

Q1 2026 Connecticut Residential Market Overview

SMART M L S

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Q1 2026 Sales Summary

Total Market Activity

of Sales
5,939
-7.7% from 2025

Total \$ Volume
\$3.37B
-1.5% from 2025

Market Pricing

Median Sale Price
\$400,000
4.7% from 2025

Single Family
\$430,000
2.4% from 2025

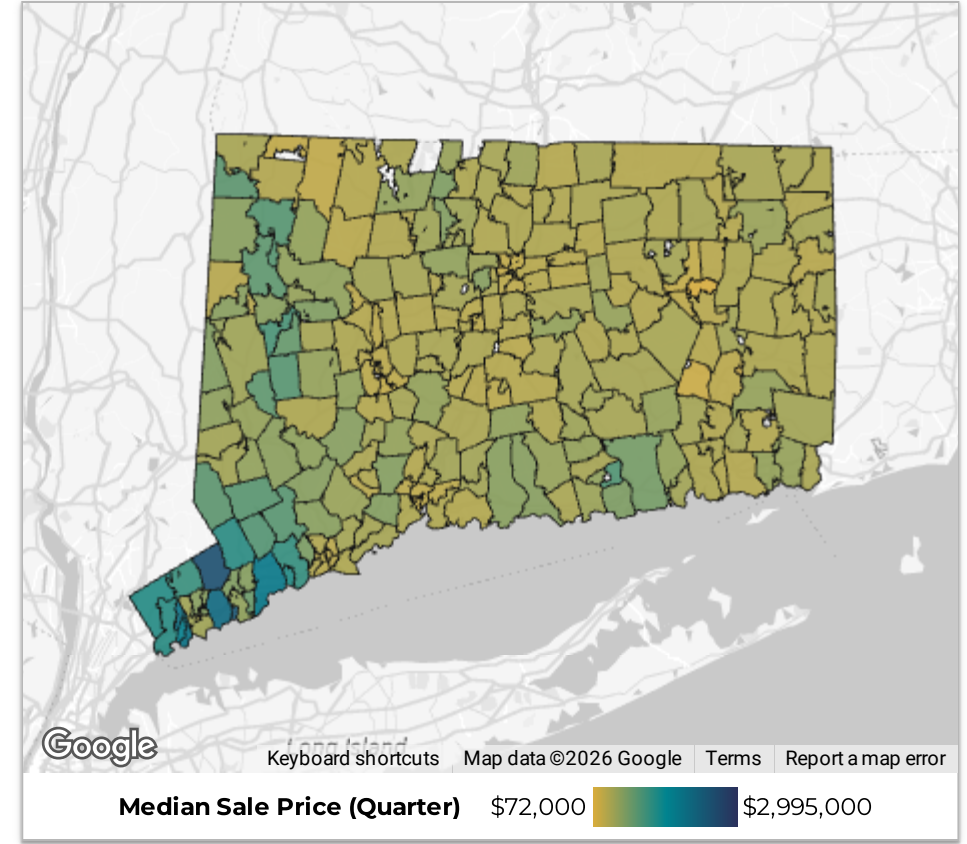
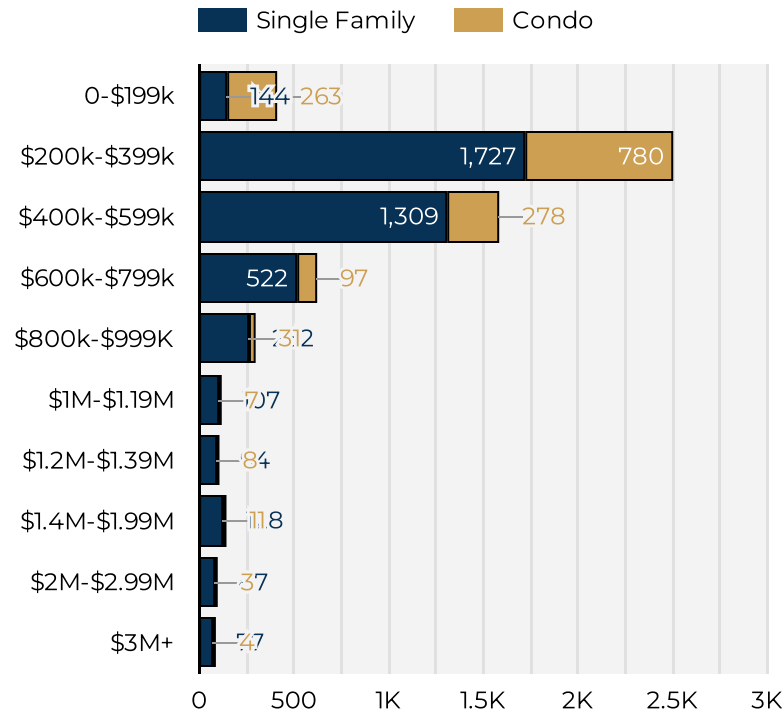
Condo
\$295,000
6.1% from 2025

\$/sqft
\$282
5.5% from 2025

Single Family
\$287
5.6% from 2025

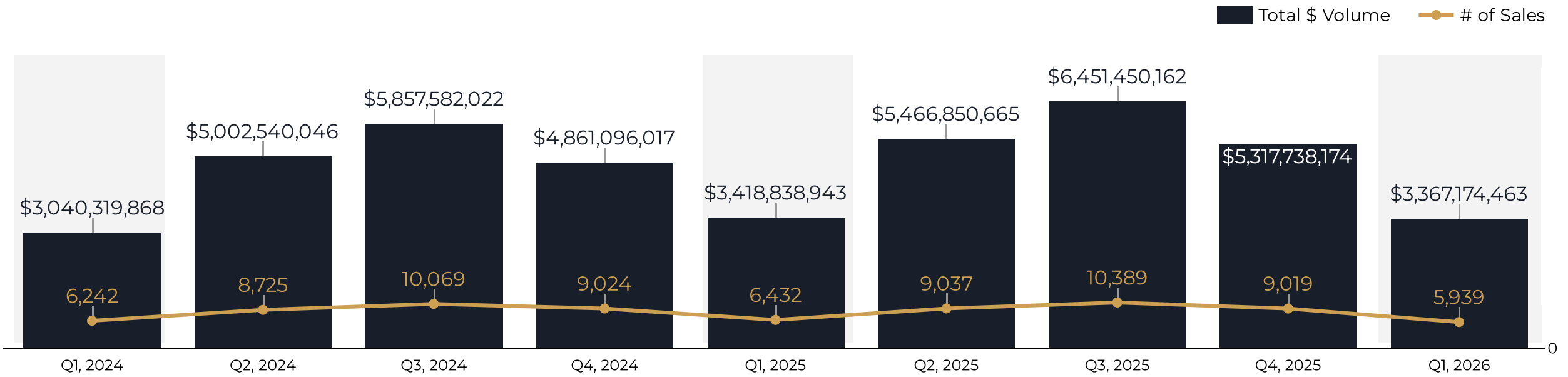
Condo
\$269
4.8% from 2025

Sales By Price Range



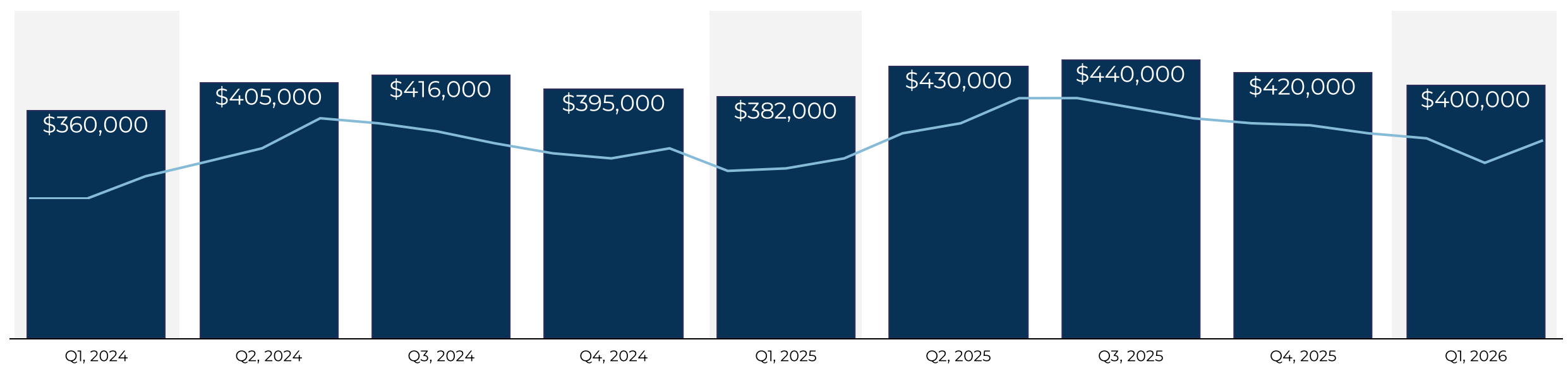
Market Activity By Quarter

In terms of overall sale activity, Q1 2026 saw a **7.7% decrease** from Q1 2025 to **5,939 sales**.



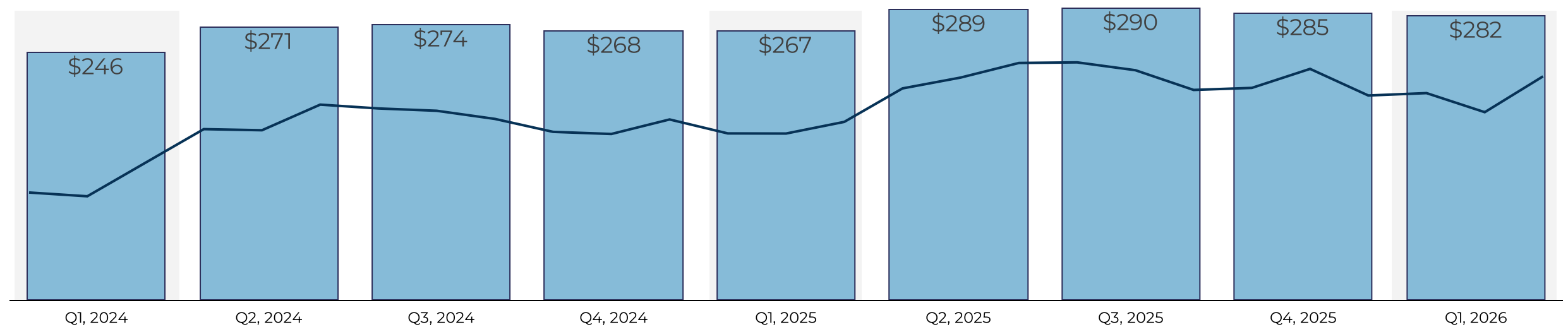
Median Sale Price By Quarter

Despite the decrease in activity, Connecticut real estate prices continue to climb as Q1 closed with a **4.7% increase** in its median sales price over last year.



Average \$/SqFt By Quarter

Normalized across price ranges, the average cost for one square foot of real estate increased **5.5%** to **\$282**.



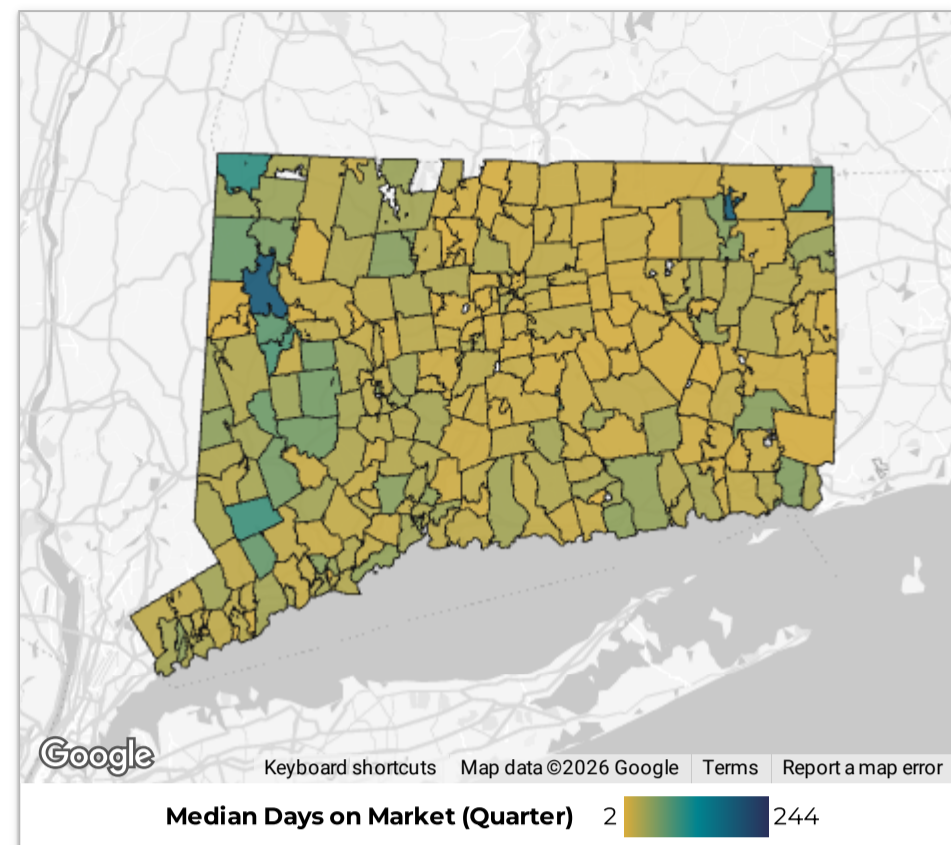
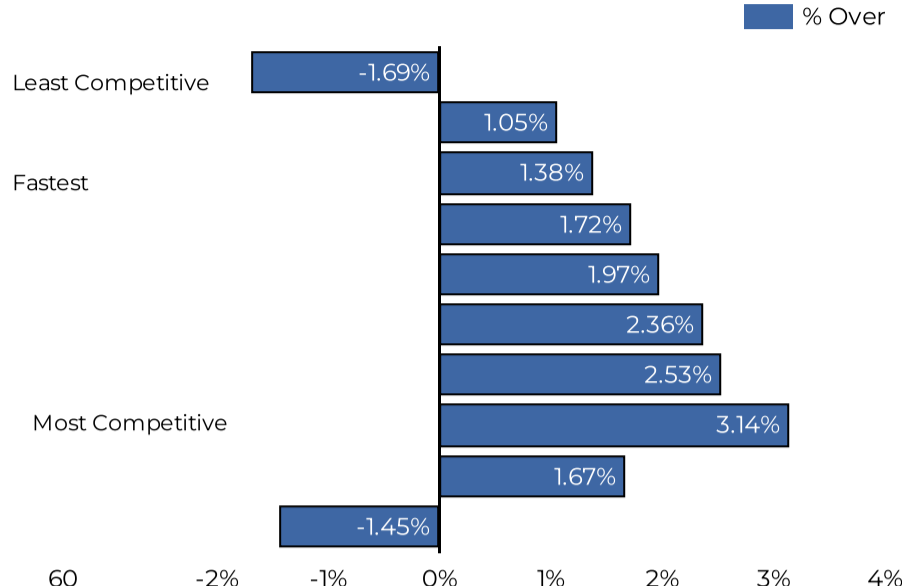
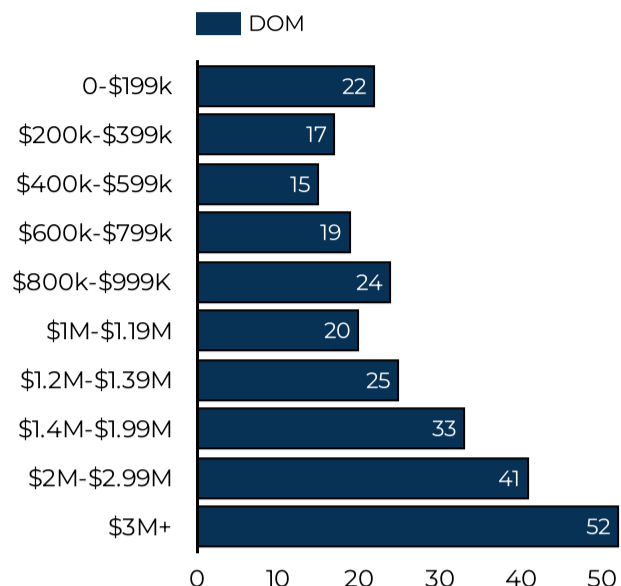
Q1 2026 Buyer Demand Summary

Days on Market

Median
18
↑ 4 from 2025

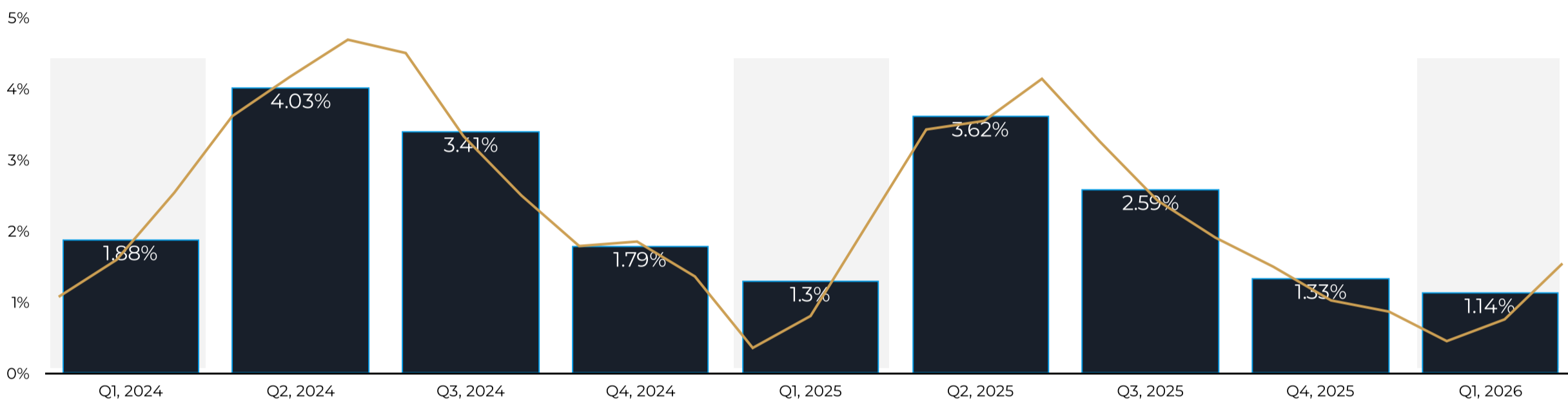
% Over or Under Asking

Average
1.14%
↓ -0.16% from 2025



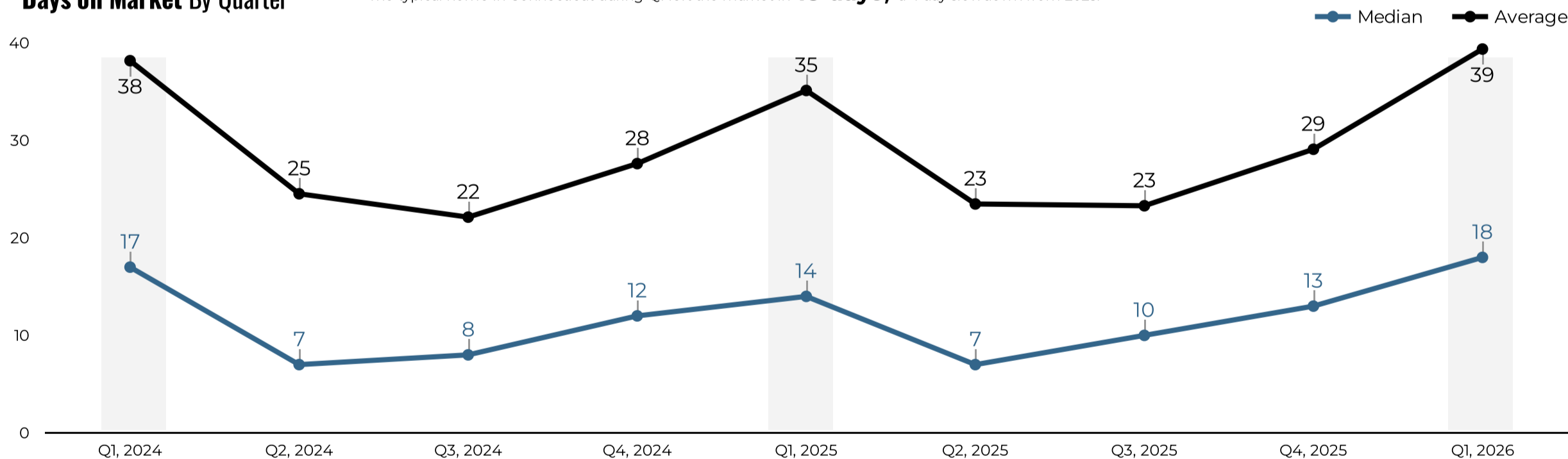
% Over or Under Asking By Quarter

Buyers in Q1 have bid final closing prices above asking to an average of **1.14%** over asking, a **slight .16% decrease** from last year.



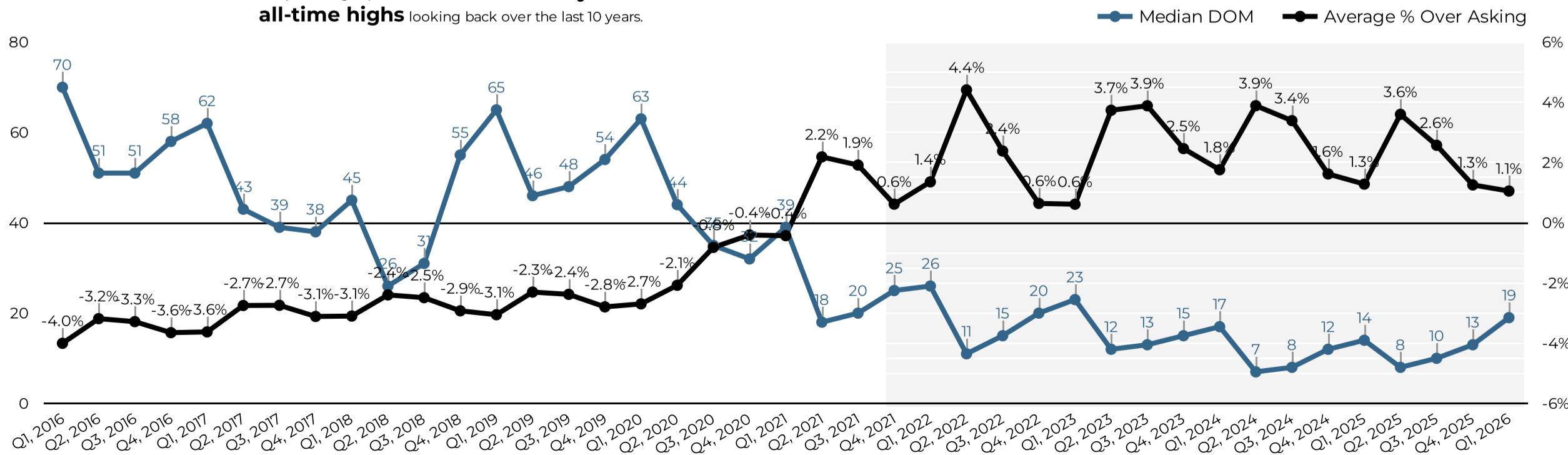
Days on Market By Quarter

The typical home in Connecticut during Q1 left the market in **18 days**, a 4 day slowdown from 2025.



10-Year Lookback

Despite a slight pullback from 2025 levels, **buyer demand for CT real estate remains at all-time highs** looking back over the last 10 years.



Q1 2026 Supply & Demand Summary

New Listing Activity

of New Listings
7,950
-11.9% from 2025

New Pending Activity

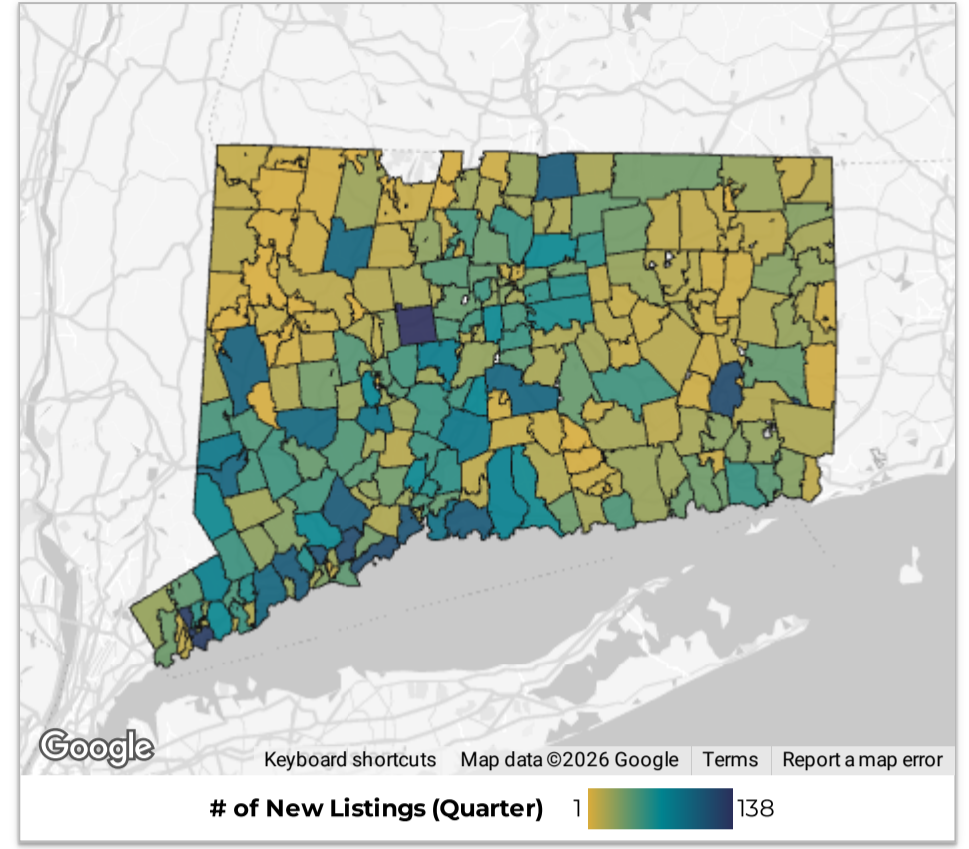
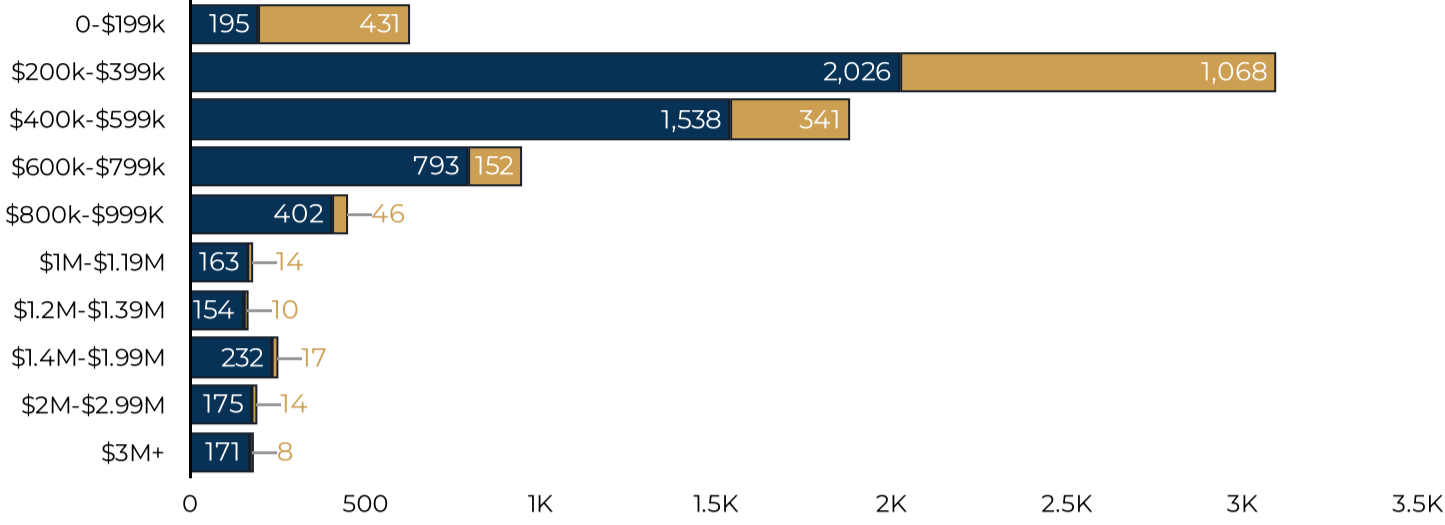
of New Pendings
6,780
-5.7% from 2025

Months of Supply

Months of Supply (end of Q1)
1.76

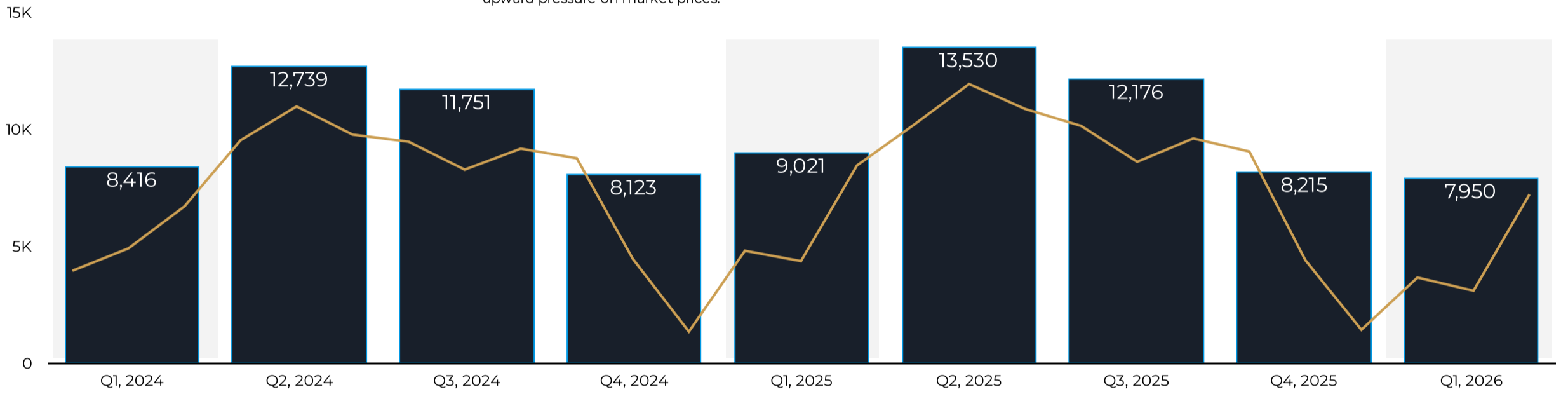
New Listings By Price Range

Single Family Condo



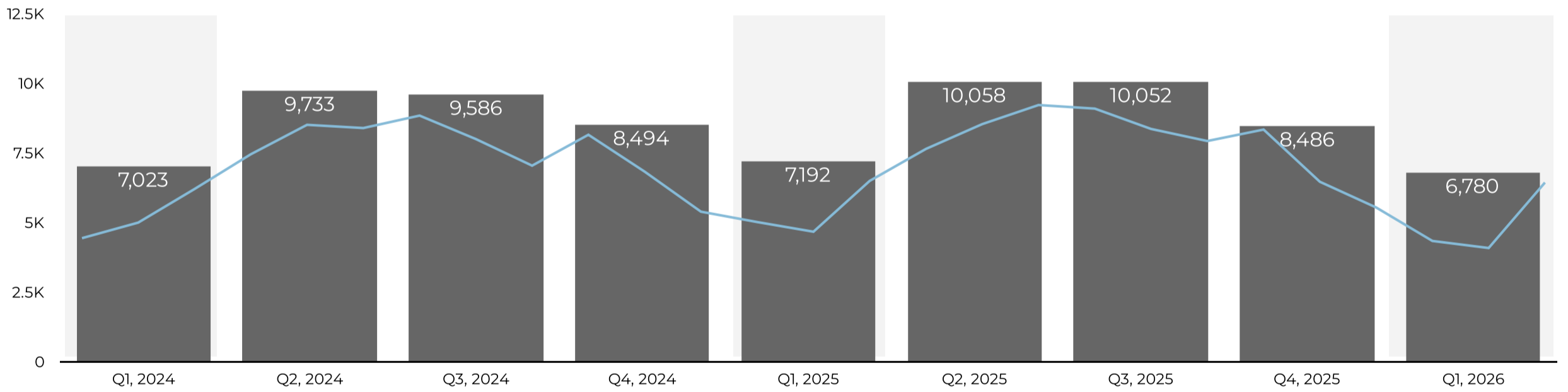
New Listings ("sellers" entering marketing)

New supply coming to market has **decreased by 11.9% YOY at 7,950** in Q1 2025, which is likely to continue to put upward pressure on market prices.



New Pendings ("buyers" entering marketing)

Following the drop new listings, **new buyers entering the market also decreased by an 5.7% margin from 2025 to 6,780 in Q1.**



Months of Supply By Price Range

Looking at months of supply data aggregated at the end of Q3 across price ranges, **the \$200K-\$399K range and other lower tiers saw the greatest inventory shortage** as compared to average monthly sales activity throughout Q1. Upper ranges remain most in favor of buyers.

Asking Price	Months of Supply (at end of Quarter)	Active Listings(at end of Quarter)	Average Monthly Sales (in Quarter)
0-\$199k	1.94	294	151
\$200k-\$399k	1.13	1,007	892
\$400k-\$599k	1.48	722	487
\$600k-\$799k	2.48	479	193
\$800k-\$999k	3.02	280	93
\$1M-\$1.19M	3.61	125	35
\$1.2M-\$1.39M	2.91	94	32
\$1.4M-\$1.99M	4.62	208	45
\$2M-\$2.99M	4.76	127	27
\$3M+	6.12	155	25

Sales By County

Although only 1 out of 8 counties saw Q1 YOY increases in sale activity, ALL displayed price gains in both key pricing metrics. **New London County led the way in pricing increases at 8.5% median sale price growth while Hartford and Tolland continued to see the highest levels of competitive bidding.**

County ^	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
FAIRFIELD	1,413	-7.2% ↓	\$1,383,593,066	-1.7% ↓	\$627,000	5.4% ↑	\$395	7.0% ↑	24	6 ↑	1.6%	0.2% ↑
HARTFORD	1,408	-10.9% ↓	\$567,746,071	-6.6% ↓	\$356,000	6.3% ↑	\$234	5.3% ↑	12	3 ↑	2.2%	-0.8% ↓
LITCHFIELD	396	-6.6% ↓	\$213,376,640	1.2% ↑	\$375,000	1.4% ↑	\$259	4.7% ↑	26	-6 ↓	-1.9%	-0.8% ↓
MIDDLESEX	325	-10.5% ↓	\$157,691,647	-3.9% ↓	\$404,900	0.2% ↑	\$267	3.3% ↑	14	3 ↑	0.9%	-0.7% ↓
NEWHAVEN	1,427	-3.3% ↓	\$634,246,926	5.3% ↑	\$371,000	6.0% ↑	\$250	2.7% ↑	22	7 ↑	0.2%	-0.4% ↓
NEWLONDON	509	-12.2% ↓	\$230,260,596	-4.8% ↓	\$379,900	8.5% ↑	\$259	6.0% ↑	15	1 ↑	0.7%	0.5% ↑
TOLLAND	233	1.3% ↑	\$89,237,540	1.2% ↑	\$375,000	1.4% ↑	\$228	5.6% ↑	10	1 ↑	2.9%	1.2% ↑
WINDHAM	213	-6.6% ↓	\$81,826,671	-3.6% ↓	\$360,000	5.0% ↑	\$244	9.4% ↑	17	5 ↑	0.1%	0.1% ↑

Sales By County/Type

The **Tolland condo market** stood out as showing the highest gains in total sale activity while Windham Single Family and Litchfield Condo showed highest price gains. In terms of buyer demand, **the Litchfield SF market** sold 7 day faster than 2025. **This market has also now surpassed Hartford SF** in % Paid Over Asking at 3%.

County ① ^	Type ② ▾	Market Activity				Market Pricing				Buyer Demand			
		# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
FAIRFIELD	Single Family	952	-8.1% ↓	\$1,148,965,503	-2.1% ↓	\$765,000	6.0% ↑	\$409	6.3% ↑	26	7 ↑	2.1%	0.4% ↑
FAIRFIELD	Condo	461	-5.1% ↓	\$234,627,563	0.6% ↑	\$420,000	13.5% ↑	\$367	8.9% ↑	21	5 ↑	0.5%	-0.2% ↓
HARTFORD	Single Family	1,048	-9.8% ↓	\$460,671,927	-5.0% ↓	\$380,000	5.8% ↑	\$240	6.2% ↑	12	1 ↑	2.5%	-0.6% ↓
HARTFORD	Condo	360	-14.1% ↓	\$107,074,144	-13.0% ↓	\$270,000	-1.8% ↓	\$217	2.3% ↑	13	6 ↑	1.2%	-1.4% ↓
LITCHFIELD	Single Family	323	-6.1% ↓	\$190,981,535	-0.1% ↓	\$410,000	-2.4% ↓	\$268	3.1% ↑	28	-7 ↓	-1.9%	-0.6% ↓
LITCHFIELD	Condo	73	-8.8% ↓	\$22,395,105	13.3% ↑	\$270,000	22.7% ↑	\$221	13.2% ↑	23	9 ↑	-1.9%	-1.8% ↓
MIDDLESEX	Single Family	244	-15.6% ↓	\$133,915,632	-7.8% ↓	\$445,000	0.0%	\$283	5.7% ↑	16	4 ↑	0.9%	-0.6% ↓
MIDDLESEX	Condo	81	9.5% ↑	\$23,776,015	26.8% ↑	\$241,000	7.1% ↑	\$219	-1.4% ↓	11	0	0.8%	-1.2% ↓
NEWHAVEN	Single Family	1,042	-1.3% ↓	\$514,303,181	7.5% ↑	\$402,000	4.4% ↑	\$257	3.6% ↑	21	5 ↑	0.4%	-0.3% ↓
NEWHAVEN	Condo	385	-8.3% ↓	\$119,943,745	-3.2% ↓	\$269,900	5.8% ↑	\$230	-0.3% ↓	25	11 ↑	-0.1%	-0.5% ↓
NEWLONDON	Single Family	438	-9.3% ↓	\$208,197,746	-0.1% ↓	\$390,000	8.4% ↑	\$262	8.2% ↑	15	0	0.8%	0.6% ↑
NEWLONDON	Condo	71	-26.8% ↓	\$22,062,850	-33.8% ↓	\$255,000	2.4% ↑	\$242	-5.6% ↓	14	2 ↑	0.1%	0.2% ↑
TOLLAND	Single Family	197	-1.5% ↓	\$81,162,890	0.9% ↑	\$400,000	2.6% ↑	\$232	5.6% ↑	11	1 ↑	3.0%	1.2% ↑
TOLLAND	Condo	36	20.0% ↑	\$8,074,650	3.6% ↑	\$200,000	-13.8% ↓	\$207	7.6% ↑	8	1 ↑	2.3%	1.4% ↑
WINDHAM	Single Family	200	-4.3% ↓	\$78,039,025	-1.4% ↓	\$363,700	5.4% ↑	\$244	9.5% ↑	15	3 ↑	+0.0%	0.1% ↑
WINDHAM	Condo	13	-31.6% ↓	\$3,787,646	-33.6% ↓	\$295,000	-6.3% ↓	\$243	8.1% ↑	44	23 ↑	0.7%	0.4% ↑

Months of Supply By County/Type

Single Family

Hartford County's single family market remained most in favor of sellers at 1.06 MoS, while Litchfield continued to favor buyers most at 2.77 to finish Q3.

Property Type ▾

County	Months of Supply (at end of Q3) ^	Active Listings (at end of Q3)	Average Monthly Sales Q3
HARTFORD	1.10	519	470
TOLLAND	1.31	103	78
WINDHAM	1.71	122	71
NEWLONDON	1.88	319	170
MIDDLESEX	1.88	204	109
NEWHAVEN	1.89	899	477
FAIRFIELD	2.13	1,006	472
LITCHFIELD	2.40	319	133

Condo

Evaluating condo supply across the state, CT's central counties- **Hartford, Tolland, and Middlesex**- showed the most pronounced shortage end of Q3.

Property Type ▾

County	Months of Supply (at end of Q3) ^	Active Listings (at end of Q3)	Average Monthly Sales Q3
HARTFORD	1.10	519	470
TOLLAND	1.31	103	78
WINDHAM	1.71	122	71
NEWLONDON	1.88	319	170
MIDDLESEX	1.88	204	109
NEWHAVEN	1.89	899	477
FAIRFIELD	2.13	1,006	472
LITCHFIELD	2.40	319	133

Sales By Price Range

Use this data to understand which price points in the market are seeing higher or lower than average changes across key metrics of overall activity, pricing, or buyer demand.

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	1,423	-22.8% ↓	\$318,111,430	-22.1% ↓	1,132	-1.5% ↓	\$211	3.0% ↑	19	5 ↑	-0.4%	-0.7% ↓
\$300k-\$399k	1,483	-3.5% ↓	\$512,850,059	-2.8% ↓	1,474	-3.0% ↓	\$252	3.9% ↑	16	4 ↑	1.5%	-0.5% ↓
\$400k-\$499k	975	-3.4% ↓	\$430,258,830	-3.6% ↓	1,789	-5.3% ↓	\$267	4.9% ↑	14	1 ↑	1.6%	-0.1% ↓
\$500k-\$699k	989	3.2% ↑	\$576,180,717	3.6% ↑	2,252	-1.4% ↓	\$283	1.2% ↑	18	5 ↑	1.3%	-0.7% ↓
\$700k-\$899k	416	-4.1% ↓	\$327,164,805	-3.6% ↓	2,718	-4.0% ↓	\$326	4.8% ↑	23	3 ↑	1.5%	-0.2% ↓
\$900k-\$1.09M	168	3.7% ↑	\$162,938,422	3.1% ↑	3,029	-8.2% ↓	\$369	8.5% ↑	24	6 ↑	1.6%	1.0% ↑
\$1.1M-\$1.39M	163	-2.4% ↓	\$200,466,709	-2.1% ↓	3,383	0.2% ↑	\$421	1.2% ↑	24	4 ↑	3.2%	0.3% ↑
\$1.4M-\$1.79M	103	-5.5% ↓	\$159,817,280	-7.4% ↓	3,744	0.8% ↑	\$497	1.5% ↑	34	9 ↑	2.7%	1.9% ↑
\$1.8M-\$2.19M	64	3.2% ↑	\$126,663,910	3.5% ↑	4,128	0.4% ↑	\$545	-9.5% ↓	33	-10 ↓	3.2%	3.7% ↑
\$2.2M-\$2.99M	59	13.5% ↑	\$150,275,921	14.1% ↑	4,329	-3.5% ↓	\$671	2.9% ↑	42	13 ↑	0.8%	-0.6% ↓
\$3M+	81	14.1% ↑	\$393,251,074	15.6% ↑	6,419	-4.6% ↓	\$802	3.9% ↑	52	20 ↑	-1.5%	0.7% ↑

Sales By Size Range

Use this data to understand which size ranges in the market are seeing higher or lower than average changes across key metrics of overall activity, pricing, or buyer demand.

Total Sqft	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-999	718	-14.1% ↓	\$169,523,263	-8.0% ↓	\$225,000	7.9% ↑	\$288	5.7% ↑	18	5 ↑	-0.1%	-0.4% ↓
1000-1499	1,865	-5.1% ↓	\$646,982,901	-0.4% ↓	\$325,000	4.8% ↑	\$280	5.5% ↑	16	4 ↑	1.3%	-0.3% ↓
1500-1999	1,364	-7.8% ↓	\$626,309,824	-3.1% ↓	\$410,000	2.5% ↑	\$266	4.6% ↑	15	3 ↑	1.7%	+0.0%...
2000-2499	819	-3.4% ↓	\$489,827,632	1.7% ↑	\$530,000	8.2% ↑	\$270	5.8% ↑	19	4 ↑	1.4%	-0.6% ↓
2500-2999	427	-13.6% ↓	\$309,150,639	-10.4% ↓	\$625,000	0.0%	\$266	4.0% ↑	26	8 ↑	0.7%	-0.7% ↓
3000-3499	261	-7.4% ↓	\$250,927,758	-2.3% ↓	\$740,100	-2.7% ↓	\$298	5.6% ↑	21	3 ↑	1.3%	-0.2% ↓
3500-3999	151	-17.0% ↓	\$182,757,450	-7.0% ↓	\$976,000	16.2% ↑	\$324	12.4% ↑	35	0	1.1%	0.6% ↑
4000-4499	100	-7.4% ↓	\$134,920,023	-6.8% ↓	\$1,100,000	12.2% ↑	\$321	0.6% ↑	42	1 ↑	1.1%	1.1% ↑
4500-4999	60	-14.3% ↓	\$93,913,323	-12.7% ↓	\$1,175,000	-6.0% ↓	\$331	1.5% ↑	55	17 ↑	-1.6%	0.3% ↑
5000+	156	12.2% ↑	\$452,720,444	14.5% ↑	\$1,950,000	-7.1% ↓	\$423	3.4% ↑	57	12 ↑	-2.1%	0.7% ↑

Sales By Bedrooms

Use this data to understand which bedroom counts in the market are seeing higher or lower than average changes across key metrics of overall activity, pricing, or buyer demand.

Beds	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
1	295	-22.6% ↓	\$71,809,429	-12.3% ↓	\$216,000	12.2% ↑	\$298	12.3% ↑	20	7 ↑	-0.1%	-0.3% ↓
2	1,504	-4.3% ↓	\$515,311,225	-5.0% ↓	\$300,000	2.0% ↑	\$264	0.1% ↑	17	6 ↑	0.8%	-0.3% ↓
3	2,519	-7.0% ↓	\$1,211,995,550	-2.5% ↓	\$405,000	3.8% ↑	\$278	6.3% ↑	15	2 ↑	1.5%	-0.5% ↓
4	1,232	-7.9% ↓	\$929,781,646	-0.5% ↓	\$581,500	3.1% ↑	\$283	6.7% ↑	21	4 ↑	1.3%	+0.0%...
5	275	-8.0% ↓	\$384,068,383	-2.8% ↓	\$875,000	2.3% ↑	\$347	7.4% ↑	34	0	0.4%	0.9% ↑
6	70	18.6% ↑	\$185,390,374	19.6% ↑	\$1,950,000	20.4% ↑	\$421	3.7% ↑	67	35 ↑	-2.3%	-1.1% ↓
7	9	-47.1% ↓	\$26,099,800	-37.7% ↓	\$900,000	-41.9% ↓	\$391	26.2% ↑	43	-16 ↓	-1.8%	5.4% ↑
8	4	100.0% ↑	\$30,406,750	393.4% ↑	\$4,000,000	185.7% ↑	\$751	111.9% ↑	105	92 ↑	-8.9%	-6.6% ↓

Sales By Type

Use this data to understand which property types in the market are seeing higher or lower than average changes across key metrics of overall activity, pricing, or buyer demand.

Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
Condo	1,467	-8.7% ↓	\$539,881,718	-4.0% ↓	\$299,000	6.8% ↑	\$268	4.8% ↑	19	7 ↑	0.5%	-0.6% ↓
Single Family	4,441	-6.9% ↓	\$2,814,981,439	-0.8% ↓	\$430,000	2.4% ↑	\$287	5.6% ↑	18	3 ↑	1.3%	-0.1% ↓

Sales By County & Bedrooms

Use this data to understand which counties and bed counts in the market are seeing higher or lower than average changes across key metrics of overall activity, pricing, or buyer demand.

County	Beds	Market Activity				Market Pricing				Buyer Demand			
		# of Sales	% Δ	\$ Volume	% Δ	Median Sale	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
FAIRFIELD	1	129	-3.7%	\$38,114,700	9.6%	\$259,700	14.2%	\$366	14.7%	22	7	+0.0%	+0.0%
FAIRFIELD	2	329	-2.1%	\$160,908,390	-4.8%	\$445,000	6.0%	\$358	-0.4%	23	7	0.9%	-0.0%
FAIRFIELD	3	437	-8.0%	\$312,990,937	-6.5%	\$600,000	5.3%	\$387	7.9%	20	5	2.5%	0.1%
FAIRFIELD	4	322	-15.5%	\$385,373,316	-4.5%	\$942,500	7.7%	\$402	12.4%	24	5	2.7%	1.0%
FAIRFIELD	5	128	0.0%	\$265,783,045	1.7%	\$1,600,000	-2.6%	\$469	4.6%	33	-5	1.0%	0.2%
HARTFORD	1	52	-40.9%	\$9,130,300	-36.4%	\$177,000	7.3%	\$225	9.4%	16	7	0.5%	-2.3%
HARTFORD	2	372	-1.3%	\$109,033,797	-1.0%	\$282,000	0.7%	\$229	1.7%	11	4	2.0%	-0.6%
HARTFORD	3	624	-13.2%	\$252,035,438	-6.8%	\$377,500	9.4%	\$243	6.7%	12	2	2.4%	-0.9%
HARTFORD	4	291	-4.6%	\$153,477,738	3.5%	\$455,000	1.2%	\$226	6.4%	13	2	2.4%	-0.8%
HARTFORD	5	37	-27.5%	\$24,463,626	-34.3%	\$549,900	3.4%	\$198	-3.1%	26	8	0.8%	0.9%
LITCHFIELD	1	16	6.7%	\$3,611,300	10.4%	\$165,000	-6.8%	\$267	1.3%	15	-16	-0.7%	2.6%
LITCHFIELD	2	84	-22.9%	\$27,703,675	-21.7%	\$289,000	3.3%	\$242	-2.5%	22	8	-2.2%	-2.1%
LITCHFIELD	3	181	4.6%	\$93,038,799	16.7%	\$370,000	-1.3%	\$270	7.5%	25	-1	-1.2%	-0.8%
LITCHFIELD	4	85	-14.1%	\$68,665,555	1.8%	\$600,000	23.7%	\$263	12.3%	38	-11	-2.9%	-0.9%
LITCHFIELD	5	13	-27.8%	\$6,840,300	-62.5%	\$475,000	-15.2%	\$187	-32.5%	24	-12	-3.2%	0.7%
MIDDLESEX	1	12	-52.0%	\$2,483,100	-58.5%	\$185,000	-3.9%	\$285	1.5%	9	-15	0.3%	-1.3%
MIDDLESEX	2	83	-4.6%	\$26,208,440	-17.9%	\$261,000	-12.7%	\$249	-13.1%	17	7	1.4%	-0.4%
MIDDLESEX	3	152	-3.8%	\$72,675,157	4.5%	\$425,000	4.9%	\$271	7.6%	13	2	1.3%	-0.2%
MIDDLESEX	4	55	-16.7%	\$38,637,598	-4.8%	\$532,000	-13.9%	\$269	12.7%	20	2	-0.4%	-1.8%
MIDDLESEX	5	13	-18.8%	\$10,964,293	-0.7%	\$733,000	-3.6%	\$245	3.9%	68	57	0.9%	0.4%
NEWHAVEN	1	44	-36.2%	\$8,886,439	-30.6%	\$190,000	5.6%	\$244	2.2%	29	15	-1.0%	0.1%
NEWHAVEN	2	409	-1.0%	\$125,121,919	1.9%	\$285,000	3.6%	\$241	-0.3%	23	8	-0.0%	-0.7%
NEWHAVEN	3	618	-5.6%	\$265,360,517	-1.7%	\$388,000	4.9%	\$257	3.0%	18	3	0.6%	-0.8%
NEWHAVEN	4	278	8.6%	\$165,779,790	13.6%	\$500,000	-2.9%	\$241	0.5%	28	9	+0.0%	0.3%
NEWHAVEN	5	50	11.1%	\$44,197,349	43.7%	\$675,000	28.6%	\$268	25.2%	40	0	-0.5%	2.2%
NEWLONDON	1	17	-34.6%	\$3,921,000	-24.6%	\$222,000	23.3%	\$261	7.7%	19	8	-0.5%	0.7%
NEWLONDON	2	118	-16.9%	\$34,469,827	-13.2%	\$275,000	3.8%	\$243	6.6%	15	4	0.4%	0.7%
NEWLONDON	3	240	-9.4%	\$105,167,120	-5.4%	\$385,000	9.9%	\$266	6.1%	12	-4	1.0%	0.2%
NEWLONDON	4	106	-9.4%	\$64,010,549	0.6%	\$475,000	1.3%	\$250	5.2%	19	1	0.6%	0.1%
NEWLONDON	5	17	-5.6%	\$17,179,900	19.5%	\$800,000	6.7%	\$300	31.5%	42	12	1.1%	5.1%
TOLLAND	1	15	50.0%	\$2,792,000	47.7%	\$177,500	18.4%	\$230	-12.2%	9	1	0.9%	5.9%
TOLLAND	2	45	4.7%	\$11,229,799	-2.0%	\$245,000	-8.9%	\$220	1.7%	8	-5	4.2%	2.2%
TOLLAND	3	112	5.7%	\$45,564,522	13.0%	\$400,000	11.1%	\$242	7.9%	9	2	2.8%	0.4%
TOLLAND	4	53	-5.4%	\$26,557,219	-1.4%	\$458,000	-2.6%	\$213	9.5%	18	1	2.5%	1.0%
TOLLAND	5	7	16.7%	\$2,789,000	-6.0%	\$375,000	-10.7%	\$141	-22.4%	33	27	1.9%	1.4%
WINDHAM	1	8	33.3%	\$2,062,590	33.6%	\$295,000	84.4%	\$276	-3.9%	30	17	-1.7%	1.0%
WINDHAM	2	45	-8.2%	\$12,325,860	-7.4%	\$281,000	8.1%	\$251	11.8%	13	3	0.1%	-0.2%
WINDHAM	3	121	0.0%	\$46,876,675	0.0%	\$362,900	1.7%	\$250	9.0%	14	0	0.4%	0.5%
WINDHAM	4	29	-23.7%	\$14,312,546	-11.7%	\$465,000	31.0%	\$215	9.7%	27	18	0.3%	-0.2%
WINDHAM	5	6	-33.3%	\$4,990,000	8.8%	\$485,000	1.7%	\$212	2.3%	11	-15	-3.3%	-3.5%

Fairfield County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	163	-22.4% ↓	\$35,542,700	-20.1% ↓	838	-3.0% ↓	\$274	6.9% ↑	32	15 ↑	-1.6%	-1.2% ↓
\$300k-\$399k	148	-10.8% ↓	\$51,747,250	-11.0% ↓	1,236	-6.6% ↓	\$305	5.4% ↑	22	6 ↑	+0.0%	-0.9% ↓
\$400k-\$499k	201	-10.7% ↓	\$90,599,279	-9.7% ↓	1,508	-3.7% ↓	\$327	7.6% ↑	22	2 ↑	1.2%	-0.3% ↓
\$500k-\$699k	283	-5.0% ↓	\$166,751,200	-5.3% ↓	1,884	-5.8% ↓	\$340	4.9% ↑	22	8 ↑	1.1%	-0.7% ↓
\$700k-\$899k	186	3.9% ↑	\$145,590,112	3.9% ↑	2,369	-4.9% ↓	\$373	5.7% ↑	21	-1 ↓	2.4%	0.8% ↑
\$900k-\$1.09M	95	5.6% ↑	\$92,229,165	4.8% ↑	2,718	-8.5% ↓	\$407	8.9% ↑	19	2 ↑	3.1%	2.0% ↑
\$1.1M-\$1.39M	96	-11.9% ↓	\$118,386,450	-11.6% ↓	3,026	-7.4% ↓	\$471	10.0% ↑	21	5 ↑	5.9%	0.8% ↑
\$1.4M-\$1.79M	76	-12.6% ↓	\$118,907,704	-13.7% ↓	3,444	-5.7% ↓	\$540	10.8% ↑	31	10 ↑	4.5%	2.3% ↑
\$1.8M-\$2.19M	47	-4.1% ↓	\$92,874,711	-4.2% ↓	4,002	3.5% ↑	\$547	-13.3%...	19	-19 ↓	5.8%	5.3% ↑
\$2.2M-\$2.99M	47	9.3% ↑	\$119,838,421	9.8% ↑	4,389	3.6% ↑	\$644	-1.9% ↓	42	21 ↑	2.3%	-1.1% ↓
\$3M+	71	7.6% ↑	\$351,126,074	9.0% ↑	6,624	-4.2% ↓	\$795	3.9% ↑	50	22 ↑	-0.6%	1.1% ↑

Hartford County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	408	-26.9% ↓	\$93,925,161	-26.3% ↓	1,198	0.1% ↑	\$204	1.9% ↑	15	4 ↑	0.7%	-0.6% ↓
\$300k-\$399k	456	-7.5% ↓	\$157,346,719	-6.5% ↓	1,524	-1.9% ↓	\$238	2.9% ↑	13	4 ↑	2.6%	-0.8% ↓
\$400k-\$499k	245	2.1% ↑	\$106,779,865	1.1% ↑	1,881	-9.2% ↓	\$244	8.8% ↑	11	2 ↑	2.2%	-1.4% ↓
\$500k-\$699k	200	7.0% ↑	\$115,824,563	7.2% ↑	2,430	-5.4% ↓	\$250	3.7% ↑	9	2 ↑	3.1%	-2.4% ↓
\$700k-\$899k	60	-15.5% ↓	\$48,029,603	-13.2% ↓	2,988	-6.4% ↓	\$285	9.3% ↑	8	2 ↑	4.6%	-0.9% ↓
\$900k-\$1.09M	16	14.3% ↑	\$15,372,351	14.2% ↑	3,974	-20.2% ↓	\$256	19.9% ↑	6	-3 ↓	8.2%	7.1% ↑
\$1.1M-\$1.39M	17	112.5% ↑	\$20,752,809	105.9% ↑	4,311	-10.6% ↓	\$300	5.2% ↑	17	10 ↑	2.5%	-3.9% ↓
\$1.4M-\$1.79M	4	33.3% ↑	\$5,715,000	24.6% ↑	6,748	29.5% ↑	\$224	-25.3% ↓	7	-16 ↓	3.3%	8.0% ↑
\$1.8M-\$2.19M	2	-50.0% ↓	\$4,000,000	-49.6% ↓	8,175	2.4% ↑	\$249	-1.2% ↓	34	-25 ↓	1.3%	2.6% ↑

Litchfield County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	98	-32.9% ↓	\$21,723,060	-34.8% ↓	1,173	-7.4% ↓	\$200	3.6% ↑	18	-1 ↓	-2.9%	-2.1% ↓
\$300k-\$399k	113	28.4% ↑	\$38,361,320	27.0% ↑	1,541	-6.1% ↓	\$237	5.0% ↑	24	-1 ↓	-0.2%	-0.4% ↓
\$400k-\$499k	51	-23.9% ↓	\$22,934,204	-23.6% ↓	1,994	-3.7% ↓	\$246	3.4% ↑	21	-14 ↓	-0.6%	0.7% ↑
\$500k-\$699k	69	9.5% ↑	\$39,809,806	9.4% ↑	2,469	-2.4% ↓	\$252	-0.2% ↓	28	-3 ↓	-1.3%	-1.2% ↓
\$700k-\$899k	30	25.0% ↑	\$23,900,500	21.5% ↑	3,233	-6.6% ↓	\$282	4.0% ↑	56	-23 ↓	-1.5%	-0.4% ↓
\$900k-\$1.09M	11	57.1% ↑	\$10,621,000	53.1% ↑	2,930	-8.2% ↓	\$354	-0.3% ↓	91	14 ↑	-7.8%	-2.6% ↓
\$1.1M-\$1.39M	5	-50.0% ↓	\$6,348,750	-48.2% ↓	3,790	14.8% ↑	\$400	-10.6%...	48	-18 ↓	-9.6%	-0.9% ↓
\$1.4M-\$1.79M	7	-22.2% ↓	\$10,943,500	-22.9% ↓	4,311	21.8% ↑	\$388	-28.4%...	86	43 ↑	-6.0%	-3.8% ↓
\$1.8M-\$2.19M	3	0.0%	\$6,025,000	8.1% ↑	3,915	-20.2% ↓	\$574	49.6% ↑	98	37 ↑	-11.7%	-7.9% ↓
\$2.2M-\$2.99M	5	66.7% ↑	\$12,539,500	66.4% ↑	3,816	-7.3% ↓	\$707	4.6% ↑	35	-159 ↓	-3.2%	8.1% ↑
\$3M+	4	0.0%	\$20,170,000	36.0% ↑	5,119	18.4% ↑	\$991	10.7% ↑	45	-35 ↓	-11.0%	-2.7% ↓

Middlesex County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	88	-6.4%	\$20,087,915	-2.9%	1,139	4.9%	\$212	0.1%	14	3	0.8%	-0.8%
\$300k-\$399k	67	-17.3%	\$22,924,011	-18.0%	1,423	-6.9%	\$258	5.6%	15	7	1.5%	-0.7%
\$400k-\$499k	59	-16.9%	\$25,903,288	-17.5%	1,866	-7.0%	\$249	2.1%	8	-8	1.9%	0.4%
\$500k-\$699k	57	-12.3%	\$33,230,614	-13.3%	2,325	2.8%	\$272	-5.2%	10	-2	2.1%	-0.2%
\$700k-\$899k	24	-36.8%	\$18,297,419	-38.3%	2,487	-13.5%	\$352	11.0%	35	23	-1.8%	-1.9%
\$900k-\$1.09M	14	55.6%	\$13,596,500	59.4%	2,800	7.0%	\$382	-0.9%	52	43	-2.8%	-3.4%
\$1.1M-\$1.39M	12	300.0%	\$14,381,900	297.8%	3,696	26.2%	\$379	-14.0%	94	-42	-0.9%	3.4%
\$1.4M-\$1.79M	1	0.0%	\$1,400,000	-17.6%	5,980	165.1%	\$234	-68.9%	84	80	-5.1%	-2.2%
\$2.2M-\$2.99M	2	100.0%	\$4,595,000	108.9%	3,158	-9.2%	\$730	15.4%	6	-146	-3.9%	7.9%
\$3M+	1	-	\$3,275,000	-	4,747	-	\$690	-	233	-	-8.4%	-

New Haven County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	411	-18.9%	\$93,327,445	-18.1%	1,151	0.0%	\$205	0.6%	25	6	-0.5%	-0.5%
\$300k-\$399k	405	1.0%	\$140,596,593	1.9%	1,489	-0.4%	\$247	1.6%	20	5	0.9%	-0.3%
\$400k-\$499k	231	6.5%	\$101,859,406	6.3%	1,790	-4.2%	\$263	1.8%	18	6	0.9%	0.2%
\$500k-\$699k	238	9.7%	\$139,641,215	12.2%	2,367	2.7%	\$270	-0.3%	20	5	0.3%	-0.8%
\$700k-\$899k	77	-1.3%	\$60,845,206	1.0%	3,181	7.1%	\$263	-6.4%	35	19	-0.0%	-1.3%
\$900k-\$1.09M	20	-20.0%	\$19,538,686	-20.3%	4,079	11.3%	\$264	-10.1%	71	36	-2.0%	-3.2%
\$1.1M-\$1.39M	21	0.0%	\$26,288,600	2.1%	3,821	6.0%	\$353	-8.4%	15	1	-0.7%	0.2%
\$1.4M-\$1.79M	10	100.0%	\$15,045,576	97.1%	3,662	-26.1%	\$471	28.2%	25	-102	-0.7%	2.5%
\$1.8M-\$2.19M	7	133.3%	\$13,849,199	134.7%	4,237	42.9%	\$556	-19.8%	261	133	-0.6%	8.1%
\$2.2M-\$2.99M	3	200.0%	\$7,825,000	169.8%	5,207	159.3%	\$834	-42.3%	103	96	-4.5%	-1.3%
\$3M+	4	300.0%	\$15,430,000	382.2%	4,862	17.4%	\$811	5.0%	55	40	-5.3%	3.3%

New London County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	137	-26.3%	\$28,303,000	-24.9%	1,230	3.6%	\$189	2.8%	16	1	-1.1%	-0.4%
\$300k-\$399k	148	-11.4%	\$51,702,750	-9.4%	1,449	-4.2%	\$259	6.2%	12	2	1.9%	0.6%
\$400k-\$499k	89	-10.1%	\$39,192,488	-10.9%	1,811	-5.0%	\$261	2.8%	11	-1	1.5%	0.5%
\$500k-\$699k	74	10.4%	\$42,044,198	10.3%	2,254	1.2%	\$278	1.2%	10	-6	2.3%	2.6%
\$700k-\$899k	27	0.0%	\$21,390,740	0.8%	2,784	-4.9%	\$318	7.6%	38	-11	-0.7%	-0.6%
\$900k-\$1.09M	11	0.0%	\$10,660,720	-0.9%	2,682	-17.8%	\$414	25.7%	29	0	1.4%	1.3%
\$1.1M-\$1.39M	11	-26.7%	\$13,018,200	-27.7%	3,565	11.2%	\$362	-11.8%	84	42	-1.1%	-1.5%
\$1.4M-\$1.79M	5	25.0%	\$7,805,500	19.4%	4,826	52.2%	\$328	-50.3%	39	-41	-4.0%	9.2%
\$1.8M-\$2.19M	5	66.7%	\$9,915,000	67.3%	3,662	11.1%	\$613	-14.7%	50	-35	-6.1%	-2.5%
\$2.2M-\$2.99M	1	0.0%	\$2,978,000	19.1%	2,122	-33.3%	\$1,403	78.6%	32	18	-9.8%	-0.7%
\$3M+	1	-	\$3,250,000	-	4,956	-	\$656	-	223	-	-4.3%	-

Tolland County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	63	-7.4% ↓	\$13,266,199	-6.8% ↓	1,027	-16.9% ↓	\$212	12.5% ↑	11	-1 ↓	0.6%	-0.5% ↓
\$300k-\$399k	65	1.6% ↑	\$22,084,766	-0.4% ↓	1,580	-3.3% ↓	\$236	4.3% ↑	11	2 ↑	4.0%	1.6% ↑
\$400k-\$499k	57	14.0% ↑	\$24,643,000	12.8% ↑	2,065	-1.2% ↓	\$228	4.6% ↑	7	1 ↑	4.6%	2.5% ↑
\$500k-\$699k	40	8.1% ↑	\$23,096,625	8.4% ↑	2,625	-0.9% ↓	\$236	0.4% ↑	13	-5 ↓	2.2%	1.5% ↑
\$700k-\$899k	7	-30.0% ↓	\$5,226,950	-32.4% ↓	2,965	-16.0% ↓	\$254	5.5% ↑	6	-5 ↓	3.5%	1.7% ↑
\$900k-\$1.09M	1	0.0%	\$920,000	-0.9% ↓	4,621	76.2% ↑	\$199	-43.8% ↓	5	-488 ↓	-2.0%	-2.0% ↓

Windham County By Price Range

Price Range	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	\$ Volume	% Δ	SqFtTotal	% Δ	\$/sqft	% Δ	DOM	Δ	% Over Ask	Δ
0-\$299k	55	-26.7% ↓	\$11,935,950	-27.1% ↓	1,157	-7.0% ↓	\$197	4.8% ↑	15	5 ↑	-1.5%	0.3% ↑
\$300k-\$399k	81	6.6% ↑	\$28,086,650	7.8% ↑	1,469	-10.5% ↓	\$264	15.6% ↑	13	5 ↑	1.0%	-0.8% ↓
\$400k-\$499k	42	5.0% ↑	\$18,347,300	6.2% ↑	1,825	-6.0% ↓	\$254	8.2% ↑	12	-5 ↓	1.3%	0.4% ↑
\$500k-\$699k	28	16.7% ↑	\$15,782,496	16.3% ↑	2,487	5.0% ↑	\$249	-2.5% ↓	38	12 ↑	-0.2%	1.4% ↑
\$700k-\$899k	5	-28.6% ↓	\$3,884,275	-27.7% ↓	2,614	-0.2% ↓	\$303	-10.6% ↓	40	-1 ↓	-2.2%	-0.7% ↓
\$1.1M-\$1.39M	1	0.0%	\$1,290,000	-0.8% ↓	4,907	32.9% ↑	\$263	-25.3% ↓	112	15 ↑	-6.2%	1.0% ↑
\$2.2M-\$2.99M	1	-	\$2,500,000	-	5,977	-	\$418	-	158	-	-16.5%	-