



CENTRAL
CONNECTICUT

COUNTIES OF HARTFORD, TOLLAND, NEW HAVEN
& MIDDLESEX (EXCLUDES COASTAL TOWNS)

LUXURY INVENTORY VS. SALES | APRIL 2025

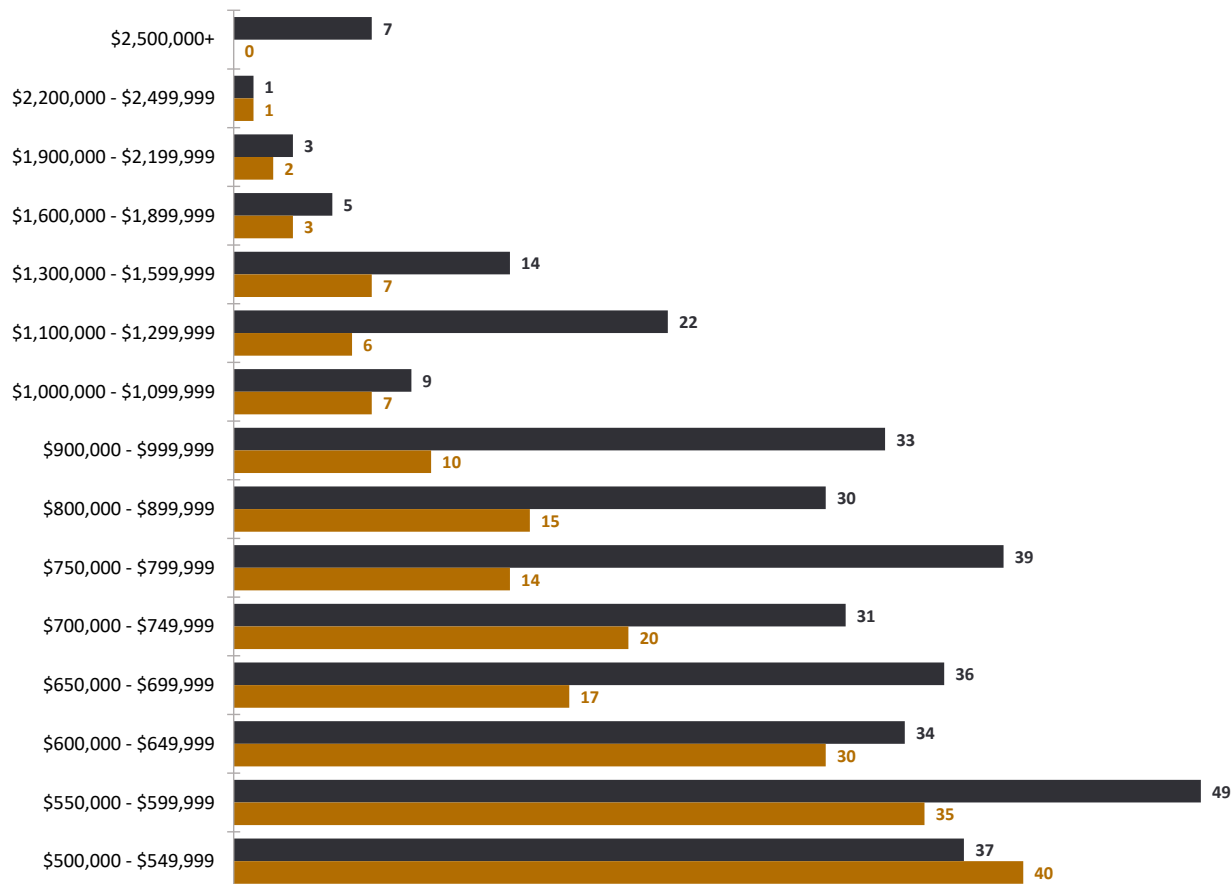
Total Inventory: 350

Total Sales: 207

Total Sales Ratio²: 59%

Seller's Market

Inventory Sales



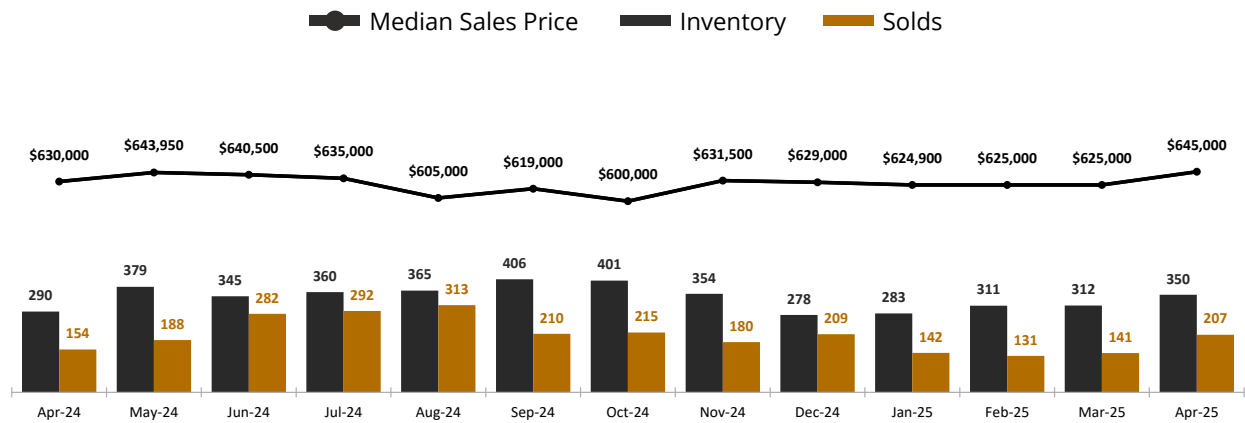
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$548,888	3	3	23	35	66%
2,000 - 2,999	\$605,750	4	3	108	182	59%
3,000 - 3,999	\$746,000	4	3	40	75	53%
4,000 - 4,999	\$950,000	4	4	23	35	66%
5,000 - 5,999	\$965,000	5	4	5	8	63%
6,000+	\$1,450,000	5	7	8	15	53%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

CENTRAL CONNECTICUT SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$500,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025
290 350

VARIANCE: **21%**

TOTAL SOLDs

Apr. 2024 Apr. 2025
154 207

VARIANCE: **34%**

SALES PRICE

Apr. 2024 Apr. 2025
\$630k \$645k

VARIANCE: **2%**

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025
\$230 \$242

VARIANCE: **5%**

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025
103.86% 105.92%

VARIANCE: **2%**

DAYS ON MARKET

Apr. 2024 Apr. 2025
5 4

VARIANCE: **-20%**

CENTRAL CONNECTICUT MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Seller's Market** with a **59% Sales Ratio**.
- Homes sold for a median of **105.92% of list price** in April 2025.
- The most active price band is **\$500,000-\$549,999**, where the sales ratio is **108%**.
- The median luxury sales price for single-family homes is **\$645,000**.
- The median days on market for April 2025 was **4** days, down from **5** in April 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.