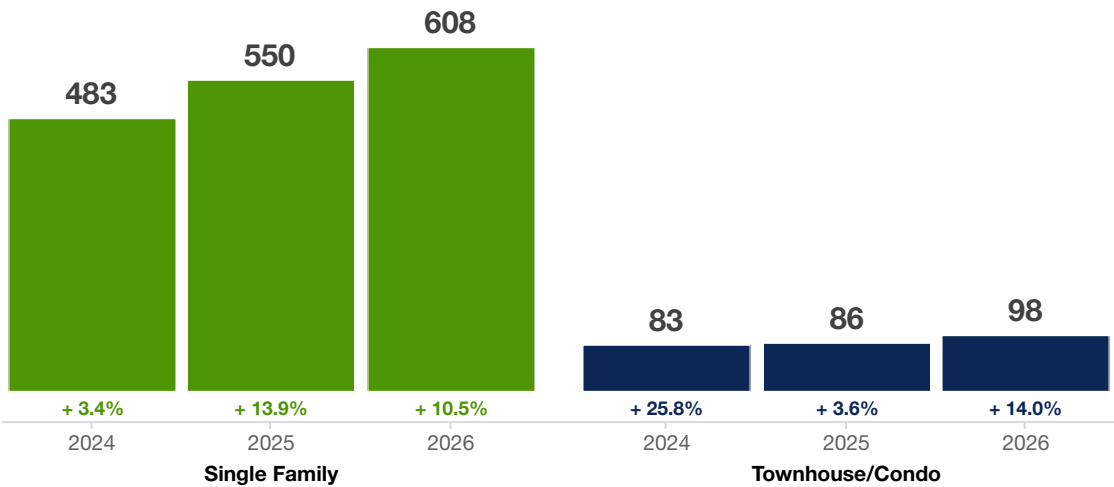
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

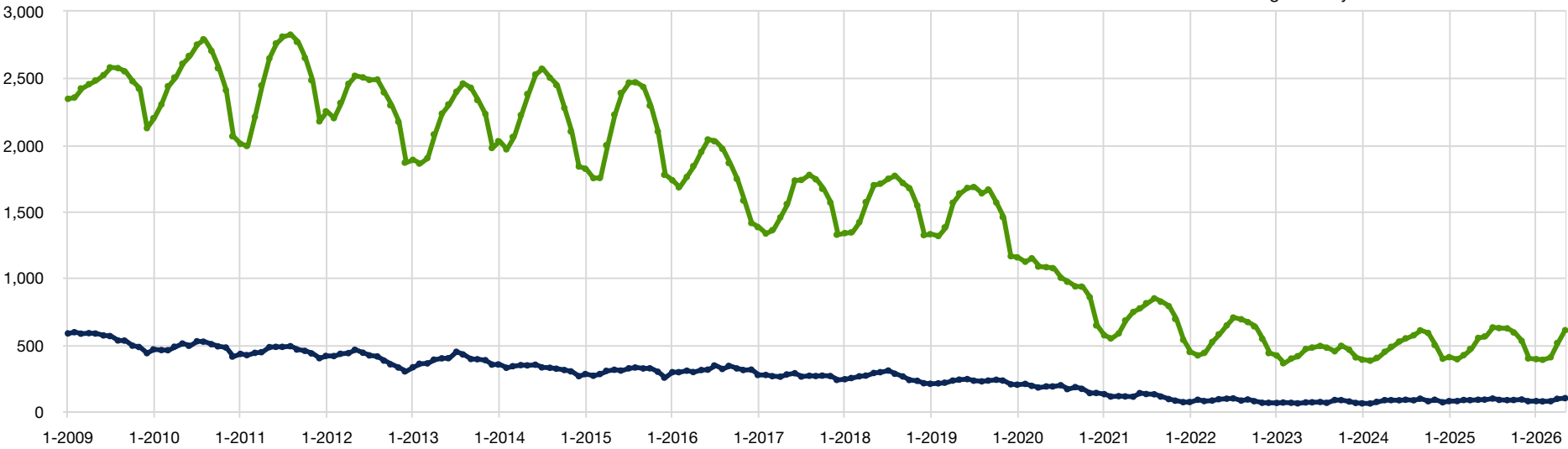
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	622	+ 2.5%	83	- 11.7%
Oct-2025	591	+ 0.7%	84	+ 12.0%
Nov-2025	528	+ 6.2%	88	+ 2.3%
Dec-2025	396	+ 0.5%	75	+ 11.9%
Jan-2026	391	- 3.7%	76	0.0%
Feb-2026	386	- 1.0%	74	- 2.6%
Mar-2026	405	- 3.8%	75	- 10.7%
Apr-2026	512	+ 9.6%	93	+ 12.0%
May-2026	608	+ 10.5%	98	+ 14.0%
12-Month Avg	521	+ 4.8%	84	+ 3.7%

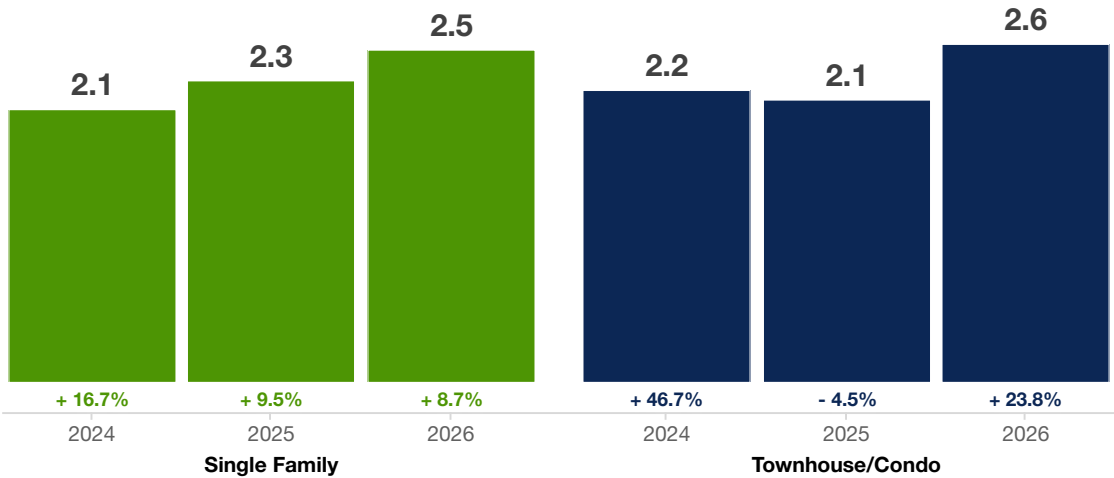
Historical Inventory of Homes for Sale by Month



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.

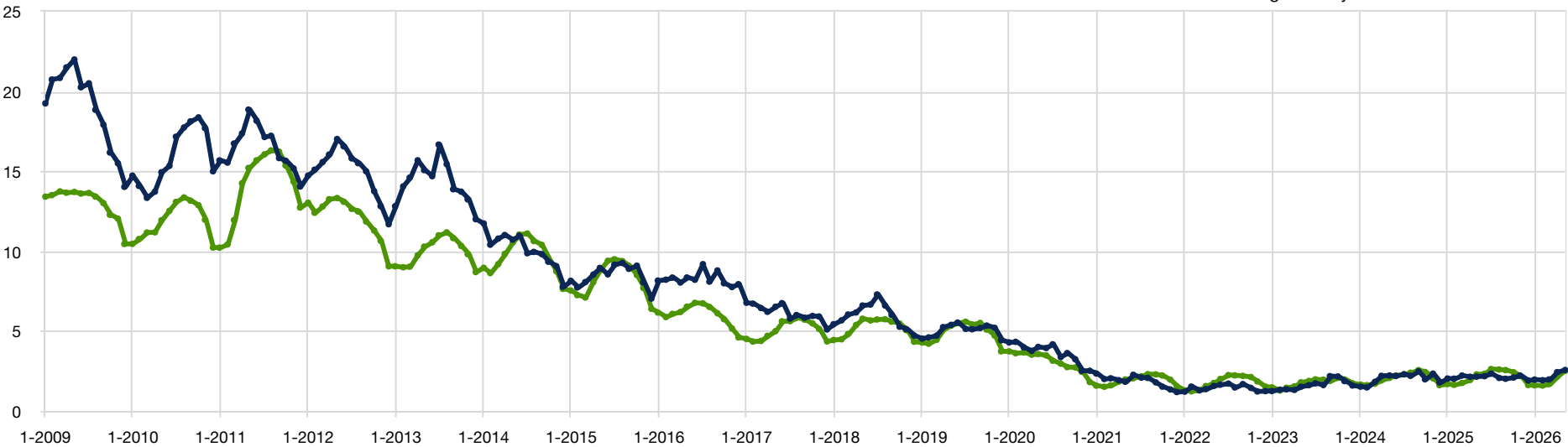
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	1.7	0.0%	2.0	- 9.1%
Apr-2026	2.1	+ 10.5%	2.4	+ 14.3%
May-2026	2.5	+ 8.7%	2.6	+ 23.8%
12-Month Avg*	2.2	+ 4.0%	2.1	- 0.6%

* Months Supply for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

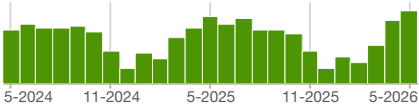
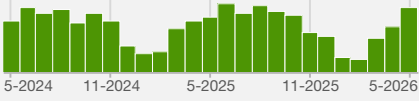
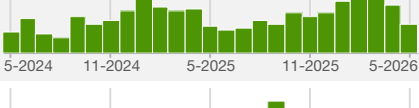
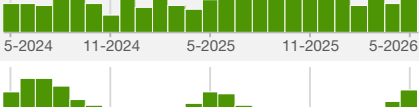
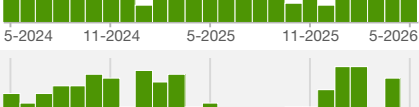
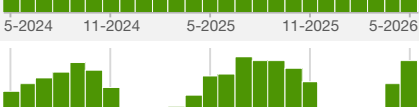
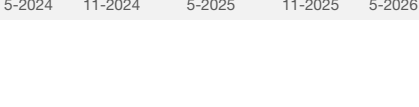
Historical Months Supply of Inventory by Month



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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		472	502	+ 6.4%	1,745	1,735	- 0.6%
Pending Sales		303	329	+ 8.6%	1,277	1,232	- 3.5%
Closed Sales		284	271	- 4.6%	1,178	1,096	- 7.0%
Days on Market Until Sale		22	23	+ 4.5%	29	32	+ 10.3%
Median Sales Price		\$370,000	\$400,000	+ 8.1%	\$357,831	\$385,000	+ 7.6%
Average Sales Price		\$421,466	\$462,495	+ 9.7%	\$412,410	\$438,111	+ 6.2%
Percent of List Price Received		102.2%	102.3%	+ 0.1%	101.0%	101.5%	+ 0.5%
Housing Affordability Index		105	100	- 4.8%	109	104	- 4.6%
Inventory of Homes for Sale		636	706	+ 11.0%	—	—	—
Months Supply of Inventory		2.3	2.5	+ 8.7%	—	—	—