

Annual Report on the Connecticut Housing Market

INCLUDES THE COUNTIES OF FAIRFIELD, HARTFORD, LITCHFIELD, MIDDLESEX, NEW HAVEN, NEW LONDON, TOLLAND, AND WINDHAM

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2023

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2023 was a challenging year for the U.S. housing market: mortgage rates hit a 2-decade high, housing inventory remained at historic lows, and sales prices continued to climb nationwide, putting homeownership out of reach for many consumers. Housing affordability remained a top concern for homebuyers, and for good reason: mortgage payments are up significantly from 2023, with a number of homeowners now spending more than 30% of their income on their monthly payment. As a result, sales of previously owned homes remained sluggish throughout the year, while the shortage of existing-home inventory helped sales of new residential homes steadily increase from last year.

Higher mortgage rates aren't just affecting buyers. Many current homeowners purchased or refinanced their home in 2020 or 2022, when mortgage rates were several percentage points lower than today's rates. And while those pandemic-era mortgages have been a blessing for many homeowners, they've also kept others from moving. Rather than give up their current mortgage rate for a higher rate and a more expensive monthly payment, some would-be sellers have chosen to put their moving plans on hold, further limiting the number of homes for sale and driving up home prices in the process.

Sales: Pending Sales were down 18.9 percent to 34,221 in 2023. Closed sales were down 21.6 percent to 34,033.

Prices: Home prices were up 7.4 percent to \$365,000 for the year. Single Family home prices were up 7.4 percent compared to last year, and Townhouse/Condo home prices were up 14.2 percent.

Listings: Year-over-year, the number of homes available for sale was down 19.9 percent. There were 4,686 active listings at the end of 2023 compared to 5,852 listings at the end of 2022. New listings were down 19.9 percent to finish the year at 39,085.

Bedroom Count: Decreases in total sales occurred in homes of all sizes. In 2023, properties with 4 Bedrooms or More saw the largest decrease in closed sales at 22.1 percent. While homes with 2 Bedrooms or Less saw a decrease of 20.6 percent.

Sales by Price Range: The number of homes sold in the \$430,000 to \$629,999 price range fell 10.5 percent to 6,529 units. Homes sold in the \$268,999 or Less price range were down 36.9 percent to 8,915 units.

List Price Received: Sellers received, on average, 103.0 percent of their list price at sale, a year-over-year improvement of 0.6 percent. If demand shrinks in 2024, list price received at sale could drop as well.

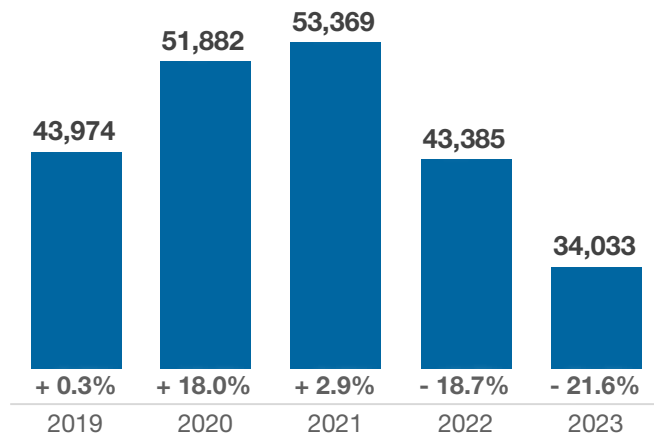
With inflation showing signs of improvement, the Federal Reserve recently announced they are likely done raising interest rates for the time being and plan to make at least three cuts to their benchmark rate in 2024. Mortgage rates have been dropping in recent months, which should help bring buyers and sellers back to the market and could lead to an uptick in both home sales and housing supply. Affordability will still prove challenging for many homebuyers, however, and economists predict U.S. home sales will remain down compared to 2019 - 2023. As for home prices, opinions are mixed, with some analysts expecting prices will hold steady or continue rising in areas, while others foresee a modest price drop in some markets.

Table of Contents

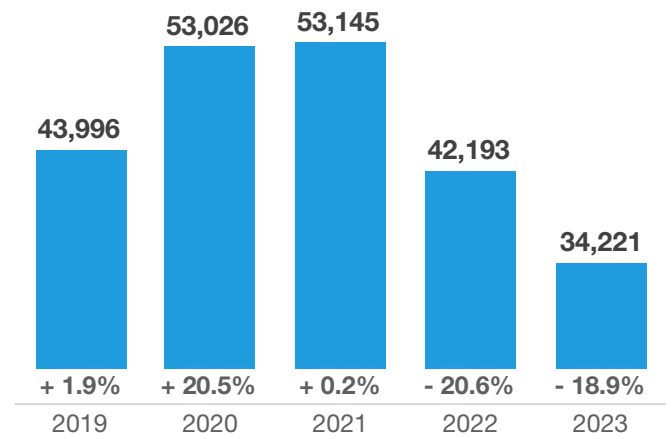
- 3** Quick Facts
- 5** Property Type Review
- 6** Price Range Review
- 7** Bedroom Count Review
- 8** Area Overviews
- 13** Area Historical Median Prices

Quick Facts

Closed Sales



Pending Sales



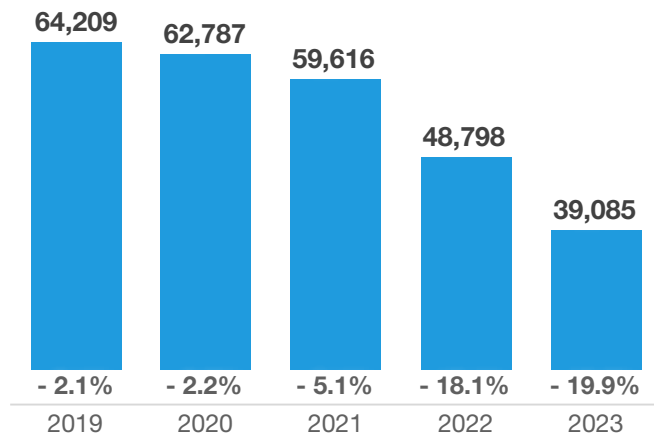
Top 10 Areas: Change in Closed Sales from 2022

Bozrah	+ 46.7%
Sprague	+ 30.4%
Deep River	+ 18.6%
Hartland	+ 14.3%
Southbury	+ 6.2%
Sharon	+ 4.5%
Andover	+ 3.3%
Union	0.0%
East Windsor	- 0.7%
Windsor Locks	- 3.3%

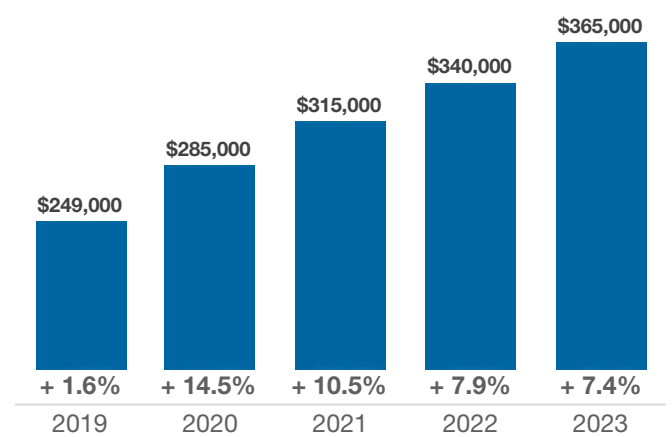
Top 10 Areas: Change in Pending Sales from 2022

Bozrah	+ 43.8%
Sprague	+ 34.8%
Andover	+ 17.2%
Cornwall	+ 12.5%
Southbury	+ 10.2%
East Windsor	+ 8.8%
Bolton	+ 3.8%
Morris	+ 3.7%
Kent	+ 3.1%
Deep River	+ 2.1%

New Listings



Median Sales Price



Top 10 Areas: Change in New Listings from 2022

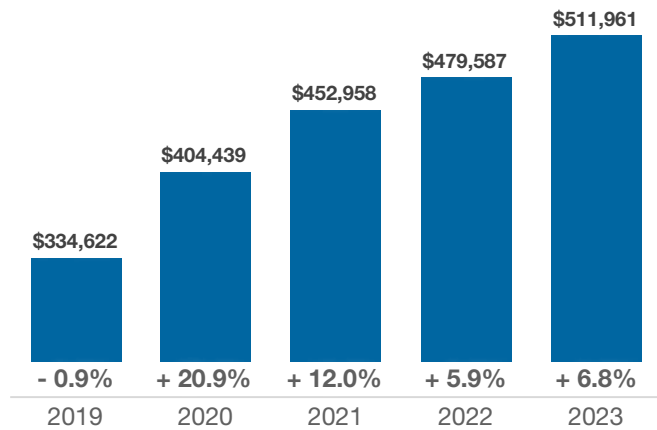
Canaan	+ 23.5%
Northford	+ 21.6%
Marion	+ 18.2%
Sharon	+ 12.7%
Roxbury	+ 11.6%
Chester	+ 11.1%
Morris	+ 11.1%
Warren	+ 10.0%
Sprague	+ 9.7%
Hartland	+ 6.3%

Top 10 Areas: Change in Median Sales Price from 2022

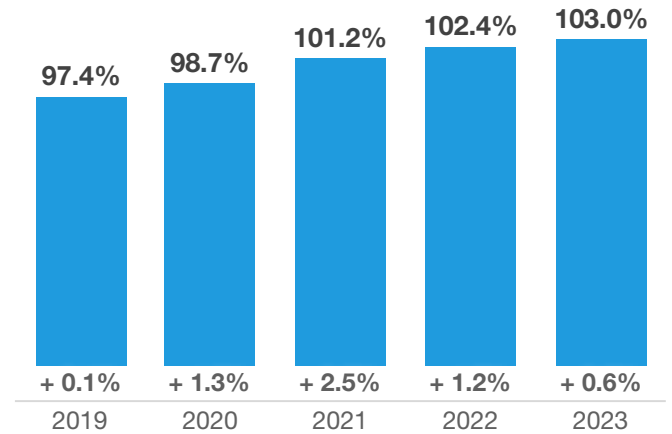
Washington	+ 50.1%
Andover	+ 45.4%
Morris	+ 38.7%
Roxbury	+ 32.1%
Ashford	+ 29.2%
Salem	+ 28.2%
Columbia	+ 27.4%
Cromwell	+ 22.9%
East Lyme	+ 22.2%
Canaan	+ 21.3%

Quick Facts

Average Sales Price



Percent of List Price Received



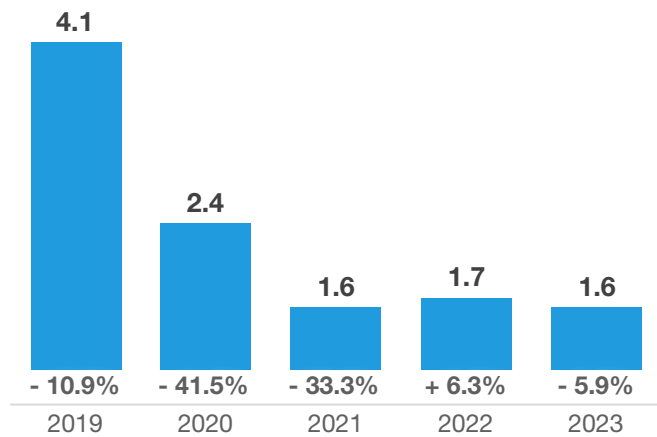
Top 10 Areas: Change in Avg. Sales Price from 2022

Canaan	+ 55.7%
Andover	+ 40.0%
Salem	+ 39.1%
Chester	+ 27.5%
Franklin	+ 26.1%
Ashford	+ 24.2%
Columbia	+ 23.2%
Willington	+ 22.1%
Union	+ 21.4%
Darien	+ 19.9%

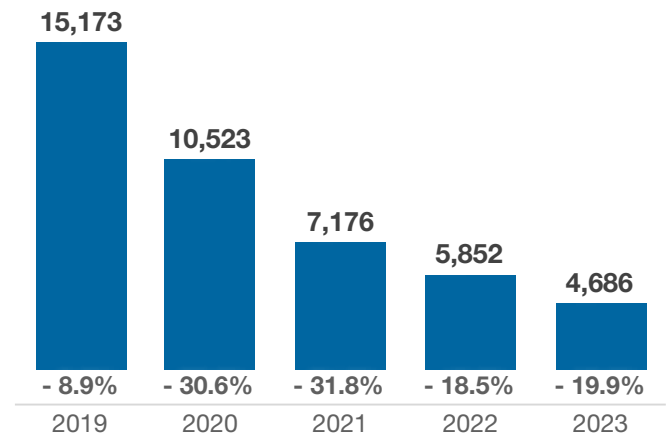
Top 10 Areas: Change in Pct. of List Price Received from 2022

Canterbury	+ 4.8%
Preston	+ 4.8%
Bridgewater	+ 3.7%
Middlefield	+ 3.6%
Andover	+ 3.5%
Marlborough	+ 3.0%
Sherman	+ 3.0%
North Canaan	+ 2.9%
North Stonington	+ 2.8%
Rocky Hill	+ 2.8%

Months Supply of Inventory



Inventory of Homes for Sale



Top 10 Areas: Change in Months Supply from 2022

Middlefield	+ 1,700.0%
Sterling	+ 360.0%
Roxbury	+ 258.3%
Pomfret	+ 250.0%
Columbia	+ 240.0%
Northford	+ 185.7%
Canaan	+ 172.7%
Sherman	+ 150.0%
Newington	+ 140.0%
North Branford	+ 126.7%

Top 10 Areas: Change in Homes for Sale from 2022

Middlefield	+ 1,100.0%
Sterling	+ 250.0%
Columbia	+ 166.7%
Franklin	+ 150.0%
Northford	+ 150.0%
Roxbury	+ 137.5%
Newington	+ 110.0%
Pomfret	+ 100.0%
Sharon	+ 85.7%
North Branford	+ 61.1%

34

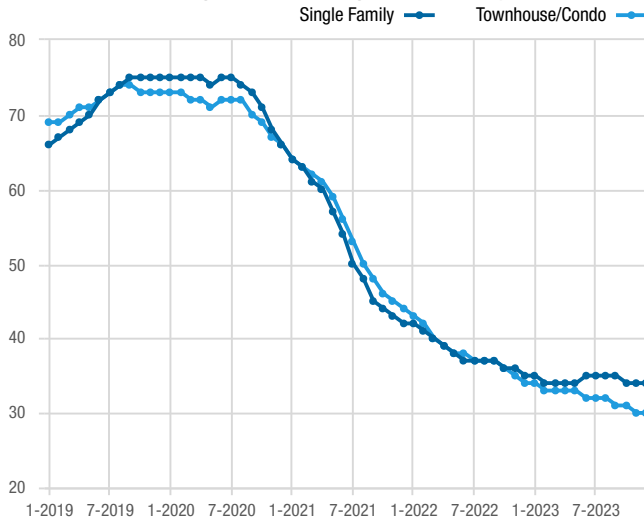
Average Days on Market
Single Family

30

Average Days on Market
Townhouse/Condo

Days on Market

This chart uses a rolling 12-month average for each data point



Top Areas: Townhouse/Condo Market Share in 2023

Southbury	63.4%
Rocky Hill	53.3%
Stamford	52.0%
Branford	51.2%
Danbury	51.1%
Cromwell	47.8%
Beacon Falls	43.6%
New Haven	40.7%
Woodbury	39.5%
Bridgeport	37.6%
Derby	36.4%
Avon	36.1%
Farmington	36.1%
Norwalk	36.1%
Hartford	34.5%

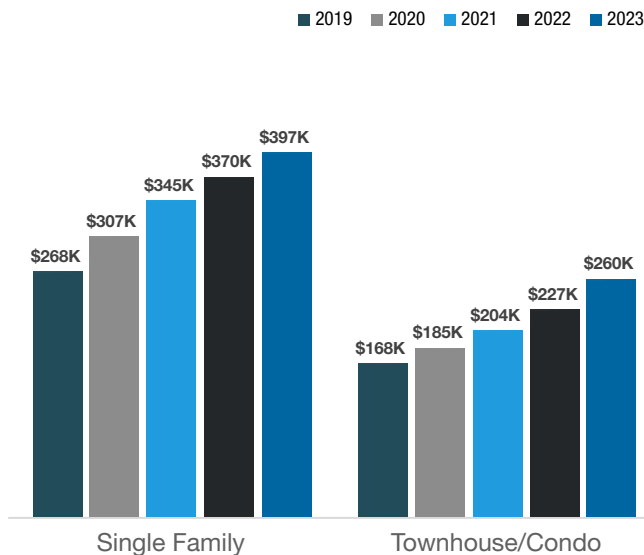
+ 7.4%

One-Year Change in Price
Single Family

+ 14.2%

One-Year Change in Price
Townhouse/Condo

Median Sales Price



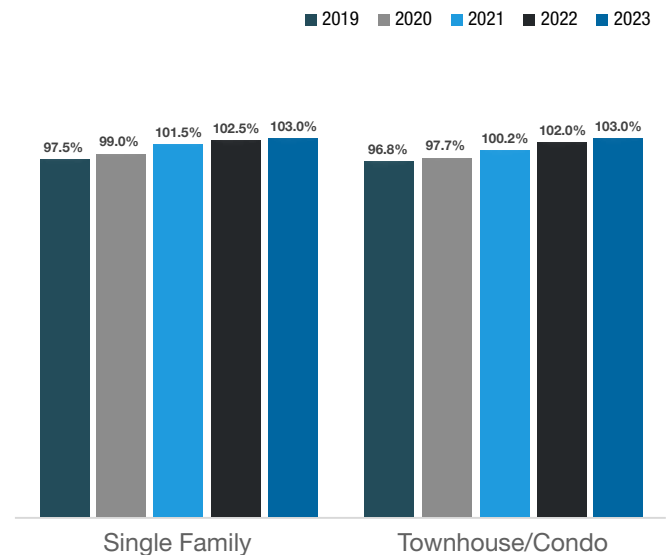
103.0%

Pct. of List Price Received
Single Family

103.0%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received



Price Range Review

\$269,000 to \$429,999

Price Range with Shortest Average Days on Market Until Sale

\$630,000 or More

Price Range with Longest Average Days on Market Until Sale

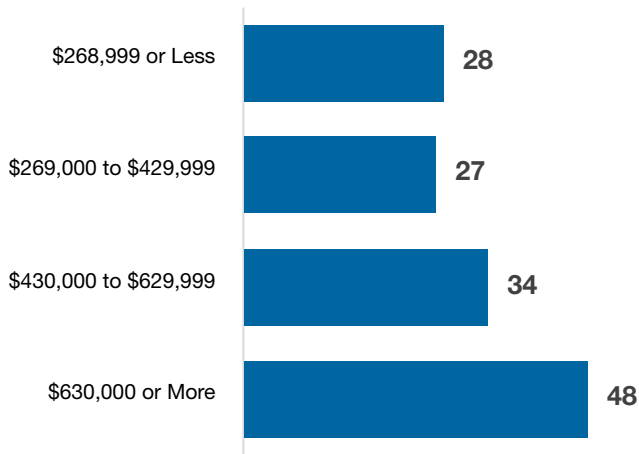
18.3%

of Sales at Year End Priced \$268,999 or Less

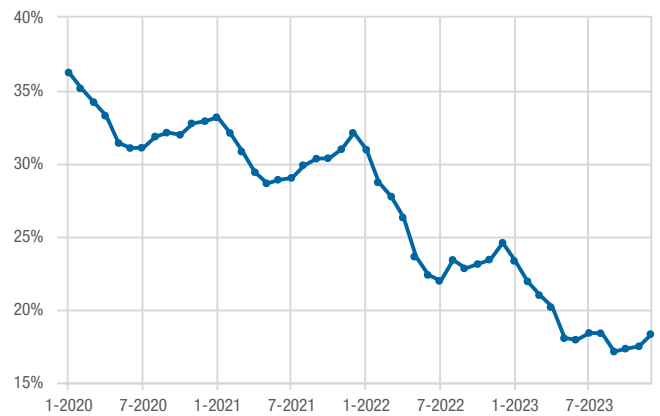
- 25.5%

One-Year Change in Homes for Sale Priced \$268,999 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$268,999 or Less



\$269,000 to \$429,999

Price Range with the Most Closed Sales

- 10.5%

Price Range with Strongest One-Year Change in Sales: \$430,000 to \$629,999

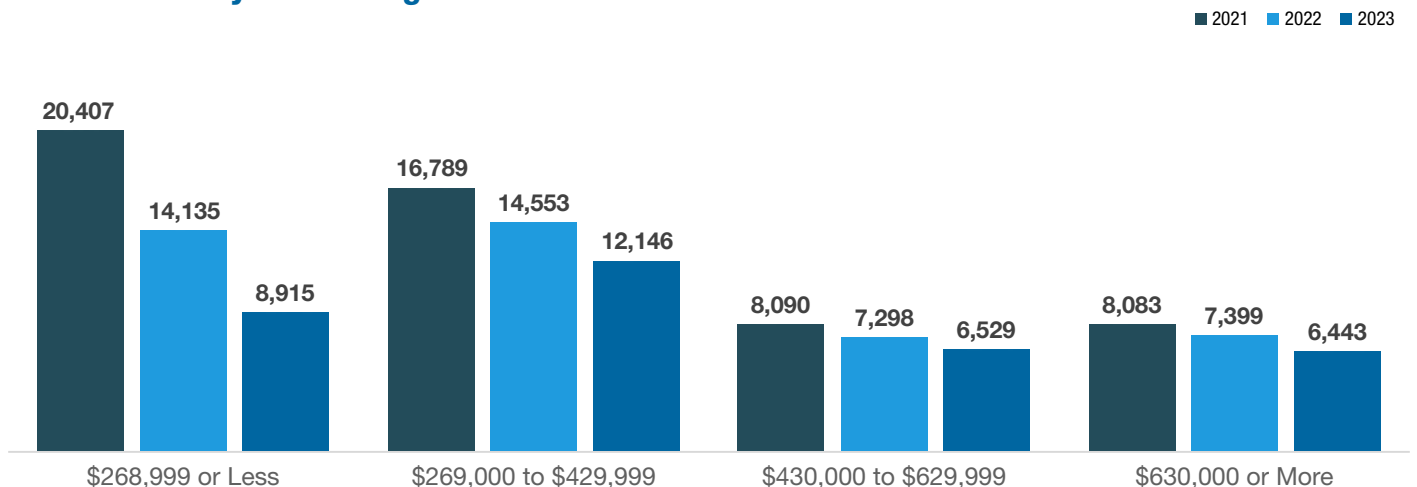
\$630,000 or More

Price Range with the Fewest Closed Sales

- 36.9%

Price Range with Weakest One-Year Change in Sales: \$268,999 or Less

Closed Sales by Price Range



Bedroom Count Review

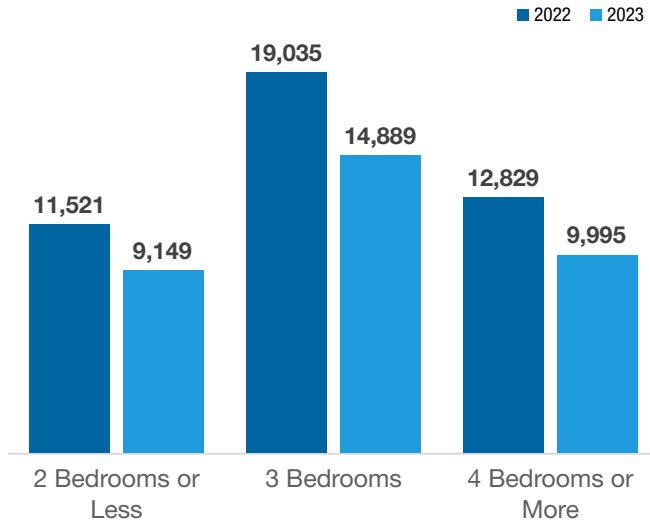
- 20.6%

Reduction in Closed Sales
2 Bedrooms or Less

- 22.1%

Reduction in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2023

Weston	82.4%
Westport	74.1%
Darien	67.6%
Warren	66.7%
New Canaan	66.2%
Easton	65.9%
Wilton	65.5%
Woodbridge	64.4%
Ridgefield	59.2%
Greenwich	58.3%
Redding	56.5%
Bethany	55.1%
Killingworth	52.0%
Madison	51.6%
Simsbury	51.2%

103.0%

Percent of List Price Received
in 2023 for
All Properties

103.1%

Percent of List Price Received
in 2023 for
2 Bedrooms or Less

103.4%

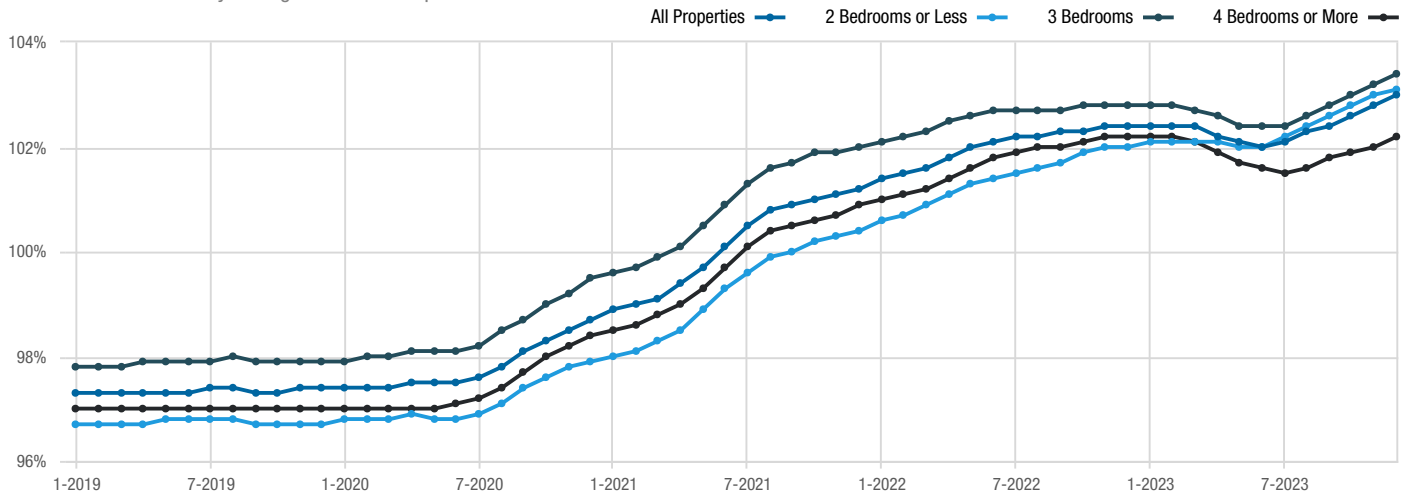
Percent of List Price Received
in 2023 for
3 Bedrooms

102.2%

Percent of List Price Received
in 2023 for
4 Bedrooms or More

Percent of List Price Received

This chart uses a monthly average for each data point.



Area Overviews



	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Fairfield County	8,738	- 23.7%	10,226	44	1,249	1.7	102.6%
Hartford County	8,370	- 19.6%	9,234	21	847	1.2	104.9%
Litchfield County	2,085	- 23.8%	2,528	44	460	2.6	100.6%
Middlesex County	1,832	- 18.8%	2,141	30	310	2.0	102.8%
New Haven County	7,824	- 20.9%	8,956	33	1,138	1.7	102.3%
New London County	2,783	- 20.5%	3,221	29	408	1.8	101.9%
Tolland County	1,337	- 24.4%	1,542	23	143	1.3	103.8%
Windham County	1,064	- 21.6%	1,237	27	131	1.4	102.0%

Amston	41	- 14.6%	43	32	6	1.7	102.1%
Andover	31	+ 3.3%	35	26	2	0.7	103.7%
Ansonia	108	- 26.5%	106	39	11	1.2	101.2%
Ashford	55	- 3.5%	51	23	4	0.9	103.7%
Avon	266	- 26.5%	301	18	32	1.4	105.1%
Barkhamsted	35	- 28.6%	49	30	10	2.9	104.0%
Beacon Falls	78	- 11.4%	92	49	6	0.9	101.7%
Berlin	195	- 13.7%	217	24	24	1.4	104.1%
Bethany	49	- 21.0%	63	47	5	1.1	100.4%
Bethel	192	- 25.0%	210	42	30	2.0	102.0%
Bethlehem	42	- 17.6%	60	44	14	3.6	98.0%
Bloomfield	206	- 21.4%	219	24	20	1.2	105.4%
Bolton	53	- 7.0%	61	21	4	0.9	102.9%
Bozrah	22	+ 46.7%	27	27	5	2.2	103.4%
Branford	295	- 33.1%	347	29	43	1.8	103.7%
Bridgeport	797	- 24.1%	899	46	123	1.8	101.7%
Bridgewater	17	- 46.9%	21	97	6	3.7	100.3%
Bristol	640	- 24.5%	701	23	79	1.5	104.1%
Brookfield	207	- 18.5%	248	44	32	1.8	102.4%
Brooklyn	99	- 11.6%	99	41	5	0.6	100.6%
Burlington	93	- 33.6%	104	31	10	1.3	103.1%
Canaan	12	- 42.9%	21	84	8	6.0	95.6%
Canterbury	36	- 40.0%	46	33	8	2.3	104.9%
Canton	126	- 18.7%	144	15	15	1.4	104.3%
Chaplin	19	- 24.0%	25	15	6	3.0	100.7%
Cheshire	306	- 20.7%	363	31	61	2.4	103.2%
Chester	39	- 13.3%	50	32	5	1.5	100.3%
Clinton	143	- 15.4%	173	22	31	2.6	101.8%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Colchester	169	- 28.4%	199	30	24	1.6	103.5%
Colebrook	7	- 68.2%	20	24	5	3.6	99.4%
Columbia	54	- 31.6%	73	24	8	1.7	102.5%
Cornwall	17	- 5.6%	20	62	4	2.0	96.0%
Coventry	139	- 23.2%	155	26	13	1.1	103.7%
Cromwell	186	- 26.2%	217	23	28	1.8	104.5%
Danbury	601	- 33.0%	671	37	88	1.8	102.0%
Darien	253	- 16.8%	288	38	20	1.0	103.3%
Deep River	51	+ 18.6%	50	54	5	1.2	99.6%
Derby	121	- 23.4%	124	32	11	1.1	102.1%
Durham	67	- 8.2%	79	25	8	1.3	104.2%
East Granby	62	- 32.6%	73	23	7	1.3	101.7%
East Haddam	113	- 23.1%	133	28	19	2.1	101.3%
East Hampton	171	- 19.3%	200	39	49	3.3	103.3%
East Hartford	411	- 20.5%	444	20	45	1.3	105.1%
East Haven	309	- 15.8%	362	25	46	1.7	102.6%
East Lyme	256	- 20.5%	283	35	42	2.1	101.8%
East Windsor	138	- 0.7%	153	23	15	1.2	103.4%
Eastford	32	- 8.6%	36	45	2	0.8	101.9%
Easton	91	- 19.5%	127	48	22	2.8	101.9%
Ellington	142	- 21.1%	167	20	11	0.9	103.3%
Enfield	484	- 13.9%	531	22	50	1.2	105.2%
Essex	101	- 12.9%	131	53	30	3.7	99.6%
Fairfield	680	- 19.1%	802	45	72	1.3	102.6%
Farmington	316	- 22.0%	348	17	33	1.3	104.6%
Franklin	17	- 26.1%	25	35	5	2.2	101.2%
Glastonbury	394	- 12.8%	415	32	34	1.0	105.6%
Goshen	46	- 11.5%	58	60	14	3.7	98.9%
Granby	132	- 7.7%	146	29	15	1.3	103.8%
Greenwich	348	- 18.7%	432	66	60	2.0	100.5%
Grisworld	109	- 14.2%	122	19	16	1.9	103.1%
Groton	286	- 19.4%	337	25	40	1.7	101.0%
Guilford	288	- 18.4%	397	30	64	2.6	102.9%
Haddam	83	- 20.2%	86	45	12	1.8	102.6%
Hadlyme	7	- 30.0%	8	126	1	0.8	101.2%
Hamden	712	- 20.9%	815	33	90	1.5	102.9%
Hampton	18	- 33.3%	22	50	3	1.4	100.1%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Hartford	357	- 11.2%	425	41	63	2.1	101.4%
Hartland	16	+ 14.3%	17	24	1	0.5	100.0%
Harwinton	46	- 36.1%	52	35	8	2.0	101.1%
Hebron	96	- 23.2%	103	24	11	1.4	102.1%
Kent	33	- 5.7%	34	98	10	3.3	98.2%
Killingly	198	- 14.3%	227	23	22	1.3	102.7%
Killingworth	50	- 30.6%	54	38	6	1.4	99.7%
Lebanon	61	- 29.9%	82	24	11	2.1	102.7%
Ledyard	215	- 23.8%	256	33	41	2.2	102.1%
Lisbon	44	- 34.3%	46	26	5	1.4	100.8%
Litchfield	92	- 24.6%	111	62	25	3.3	100.5%
Lyme	29	- 12.1%	40	67	10	3.2	99.5%
Madison	248	- 18.4%	292	32	27	1.3	101.2%
Manchester	523	- 20.3%	586	18	46	1.0	105.6%
Mansfield	130	- 20.7%	140	32	14	1.3	101.2%
Marion	7	- 22.2%	13	23	3	2.6	101.0%
Marlborough	76	- 18.3%	81	23	8	1.3	105.2%
Meriden	541	- 23.5%	586	23	71	1.6	104.7%
Middlebury	92	- 40.6%	133	63	35	3.9	99.4%
Middlefield	34	- 41.4%	49	25	12	3.6	104.9%
Middletown	481	- 17.8%	533	21	53	1.3	104.8%
Milford	632	- 15.6%	716	34	79	1.5	101.1%
Monroe	216	- 13.9%	242	54	36	2.0	101.7%
Montville	182	- 25.1%	195	25	20	1.3	102.0%
Morris	27	- 10.0%	40	50	5	2.1	97.9%
Naugatuck	323	- 22.0%	354	38	45	1.7	102.0%
New Britain	383	- 25.3%	434	24	47	1.4	104.4%
New Canaan	278	- 17.0%	333	62	52	2.2	100.7%
New Fairfield	129	- 35.8%	159	47	26	2.3	102.1%
New Hartford	68	- 38.7%	80	34	12	2.0	101.5%
New Haven	479	- 17.4%	577	32	85	2.1	102.1%
New London	206	- 20.5%	221	32	23	1.3	102.3%
New Milford	324	- 22.1%	382	44	68	2.6	101.2%
Newington	405	- 15.3%	465	15	42	1.2	107.1%
Newtown	324	- 14.3%	375	46	56	2.0	102.1%
Norfolk	15	- 34.8%	20	121	4	2.5	94.8%
North Branford	107	- 27.2%	135	31	29	3.4	102.3%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
North Canaan	27	- 27.0%	25	80	6	2.4	98.3%
North Haven	252	- 22.7%	261	39	28	1.3	102.8%
North Stonington	52	- 23.5%	60	30	12	2.6	101.2%
Northford	46	- 11.5%	62	34	15	4.0	101.3%
Norwalk	843	- 25.6%	957	36	82	1.1	104.5%
Norwich	433	- 18.6%	479	25	43	1.2	102.6%
Old Lyme	122	- 5.4%	150	32	19	1.9	100.7%
Old Saybrook	152	- 10.1%	188	33	19	1.5	99.5%
Orange	111	- 39.0%	128	34	11	1.2	101.7%
Oxford	133	- 7.6%	175	45	30	2.7	100.1%
Plainfield	172	- 7.5%	187	21	15	1.0	101.3%
Plainville	203	- 19.1%	224	17	19	1.1	104.6%
Plymouth	122	- 26.9%	145	31	20	1.9	100.9%
Pomfret	25	- 41.9%	33	32	6	2.8	96.7%
Portland	89	- 33.1%	101	25	17	2.2	104.5%
Preston	35	- 50.0%	41	23	5	1.6	103.5%
Prospect	82	- 32.8%	92	47	9	1.3	101.5%
Putnam	69	- 40.5%	87	19	7	1.1	103.8%
Redding	108	- 26.5%	150	43	24	2.5	102.7%
Ridgefield	326	- 22.9%	366	44	35	1.3	103.7%
Rocky Hill	197	- 14.7%	213	13	12	0.7	105.7%
Roxbury	20	- 45.9%	48	105	19	8.6	95.7%
Salem	60	- 11.8%	63	25	5	1.0	103.5%
Salisbury	58	- 7.9%	70	78	19	4.1	98.1%
Scotland	13	- 43.5%	13	31	1	0.6	101.2%
Seymour	146	- 29.1%	159	37	20	1.6	101.5%
Sharon	46	+ 4.5%	62	63	13	3.5	97.2%
Shelton	405	- 20.1%	486	39	82	2.4	102.0%
Sherman	36	- 44.6%	65	74	17	5.5	100.0%
Simsbury	334	- 17.3%	366	17	23	0.8	105.8%
Somers	95	- 29.1%	112	34	16	2.1	101.7%
South Windsor	314	- 23.8%	356	15	23	0.9	106.0%
Southbury	393	+ 6.2%	472	40	68	2.0	100.8%
Southington	481	- 13.8%	517	23	39	1.0	103.2%
Sprague	30	+ 30.4%	34	22	3	1.0	101.6%
Stafford	124	- 23.0%	136	22	15	1.4	104.0%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Stamford	1,131	- 27.1%	1,333	41	147	1.5	102.6%
Sterling	39	- 25.0%	45	21	7	2.3	103.8%
Stonington	181	- 19.6%	250	43	37	2.3	99.3%
Stratford	656	- 22.9%	731	38	87	1.6	102.6%
Suffield	153	- 27.1%	172	35	24	1.9	102.4%
Thomaston	76	- 27.6%	83	26	10	1.6	102.9%
Thompson	84	- 15.2%	106	25	15	2.0	103.1%
Tolland	157	- 31.1%	207	24	22	1.7	104.7%
Torrington	425	- 15.8%	459	33	62	1.8	102.1%
Trumbull	378	- 26.0%	414	34	49	1.6	103.4%
Union	6	0.0%	7	27	1	0.7	102.2%
Vernon	262	- 28.8%	296	15	20	0.9	106.7%
Voluntown	25	- 24.2%	33	21	4	1.7	103.0%
Wallingford	383	- 26.8%	396	21	28	0.9	102.9%
Warren	12	- 14.3%	22	92	4	2.6	96.3%
Washington	40	- 27.3%	71	94	28	7.4	94.5%
Waterbury	909	- 23.2%	1,007	35	131	1.7	102.2%
Waterford	249	- 18.4%	278	25	38	1.9	102.2%
Watertown	239	- 24.4%	301	27	40	2.0	101.7%
West Hartford	711	- 23.9%	784	17	60	1.0	107.0%
West Haven	443	- 16.1%	488	34	61	1.7	102.3%
Westbrook	72	- 8.9%	97	28	16	2.5	100.7%
Weston	159	- 18.5%	193	47	25	1.9	104.5%
Westport	351	- 25.6%	470	58	65	2.3	101.8%
Wethersfield	287	- 25.8%	310	16	21	0.9	105.4%
Willimantic	56	- 34.9%	65	26	9	1.9	101.9%
Willington	48	- 12.7%	50	28	6	1.6	103.1%
Wilton	229	- 21.0%	275	39	19	0.9	105.5%
Winchester	125	- 22.4%	133	30	19	1.9	99.8%
Windham	120	- 26.4%	154	25	18	1.7	102.0%
Windsor	292	- 24.9%	317	21	24	1.0	105.9%
Windsor Locks	175	- 3.3%	171	19	16	1.1	104.3%
Winsted	68	- 22.7%	66	29	4	0.7	99.4%
Wolcott	197	- 10.0%	212	31	27	1.7	102.7%
Woodbridge	87	- 33.6%	104	44	17	2.3	101.3%
Woodbury	114	- 36.7%	141	51	27	2.8	100.8%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
Fairfield County	\$390,000	\$467,500	\$510,000	\$539,900	\$576,000	+ 6.7%	+ 47.7%
Hartford County	\$219,000	\$240,000	\$265,000	\$290,000	\$320,000	+ 10.3%	+ 46.1%
Litchfield County	\$220,000	\$273,750	\$290,000	\$315,000	\$335,000	+ 6.3%	+ 52.3%
Middlesex County	\$262,000	\$288,000	\$325,000	\$340,000	\$362,000	+ 6.5%	+ 38.2%
New Haven County	\$218,000	\$245,000	\$275,000	\$302,000	\$325,000	+ 7.6%	+ 49.1%
New London County	\$230,000	\$258,000	\$285,000	\$305,275	\$330,000	+ 8.1%	+ 43.5%
Tolland County	\$225,000	\$250,000	\$284,000	\$305,000	\$340,000	+ 11.5%	+ 51.1%
Windham County	\$200,000	\$230,000	\$269,000	\$290,000	\$320,000	+ 10.3%	+ 60.0%
Amston	\$246,900	\$300,000	\$320,000	\$340,000	\$407,500	+ 19.9%	+ 65.0%
Andover	\$260,000	\$279,900	\$296,250	\$275,100	\$399,900	+ 45.4%	+ 53.8%
Ansonia	\$199,900	\$225,000	\$255,000	\$295,000	\$303,500	+ 2.9%	+ 51.8%
Ashford	\$182,750	\$224,900	\$256,500	\$267,000	\$345,000	+ 29.2%	+ 88.8%
Avon	\$334,000	\$345,000	\$410,000	\$450,000	\$477,500	+ 6.1%	+ 43.0%
Barkhamsted	\$255,000	\$280,000	\$318,795	\$355,000	\$389,500	+ 9.7%	+ 52.7%
Beacon Falls	\$255,000	\$292,000	\$298,580	\$342,500	\$375,000	+ 9.5%	+ 47.1%
Berlin	\$250,000	\$280,000	\$305,000	\$349,500	\$370,000	+ 5.9%	+ 48.0%
Bethany	\$319,250	\$359,000	\$406,500	\$480,000	\$485,000	+ 1.0%	+ 51.9%
Bethel	\$340,000	\$367,500	\$429,900	\$469,500	\$470,000	+ 0.1%	+ 38.2%
Bethlehem	\$335,000	\$335,000	\$410,000	\$430,000	\$399,500	- 7.1%	+ 19.3%
Bloomfield	\$205,500	\$224,000	\$249,900	\$292,000	\$315,000	+ 7.9%	+ 53.3%
Bolton	\$267,500	\$265,000	\$315,000	\$325,000	\$369,900	+ 13.8%	+ 38.3%
Bozrah	\$240,000	\$241,000	\$270,000	\$330,000	\$310,000	- 6.1%	+ 29.2%
Branford	\$250,000	\$272,556	\$307,250	\$339,900	\$374,450	+ 10.2%	+ 49.8%
Bridgeport	\$170,000	\$208,500	\$240,000	\$260,000	\$275,000	+ 5.8%	+ 61.8%
Bridgewater	\$421,000	\$585,000	\$659,500	\$608,200	\$633,150	+ 4.1%	+ 50.4%
Bristol	\$172,000	\$204,950	\$225,000	\$251,500	\$274,950	+ 9.3%	+ 59.9%
Brookfield	\$350,000	\$380,000	\$415,000	\$480,000	\$499,900	+ 4.1%	+ 42.8%
Brooklyn	\$234,950	\$269,900	\$310,000	\$314,500	\$367,500	+ 16.9%	+ 56.4%
Burlington	\$310,000	\$352,500	\$380,250	\$440,000	\$455,000	+ 3.4%	+ 46.8%
Canaan	\$218,500	\$257,500	\$410,000	\$595,000	\$721,500	+ 21.3%	+ 230.2%
Canterbury	\$219,000	\$247,000	\$307,000	\$333,000	\$345,000	+ 3.6%	+ 57.5%
Canton	\$284,250	\$330,000	\$331,750	\$356,150	\$360,000	+ 1.1%	+ 26.6%
Chaplin	\$179,900	\$209,000	\$249,950	\$280,000	\$275,000	- 1.8%	+ 52.9%
Cheshire	\$310,000	\$339,950	\$385,000	\$420,500	\$440,950	+ 4.9%	+ 42.2%
Chester	\$325,000	\$350,000	\$426,750	\$440,000	\$450,000	+ 2.3%	+ 38.5%
Clinton	\$272,500	\$306,000	\$358,000	\$380,000	\$390,000	+ 2.6%	+ 43.1%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
Colchester	\$259,000	\$279,000	\$308,500	\$365,000	\$405,000	+ 11.0%	+ 56.4%
Colebrook	\$235,000	\$329,000	\$315,000	\$417,500	\$240,000	- 42.5%	+ 2.1%
Columbia	\$258,000	\$274,000	\$307,500	\$340,000	\$433,000	+ 27.4%	+ 67.8%
Cornwall	\$375,000	\$547,500	\$515,000	\$800,000	\$498,000	- 37.8%	+ 32.8%
Coventry	\$218,750	\$240,500	\$272,500	\$282,000	\$335,000	+ 18.8%	+ 53.1%
Cromwell	\$199,900	\$217,000	\$227,000	\$245,000	\$301,000	+ 22.9%	+ 50.6%
Danbury	\$285,000	\$319,900	\$360,000	\$402,000	\$415,000	+ 3.2%	+ 45.6%
Darien	\$1,237,500	\$1,414,750	\$1,616,000	\$1,680,251	\$1,875,000	+ 11.6%	+ 51.5%
Deep River	\$275,000	\$240,000	\$303,375	\$279,000	\$323,000	+ 15.8%	+ 17.5%
Derby	\$179,750	\$208,000	\$232,000	\$249,000	\$280,000	+ 12.4%	+ 55.8%
Durham	\$290,000	\$322,750	\$399,000	\$389,000	\$420,000	+ 8.0%	+ 44.8%
East Granby	\$250,000	\$269,500	\$311,000	\$342,500	\$351,000	+ 2.5%	+ 40.4%
East Haddam	\$254,900	\$275,000	\$302,000	\$339,600	\$379,000	+ 11.6%	+ 48.7%
East Hampton	\$260,000	\$270,225	\$301,500	\$360,700	\$373,000	+ 3.4%	+ 43.5%
East Hartford	\$162,900	\$185,000	\$210,000	\$235,000	\$250,000	+ 6.4%	+ 53.5%
East Haven	\$192,450	\$225,000	\$250,000	\$280,000	\$310,000	+ 10.7%	+ 61.1%
East Lyme	\$297,000	\$325,000	\$359,450	\$380,000	\$464,450	+ 22.2%	+ 56.4%
East Windsor	\$196,250	\$236,000	\$249,950	\$260,000	\$287,500	+ 10.6%	+ 46.5%
Eastford	\$225,000	\$248,000	\$295,000	\$280,000	\$280,000	0.0%	+ 24.4%
Easton	\$562,500	\$586,250	\$720,000	\$875,000	\$875,000	0.0%	+ 55.6%
Ellington	\$265,000	\$271,000	\$320,000	\$345,000	\$373,500	+ 8.3%	+ 40.9%
Enfield	\$185,000	\$207,000	\$232,750	\$260,000	\$275,450	+ 5.9%	+ 48.9%
Essex	\$385,000	\$410,000	\$475,000	\$524,984	\$540,000	+ 2.9%	+ 40.3%
Fairfield	\$547,125	\$650,000	\$689,000	\$784,000	\$800,000	+ 2.0%	+ 46.2%
Farmington	\$285,500	\$318,500	\$326,000	\$357,000	\$410,000	+ 14.8%	+ 43.6%
Franklin	\$241,650	\$239,000	\$289,999	\$300,000	\$350,000	+ 16.7%	+ 44.8%
Glastonbury	\$326,000	\$362,000	\$369,000	\$420,000	\$484,000	+ 15.2%	+ 48.5%
Goshen	\$320,000	\$447,500	\$479,900	\$606,000	\$552,500	- 8.8%	+ 72.7%
Granby	\$295,000	\$307,000	\$365,750	\$385,000	\$441,750	+ 14.7%	+ 49.7%
Greenwich	\$1,362,500	\$1,500,000	\$1,750,000	\$1,750,000	\$1,712,500	- 2.1%	+ 25.7%
Grisworld	\$204,450	\$224,900	\$265,500	\$269,568	\$300,000	+ 11.3%	+ 46.7%
Groton	\$237,750	\$271,500	\$287,500	\$315,000	\$350,000	+ 11.1%	+ 47.2%
Guilford	\$360,000	\$403,000	\$446,250	\$520,000	\$562,500	+ 8.2%	+ 56.3%
Haddam	\$285,000	\$330,000	\$376,000	\$397,000	\$410,000	+ 3.3%	+ 43.9%
Hadlyme	\$832,500	\$595,000	\$383,304	\$852,000	\$416,503	- 51.1%	- 50.0%
Hamden	\$199,900	\$226,000	\$255,000	\$281,000	\$300,000	+ 6.8%	+ 50.1%
Hampton	\$210,000	\$269,450	\$292,000	\$342,000	\$337,500	- 1.3%	+ 60.7%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
Hartford	\$139,000	\$160,000	\$188,500	\$190,000	\$200,000	+ 5.3%	+ 43.9%
Hartland	\$215,000	\$253,000	\$315,000	\$375,000	\$370,000	- 1.3%	+ 72.1%
Harwinton	\$258,750	\$275,000	\$327,500	\$342,500	\$352,500	+ 2.9%	+ 36.2%
Hebron	\$270,000	\$295,000	\$345,000	\$349,900	\$397,500	+ 13.6%	+ 47.2%
Kent	\$367,250	\$372,750	\$465,000	\$525,000	\$471,000	- 10.3%	+ 28.3%
Killingly	\$198,950	\$224,900	\$260,000	\$287,500	\$317,000	+ 10.3%	+ 59.3%
Killingworth	\$376,250	\$393,000	\$495,000	\$512,500	\$572,500	+ 11.7%	+ 52.2%
Lebanon	\$230,000	\$255,000	\$285,000	\$345,000	\$353,000	+ 2.3%	+ 53.5%
Ledyard	\$226,500	\$254,500	\$280,000	\$320,000	\$337,000	+ 5.3%	+ 48.8%
Lisbon	\$249,000	\$261,450	\$263,600	\$300,000	\$315,000	+ 5.0%	+ 26.5%
Litchfield	\$270,100	\$355,000	\$396,950	\$497,450	\$445,000	- 10.5%	+ 64.8%
Lyme	\$530,000	\$589,000	\$678,000	\$819,000	\$650,000	- 20.6%	+ 22.6%
Madison	\$380,000	\$446,500	\$522,500	\$607,500	\$643,000	+ 5.8%	+ 69.2%
Manchester	\$180,000	\$192,000	\$225,551	\$250,278	\$275,000	+ 9.9%	+ 52.8%
Mansfield	\$225,000	\$235,000	\$285,000	\$300,000	\$330,000	+ 10.0%	+ 46.7%
Marion	\$226,500	\$329,000	\$256,500	\$420,000	\$400,000	- 4.8%	+ 76.6%
Marlborough	\$258,250	\$286,000	\$335,000	\$340,000	\$401,000	+ 17.9%	+ 55.3%
Meriden	\$165,900	\$175,000	\$220,000	\$235,000	\$260,000	+ 10.6%	+ 56.7%
Middlebury	\$349,574	\$379,950	\$425,000	\$480,031	\$458,500	- 4.5%	+ 31.2%
Middlefield	\$240,000	\$280,000	\$280,750	\$294,500	\$347,000	+ 17.8%	+ 44.6%
Middletown	\$195,000	\$219,900	\$241,500	\$258,000	\$277,500	+ 7.6%	+ 42.3%
Milford	\$283,500	\$320,000	\$371,500	\$401,000	\$425,000	+ 6.0%	+ 49.9%
Monroe	\$340,000	\$395,500	\$438,250	\$485,000	\$535,000	+ 10.3%	+ 57.4%
Montville	\$213,000	\$224,250	\$260,000	\$285,000	\$295,000	+ 3.5%	+ 38.5%
Morris	\$285,000	\$379,900	\$448,750	\$375,000	\$520,000	+ 38.7%	+ 82.5%
Naugatuck	\$172,000	\$204,500	\$245,000	\$272,500	\$300,000	+ 10.1%	+ 74.4%
New Britain	\$152,500	\$166,500	\$190,000	\$215,000	\$240,000	+ 11.6%	+ 57.4%
New Canaan	\$1,150,250	\$1,292,500	\$1,590,000	\$1,695,000	\$1,752,500	+ 3.4%	+ 52.4%
New Fairfield	\$339,000	\$399,000	\$480,000	\$470,000	\$510,000	+ 8.5%	+ 50.4%
New Hartford	\$231,500	\$290,000	\$325,000	\$341,000	\$367,950	+ 7.9%	+ 58.9%
New Haven	\$182,500	\$200,000	\$235,000	\$250,000	\$275,000	+ 10.0%	+ 50.7%
New London	\$154,000	\$180,000	\$205,000	\$245,000	\$251,500	+ 2.7%	+ 63.3%
New Milford	\$269,900	\$315,000	\$346,500	\$390,000	\$420,000	+ 7.7%	+ 55.6%
Newington	\$209,900	\$225,500	\$246,000	\$275,000	\$310,000	+ 12.7%	+ 47.7%
Newtown	\$375,000	\$424,500	\$495,000	\$528,500	\$559,500	+ 5.9%	+ 49.2%
Norfolk	\$232,250	\$377,500	\$325,000	\$409,000	\$380,000	- 7.1%	+ 63.6%
North Branford	\$264,000	\$290,000	\$330,000	\$370,000	\$375,000	+ 1.4%	+ 42.0%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
North Canaan	\$146,950	\$175,000	\$260,000	\$285,000	\$245,000	- 14.0%	+ 66.7%
North Haven	\$281,000	\$300,000	\$345,000	\$390,123	\$390,000	- 0.0%	+ 38.8%
North Stonington	\$280,000	\$320,000	\$380,000	\$370,000	\$418,750	+ 13.2%	+ 49.6%
Northford	\$282,000	\$328,750	\$347,500	\$378,500	\$395,000	+ 4.4%	+ 40.1%
Norwalk	\$405,000	\$452,250	\$475,000	\$521,000	\$570,000	+ 9.4%	+ 40.7%
Norwich	\$145,000	\$165,000	\$188,000	\$210,000	\$232,000	+ 10.5%	+ 60.0%
Old Lyme	\$350,000	\$385,000	\$479,000	\$500,000	\$571,875	+ 14.4%	+ 63.4%
Old Saybrook	\$377,000	\$425,000	\$475,000	\$545,001	\$575,000	+ 5.5%	+ 52.5%
Orange	\$380,000	\$380,000	\$443,750	\$485,000	\$533,000	+ 9.9%	+ 40.3%
Oxford	\$350,000	\$395,000	\$450,000	\$484,750	\$530,000	+ 9.3%	+ 51.4%
Plainfield	\$187,500	\$210,000	\$257,500	\$294,000	\$300,000	+ 2.0%	+ 60.0%
Plainville	\$186,000	\$200,000	\$220,000	\$250,000	\$289,900	+ 16.0%	+ 55.9%
Plymouth	\$172,250	\$207,450	\$225,500	\$252,000	\$275,000	+ 9.1%	+ 59.7%
Pomfret	\$272,500	\$320,000	\$395,000	\$387,000	\$385,000	- 0.5%	+ 41.3%
Portland	\$240,000	\$265,000	\$285,000	\$325,000	\$300,000	- 7.7%	+ 25.0%
Preston	\$247,000	\$290,000	\$290,000	\$303,000	\$350,000	+ 15.5%	+ 41.7%
Prospect	\$298,000	\$300,000	\$332,950	\$354,979	\$380,000	+ 7.0%	+ 27.5%
Putnam	\$182,250	\$220,000	\$250,000	\$277,500	\$300,000	+ 8.1%	+ 64.6%
Redding	\$520,500	\$562,000	\$665,000	\$799,900	\$804,500	+ 0.6%	+ 54.6%
Ridgefield	\$601,250	\$639,350	\$741,250	\$799,900	\$912,000	+ 14.0%	+ 51.7%
Rocky Hill	\$215,000	\$236,500	\$256,000	\$300,000	\$325,000	+ 8.3%	+ 51.2%
Roxbury	\$592,500	\$730,000	\$1,047,500	\$769,000	\$1,015,500	+ 32.1%	+ 71.4%
Salem	\$260,000	\$292,700	\$335,000	\$312,500	\$400,507	+ 28.2%	+ 54.0%
Salisbury	\$500,000	\$646,000	\$700,000	\$750,000	\$904,000	+ 20.5%	+ 80.8%
Scotland	\$185,000	\$233,500	\$270,000	\$299,000	\$286,500	- 4.2%	+ 54.9%
Seymour	\$220,000	\$261,750	\$280,000	\$305,500	\$341,500	+ 11.8%	+ 55.2%
Sharon	\$410,000	\$475,000	\$426,400	\$647,500	\$610,000	- 5.8%	+ 48.8%
Shelton	\$329,950	\$365,000	\$400,000	\$450,000	\$469,000	+ 4.2%	+ 42.1%
Sherman	\$417,500	\$499,500	\$570,000	\$655,000	\$671,250	+ 2.5%	+ 60.8%
Simsbury	\$315,000	\$324,900	\$355,000	\$390,000	\$443,500	+ 13.7%	+ 40.8%
Somers	\$285,000	\$307,450	\$370,000	\$387,750	\$425,000	+ 9.6%	+ 49.1%
South Windsor	\$250,000	\$274,950	\$290,000	\$325,000	\$373,450	+ 14.9%	+ 49.4%
Southbury	\$225,000	\$257,500	\$305,500	\$349,950	\$335,000	- 4.3%	+ 48.9%
Southington	\$257,000	\$284,675	\$315,000	\$335,000	\$355,000	+ 6.0%	+ 38.1%
Sprague	\$187,000	\$263,000	\$245,100	\$270,000	\$289,500	+ 7.2%	+ 54.8%
Stafford	\$170,000	\$209,450	\$231,750	\$250,000	\$267,500	+ 7.0%	+ 57.4%

Annual Report on the Connecticut Housing Market

Area Historical Median Prices



Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
Stamford	\$468,375	\$510,000	\$525,000	\$541,500	\$575,000	+ 6.2%	+ 22.8%
Sterling	\$212,000	\$242,500	\$254,250	\$284,000	\$319,900	+ 12.6%	+ 50.9%
Stonington	\$355,000	\$355,500	\$434,500	\$460,000	\$540,000	+ 17.4%	+ 52.1%
Stratford	\$240,000	\$280,000	\$330,000	\$369,000	\$375,000	+ 1.6%	+ 56.3%
Suffield	\$265,000	\$315,500	\$363,000	\$399,950	\$420,000	+ 5.0%	+ 58.5%
Thomaston	\$206,000	\$215,000	\$229,200	\$265,000	\$286,000	+ 7.9%	+ 38.8%
Thompson	\$234,900	\$271,000	\$305,000	\$333,000	\$360,000	+ 8.1%	+ 53.3%
Tolland	\$245,000	\$282,500	\$300,000	\$342,000	\$355,000	+ 3.8%	+ 44.9%
Torrington	\$138,000	\$159,900	\$180,000	\$215,000	\$240,000	+ 11.6%	+ 73.9%
Trumbull	\$378,000	\$422,500	\$485,000	\$535,000	\$560,000	+ 4.7%	+ 48.1%
Union	\$224,900	\$320,000	\$275,000	\$304,000	\$355,000	+ 16.8%	+ 57.8%
Vernon	\$185,000	\$200,000	\$235,000	\$250,000	\$280,000	+ 12.0%	+ 51.4%
Voluntown	\$251,000	\$262,000	\$299,900	\$317,000	\$350,000	+ 10.4%	+ 39.4%
Wallingford	\$239,000	\$255,000	\$279,900	\$315,000	\$330,000	+ 4.8%	+ 38.1%
Warren	\$500,000	\$607,500	\$442,500	\$471,000	\$500,000	+ 6.2%	0.0%
Washington	\$528,500	\$845,000	\$718,000	\$700,000	\$1,051,000	+ 50.1%	+ 98.9%
Waterbury	\$122,450	\$145,000	\$182,000	\$205,000	\$235,000	+ 14.6%	+ 91.9%
Waterford	\$231,750	\$266,000	\$299,725	\$310,000	\$335,000	+ 8.1%	+ 44.6%
Watertown	\$210,000	\$245,000	\$269,000	\$285,000	\$322,500	+ 13.2%	+ 53.6%
West Hartford	\$289,900	\$310,000	\$345,514	\$375,000	\$425,000	+ 13.3%	+ 46.6%
West Haven	\$185,000	\$215,000	\$260,000	\$275,000	\$300,000	+ 9.1%	+ 62.2%
Westbrook	\$375,000	\$390,000	\$440,000	\$480,000	\$560,000	+ 16.7%	+ 49.3%
Weston	\$685,000	\$819,000	\$1,110,000	\$1,175,000	\$1,264,478	+ 7.6%	+ 84.6%
Westport	\$1,060,000	\$1,299,000	\$1,489,000	\$1,875,000	\$1,914,000	+ 2.1%	+ 80.6%
Wethersfield	\$232,000	\$250,000	\$280,000	\$308,000	\$344,000	+ 11.7%	+ 48.3%
Willimantic	\$134,313	\$152,900	\$184,950	\$195,000	\$223,250	+ 14.5%	+ 66.2%
Willington	\$218,000	\$235,000	\$269,450	\$285,000	\$326,250	+ 14.5%	+ 49.7%
Wilton	\$650,000	\$782,500	\$875,000	\$962,500	\$1,042,000	+ 8.3%	+ 60.3%
Winchester	\$145,250	\$178,000	\$220,000	\$224,000	\$235,000	+ 4.9%	+ 61.8%
Windham	\$147,500	\$165,000	\$190,700	\$220,000	\$245,000	+ 11.4%	+ 66.1%
Windsor	\$215,000	\$236,750	\$270,000	\$300,000	\$316,000	+ 5.3%	+ 47.0%
Windsor Locks	\$185,000	\$189,900	\$228,500	\$240,000	\$275,000	+ 14.6%	+ 48.6%
Winsted	\$141,375	\$164,950	\$199,900	\$215,000	\$233,750	+ 8.7%	+ 65.3%
Wolcott	\$225,000	\$250,000	\$289,500	\$308,000	\$325,000	+ 5.5%	+ 44.4%
Woodbridge	\$408,130	\$418,000	\$500,000	\$575,000	\$630,000	+ 9.6%	+ 54.4%
Woodbury	\$284,000	\$334,000	\$399,000	\$410,000	\$382,000	- 6.8%	+ 34.5%