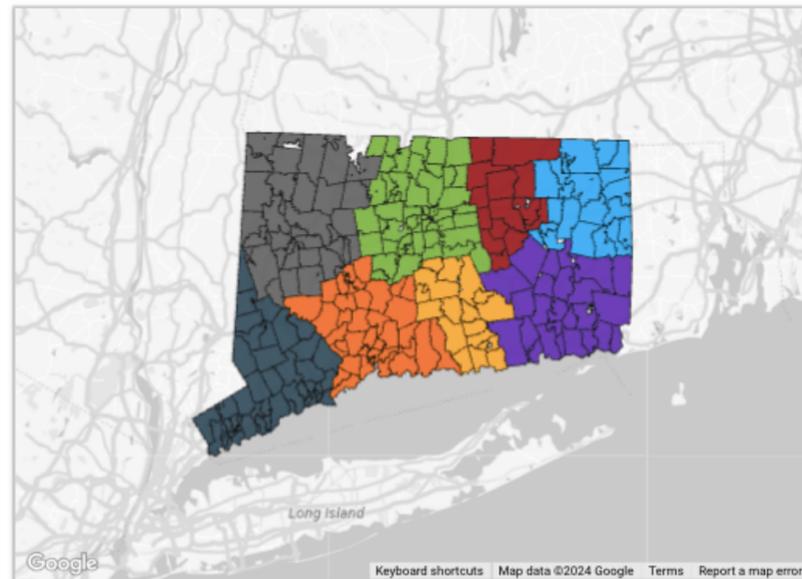


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2- Statewide: Single Family

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Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore your market further > link to SMARTMLS STATS](#)

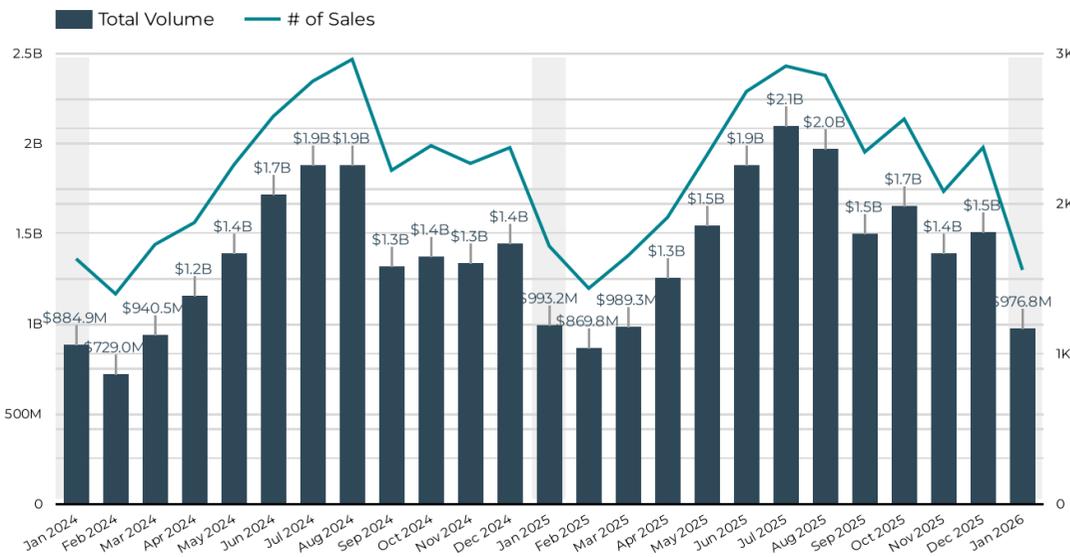
FAIRFIELD NEWHAVEN HARTFORD LITCHFIELD NEWLONDON MIDDLESEX TOLLAND WINDHAM

*by total sales volume

Market Activity

Use this data to track how total real estate activity across CT has changed over the past 3 years.

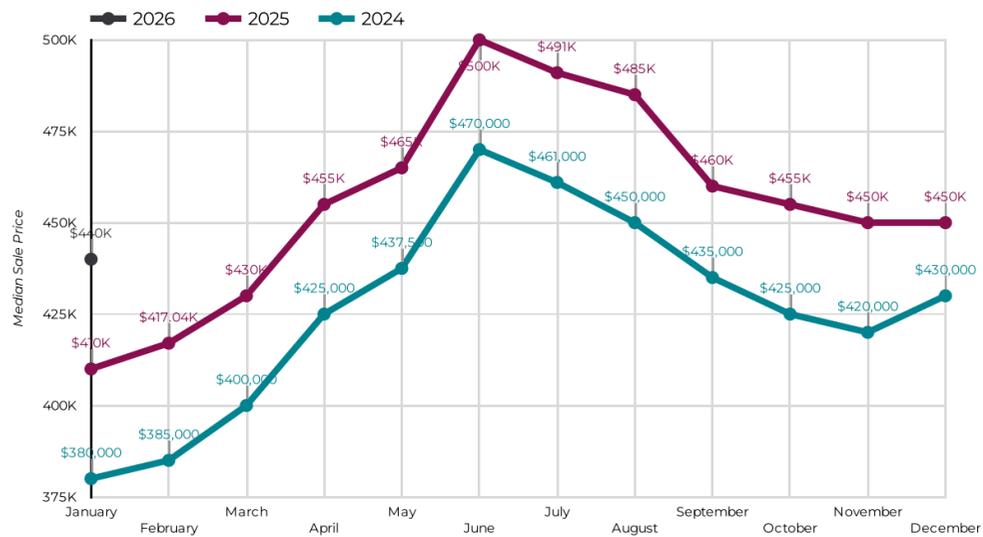
of Sales **1,558** ↓ -9.2% from previous year
 Total Volume **\$976.81M** ↓ -1.6% from previous year



Market Pricing

This data will show the seasonality of pricing fluctuations as well as total appreciation over the last 3 years.

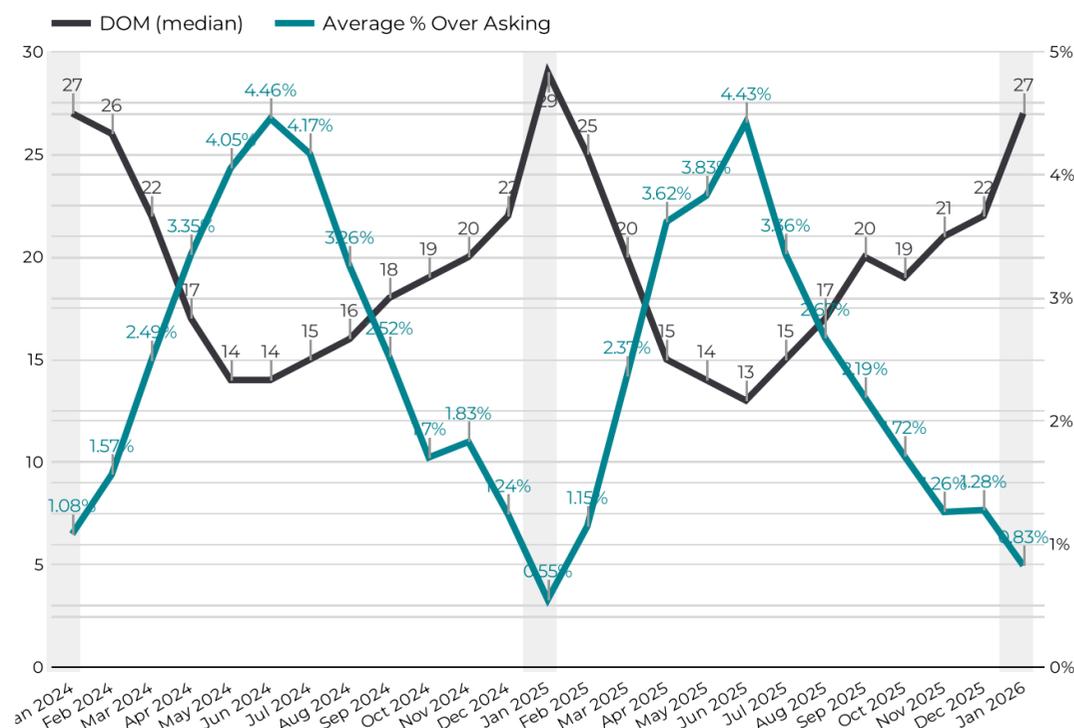
Median Sale **\$440,000** ↑ \$30,000.00 from previous year
 \$/sqft **\$285** ↑ \$16.21 from previous year



Buyer Demand

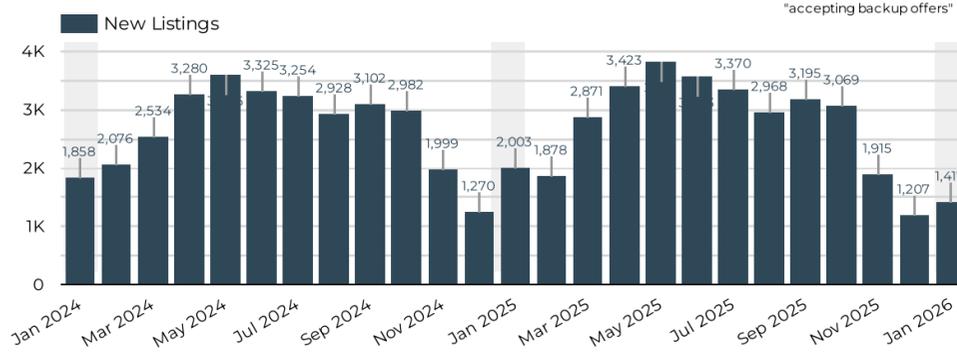
Use this data to understand the strength of buyer demand now vs. in previous years.

Average % Closed vs. Asking **0.87%** ↑ 0.33% from previous year
 DOM (median) **27** ↓ -2 from previous year



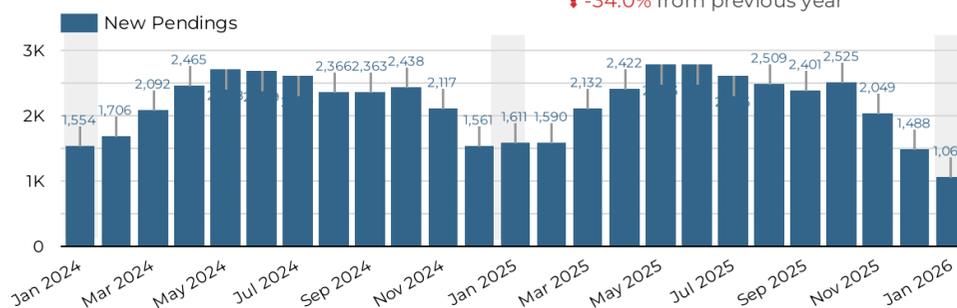
New Listings

of New Listings **1,417** ↓ -29.3% from previous year
 Months of Supply **1.63** *calculation does not include "accepting backup offers"



New Pendings

of New Pendings **1,063** ↓ -34.0% from previous year



Market Activity

Market Pricing

Buyer Demand

By Price Range	#	% Δ	Volume	% Δ	\$/sqft	Δ	DOM	Δ	% Over Asking	Δ
0-\$299k	236	-38.5% ↓	\$56,005,217	-39.0% ↓	\$203	\$5 ↑	18	-8 ↓	-0.6%	0.3% ↑
\$300k-\$499k	681	-7.8% ↓	\$262,503,672	-8.3% ↓	\$2...	\$6 ↑	22	-3 ↓	1.4%	0.3% ↑
\$500k-\$699k	292	9.8% ↑	\$169,174,049	8.8% ↑	\$274	\$-3 ↓	28	-3 ↓	0.6%	-0.3% ↓
\$700k-\$899k	126	0.0%	\$98,720,791	-0.6% ↓	\$310	\$16 ↑	40	-3 ↓	0.8%	-0.2% ↓
\$900k-\$1.09M	64	20.8% ↑	\$62,070,390	20.7% ↑	\$371	\$35 ↑	53	10 ↑	1.6%	1.5% ↑
\$1.1M-\$1.39M	59	7.3% ↑	\$71,679,271	5.1% ↑	\$392	\$-11 ↓	41	-3 ↓	1.1%	-0.3% ↓
\$1.4M-\$1.79M	32	-15.8% ↓	\$50,301,958	-16.5% ↓	\$4...	\$-1 ↓	60	11 ↑	1.6%	2.3% ↑
\$1.8M+	68	23.6% ↑	\$206,350,810	14.3% ↑	\$6...	\$-2 ↓	51	3 ↑	0.3%	0.7% ↑

*change vs. same month previous year

FAIRFIELD NEWHAVEN HARTFORD MIDDLESEX LITCHFIELD NEWLONDON TOLLAND WINDHAM

*by total sales volume

Market Activity

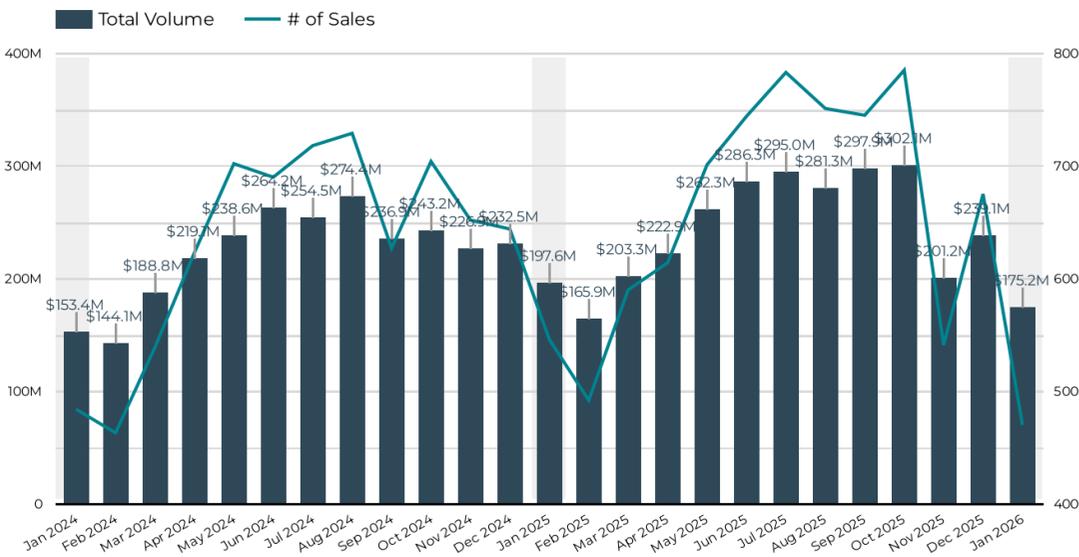
Use this data to track how total real estate activity across CT has changed over the past 3 years.

of Sales
470

↓ -13.9% from previous year

Total Volume
\$175.22M

↓ -11.3% from previous year



Market Pricing

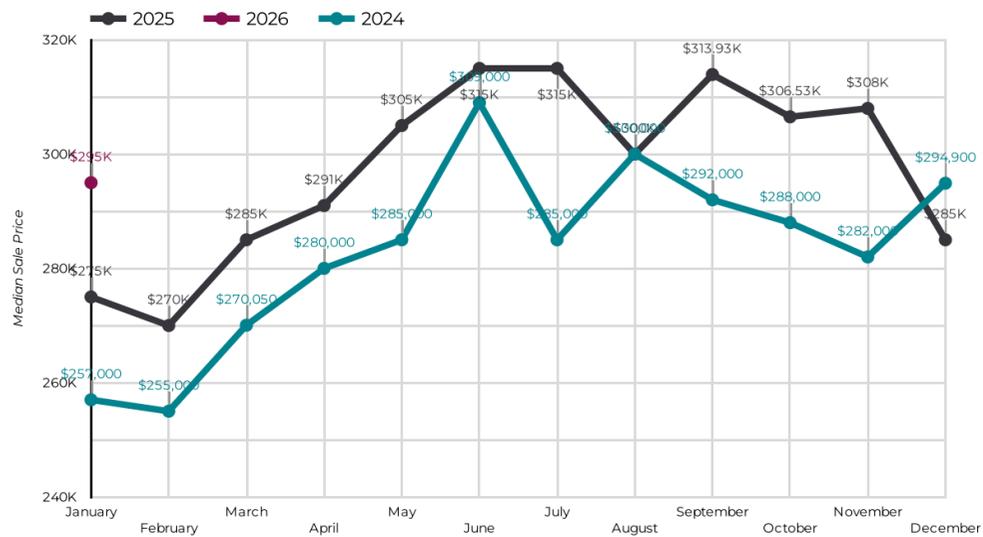
This data will show the seasonality of pricing fluctuations as well as total appreciation over the last 3 years.

Median Sale
\$295,000

↑ \$20,000.00 from previous year

\$/sqft
\$272

↑ \$16.48 from previous year



Buyer Demand

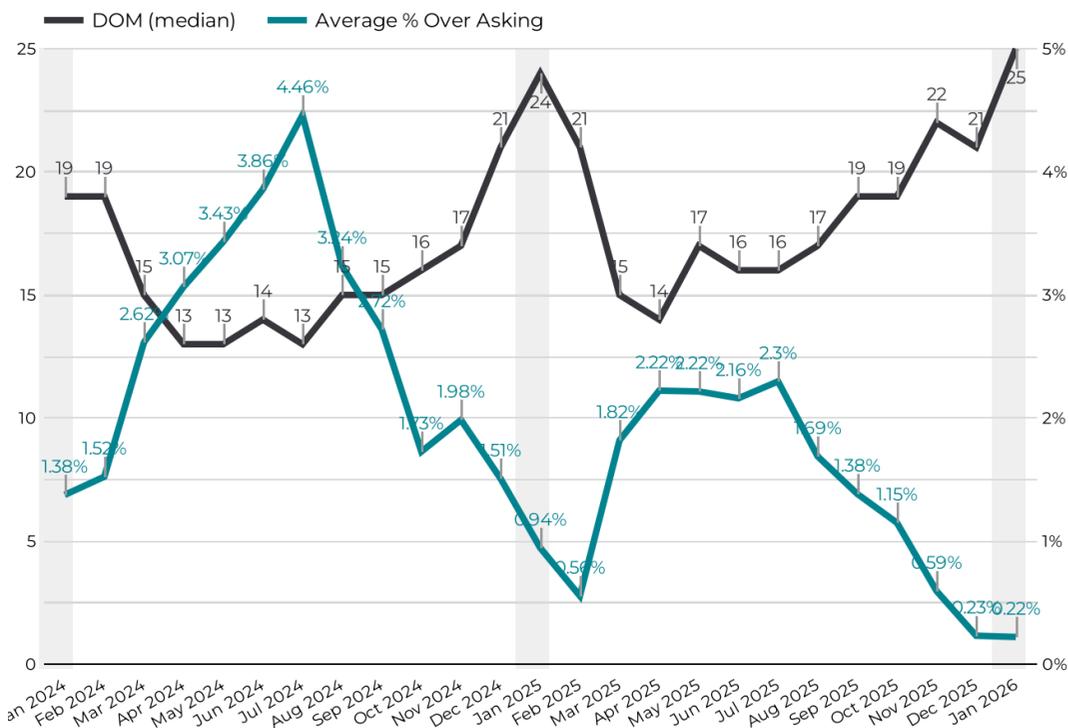
Use this data to understand the strength of buyer demand now vs. in previous years.

Average % Closed vs. Asking
0.22%

↓ -0.72% from previous year

DOM (median)
25

↑ 1 from previous year



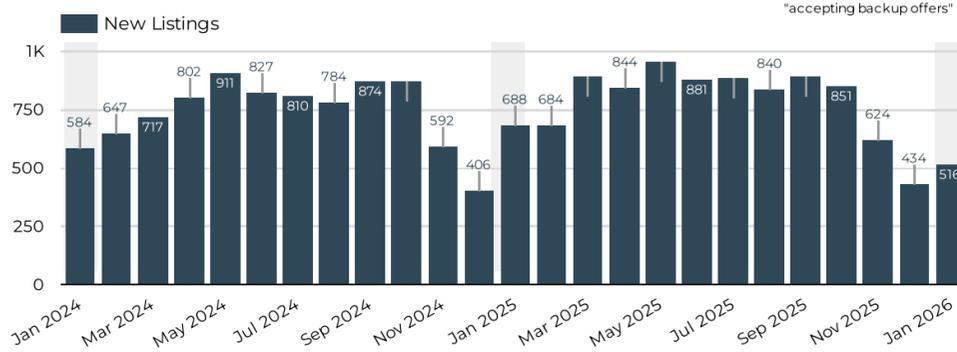
New Listings

of New Listings
516

↓ -25.0% from previous year

Months of Supply
1.77

*calculation does not include "accepting backup offers"



New Pendings

of New Pendings
358

↓ -35.4% from previous year



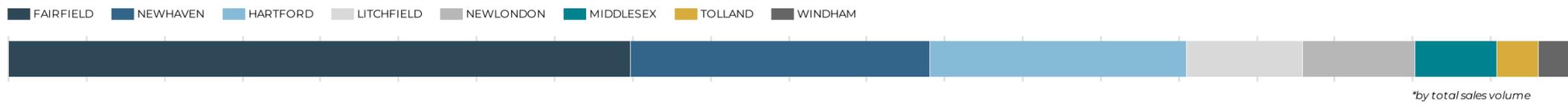
Market Activity

Market Pricing

Buyer Demand

By Price Range	#	% Δ	Volume	% Δ	\$/sqft	Δ	DOM	Δ	% Over Asking	Δ
0-\$299k	241	-20.7% ↓	\$51,802,839	-17.4% ↓	\$219	\$9 ↑	26	4 ↑	-0.9%	-1.8% ↓
\$300k-\$499k	139	-8.6% ↓	\$54,060,071	-4.0% ↓	\$294	\$43 ↑	22	-5 ↓	1.5%	1.2% ↑
\$500k-\$699k	58	23.4% ↑	\$34,102,231	25.1% ↑	\$315	\$-8 ↓	21	-2 ↓	1.3%	-3.0% ↓
\$700k-\$899k	19	5.6% ↑	\$15,040,674	8.3% ↑	\$393	\$-12 ↓	38	15 ↑	3.0%	4.3% ↑
\$900k-\$1.09M	6	-14.3% ↓	\$5,821,500	-13.9% ↓	\$450	\$38 ↑	20	-2 ↓	-3.4%	-0.5% ↓
\$1.1M-\$1.39M	2	-33.3% ↓	\$2,672,000	-20.8% ↓	\$545	\$88 ↑	7	-22 ↓	3.4%	2.6% ↑
\$1.4M-\$1.79M	3	-57.1% ↓	\$4,729,000	-55.5% ↓	\$880	\$274 ↑	62	10 ↑	1.0%	-1.4% ↓
\$1.8M+	2	-75.0% ↓	\$6,995,000	-58.0% ↓	\$1,074	\$262 ↑	366	346 ↑	0.0%	-3.7% ↓

*change vs. same month previous year



Median Sale Price

Compare median sale price across all 8 CT counties for the month.

of Sales
2,028

↓ -10.3% from previous year

Median Sale
\$411,999

↑ 9% from previous year

Buyer Demand

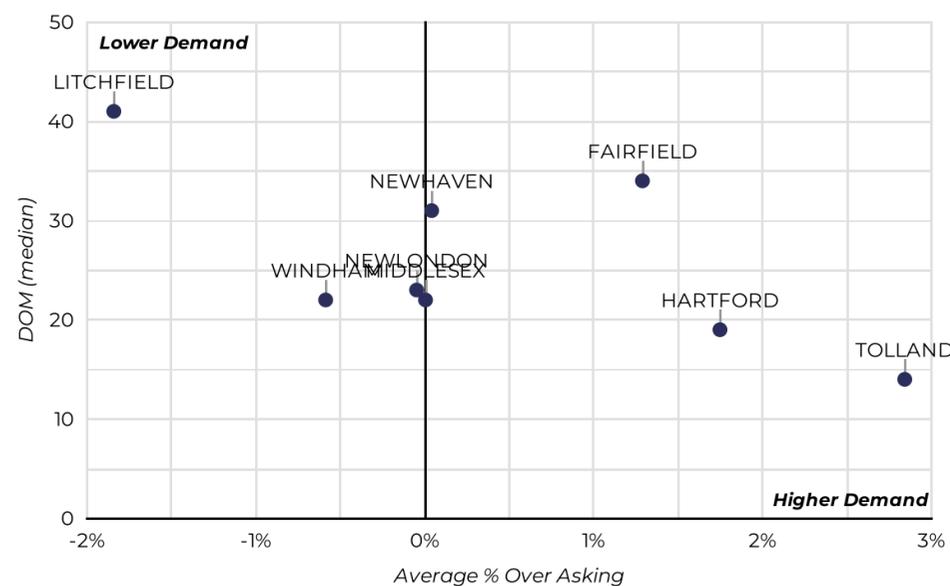
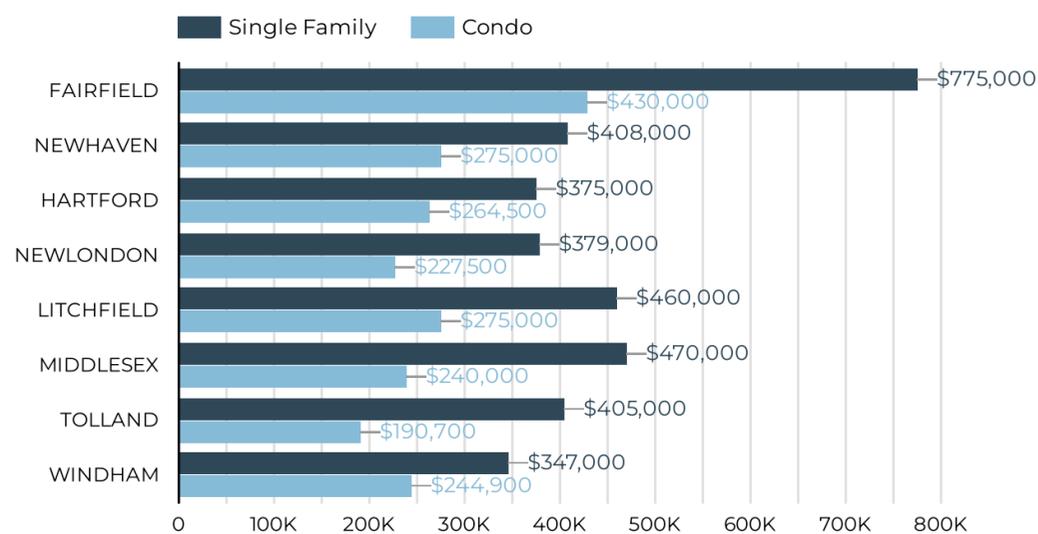
This infographic will show how counties compare last month in terms of overall buyer demand.

Average % Over Asking
0.72%

↑ 0.08% from previous year

Median DOM
27

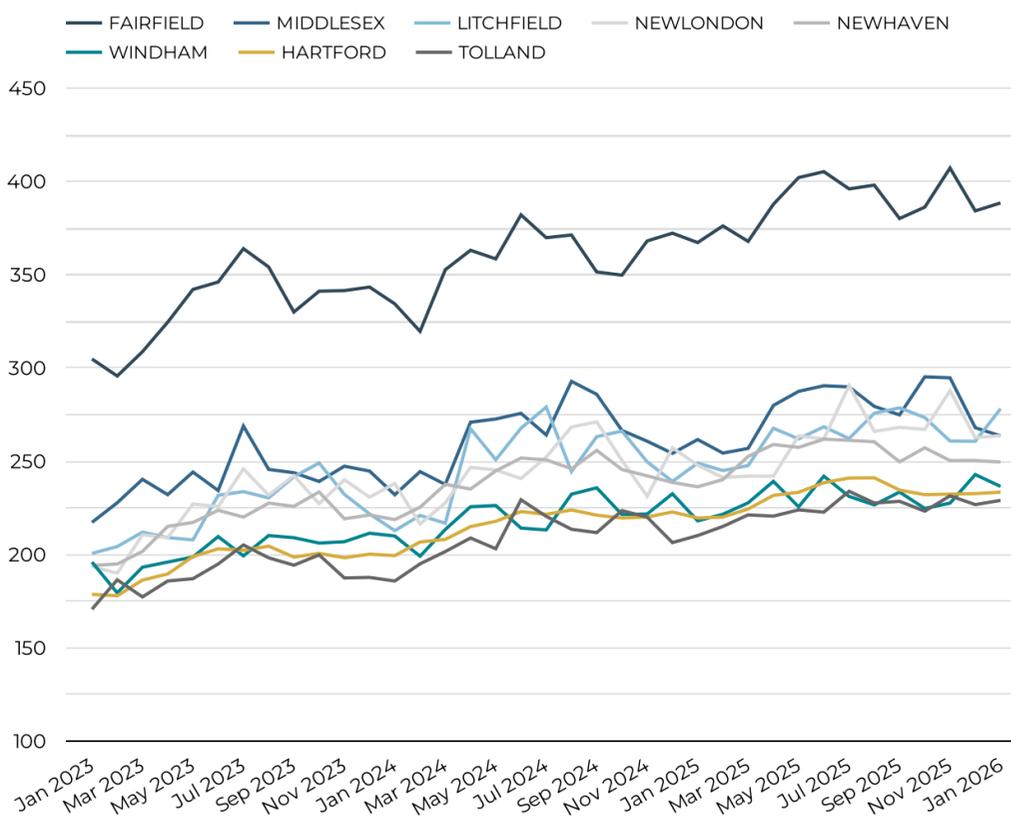
↓ -1 from previous year



Average \$/SQFT

\$/sqft
\$282.28

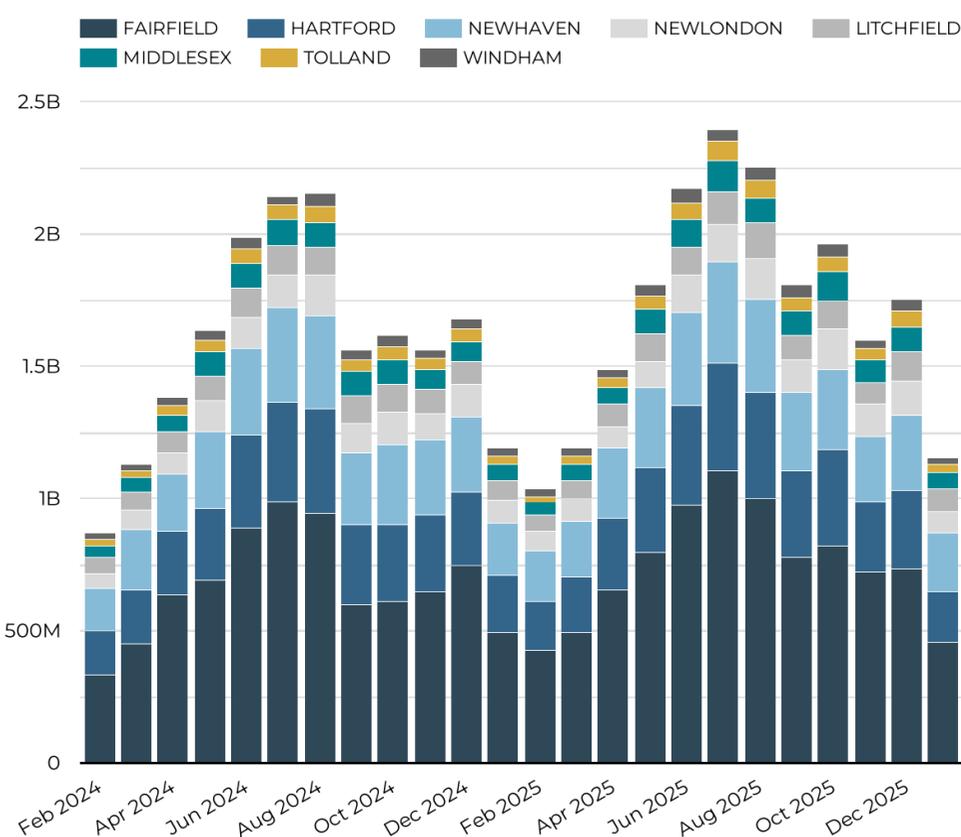
↑ 6% from previous year



Total Sales Volume

Total Volume
\$1.15B

↓ -3.3% from previous year



Market Activity				Market Pricing				Buyer Demand				
Counties	#	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	DOM	Δ	% Over Asking	Δ
FAIRFIELD	488	-11.6% ↓	\$459,174,740	-7.1% ↓	\$637,000	\$62,000 ↑	\$389	\$21 ↑	34	-5 ↓	1.4%	0.53% ↑
NEWHAVEN	485	-1.8% ↓	\$221,358,002	12.8% ↑	\$385,000	\$50,000 ↑	\$250	\$13 ↑	31	-1 ↓	0.04%	0.22% ↑
HARTFORD	463	-18.2% ↓	\$189,098,320	-13.3% ↓	\$355,000	\$17,500 ↑	\$233	\$14 ↑	19	1 ↑	1.64%	-0.33% ↓
NEWLONDON	184	-8.9% ↓	\$82,661,465	-2.5% ↓	\$360,000	\$20,000 ↑	\$264	\$16 ↑	23	-1 ↓	0.33%	0.74% ↑
LITCHFIELD	143	-2.7% ↓	\$85,810,100	14.8% ↑	\$420,000	\$45,000 ↑	\$278	\$29 ↑	41	-7 ↓	-1.84%	-0.66% ↓
MIDDLESEX	121	-10.4% ↓	\$61,081,585	-2.0% ↓	\$425,000	\$10,000 ↑	\$264	\$2 ↑	22	-2 ↓	+0%	-0.61% ↓
TOLLAND	81	-3.6% ↓	\$30,236,780	-5.4% ↓	\$365,000	-\$15,000 ↓	\$229	\$19 ↑	14	-2 ↓	2.84%	1.45% ↑
WINDHAM	63	-23.2% ↓	\$22,608,481	-20.3% ↓	\$340,000	\$11,000 ↑	\$237	\$18 ↑	22	5 ↑	-0.59%	-0.44%...

*change vs. same month previous year