

# Annual Report on the Connecticut Housing Market

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

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# 2021

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**Fervent buyer demand**, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

**Sales:** Pending Sales were up 1.2 percent to 53,665 in 2021. Closed sales were up 2.8 percent to finish the year at 53,322.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 10.5 percent to \$315,000 for the year. Single Family home prices were up 12.6 percent compared to last year, and Townhouse/Condo home prices were up 10.7 percent.

**Listings:** Year-over-year, the number of homes available for sale was down 38.3 percent. There were 6,490 active listings at the end of 2021 compared to 10,523 listings at the end of 2020. New listings increased by 5.0 percent to finish the year at 59,664.

**Bedroom Count:** Increases in closed sales occurred in homes with 3 or fewer bedrooms. In 2021, properties with 2 bedrooms or less saw the largest growth in closed sales at 16.0 percent. The highest percent of list price received at sale went to properties with 3 bedrooms at 102.0 percent.

**Sales by Price Range:** The number of homes sold in the \$430,000 to \$629,999 price range fell 14.0 percent to 8,088 homes. Homes sold in the \$268,999 or Less price range were up 23.8 percent to 20,377 homes.

**List Price Received:** Sellers received, on average, 108.5 percent of their list price at sale, a year-over-year improvement of 101.2 percent. If demand shrinks in 2022, list price received at sale could drop as well.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

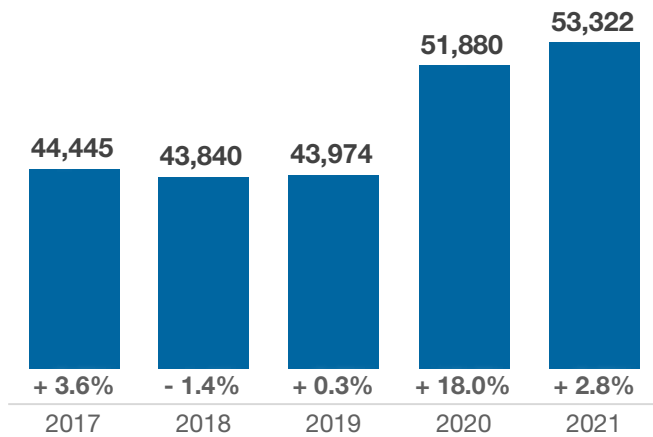
This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

## Table of Contents

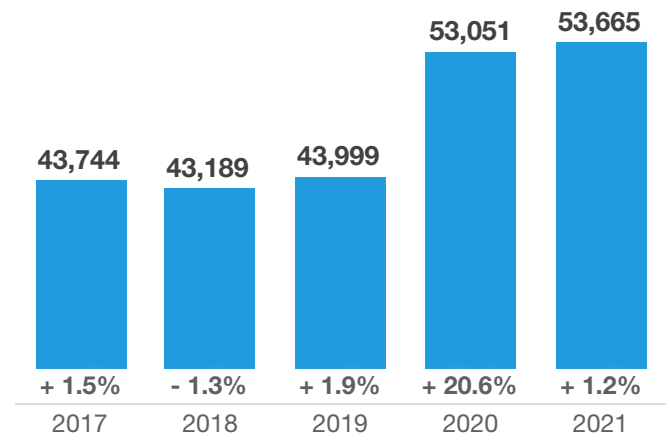
- 3** Quick Facts
- 5** Property Type Review
- 6** Price Range Review
- 7** Bedroom Count Review
- 8** Area Overviews
- 13** Area Historical Median Prices

# Quick Facts

## Closed Sales



## Pending Sales



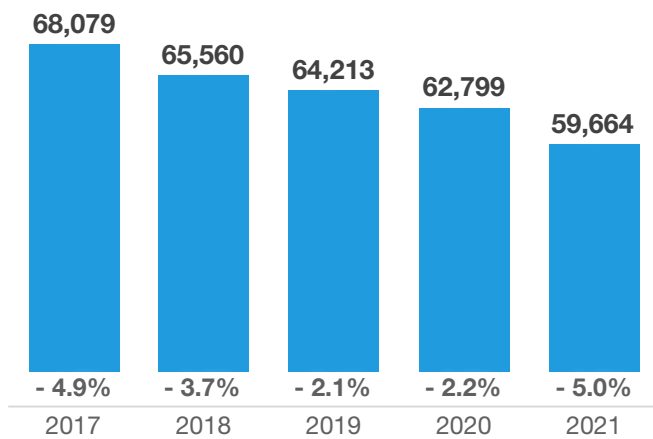
### Top 10 Areas: Change in Closed Sales from 2020

Andover	+ 36.6%
Scotland	+ 35.0%
Bozrah	+ 34.8%
Union	+ 30.0%
Plainfield	+ 29.5%
Middlebury	+ 29.4%
Cromwell	+ 28.7%
Stafford	+ 27.2%
Lisbon	+ 26.8%
North Canaan	+ 22.9%

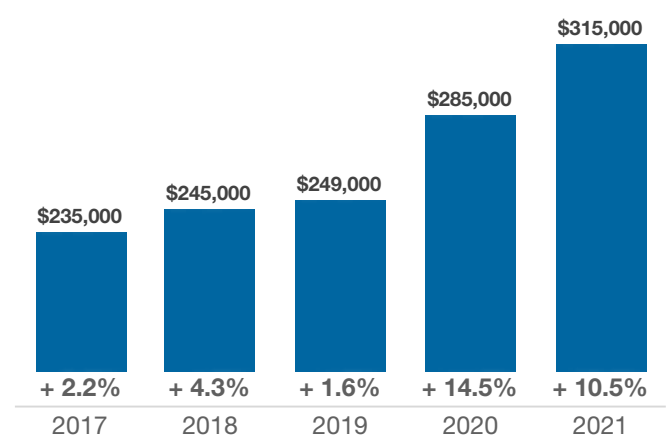
### Top 10 Areas: Change in Pending Sales from 2020

Scotland	+ 35.0%
Andover	+ 34.1%
Cromwell	+ 33.8%
Union	+ 30.0%
North Canaan	+ 28.6%
Bridgeport	+ 22.1%
Plainfield	+ 20.8%
New Haven	+ 20.4%
Derby	+ 20.2%
Stafford	+ 19.9%

## New Listings



## Median Sales Price



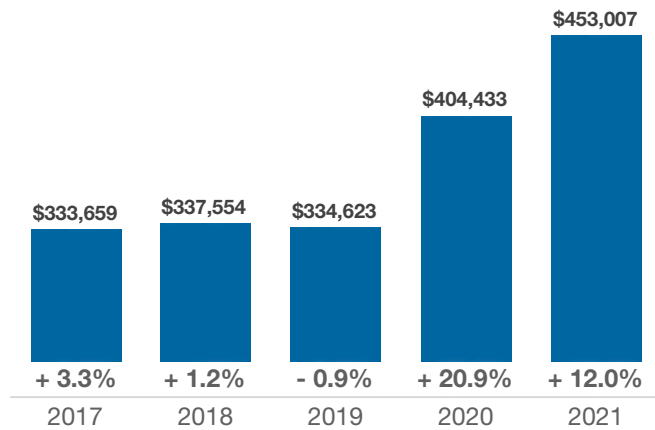
### Top 10 Areas: Change in New Listings from 2020

Lisbon	+ 47.3%
North Stonington	+ 41.1%
Sprague	+ 34.3%
Andover	+ 25.0%
Scotland	+ 24.0%
Manchester	+ 23.1%
Ledyard	+ 22.8%
Windsor Locks	+ 20.9%
Franklin	+ 18.5%
Union	+ 18.2%

### Top 10 Areas: Change in Median Sales Price from 2020

Canaan	+ 59.2%
North Canaan	+ 48.6%
Roxbury	+ 43.5%
Weston	+ 35.5%
Deep River	+ 26.4%
Killingworth	+ 26.0%
Waterbury	+ 25.9%
Meriden	+ 25.7%
Kent	+ 24.7%
Hartland	+ 24.5%

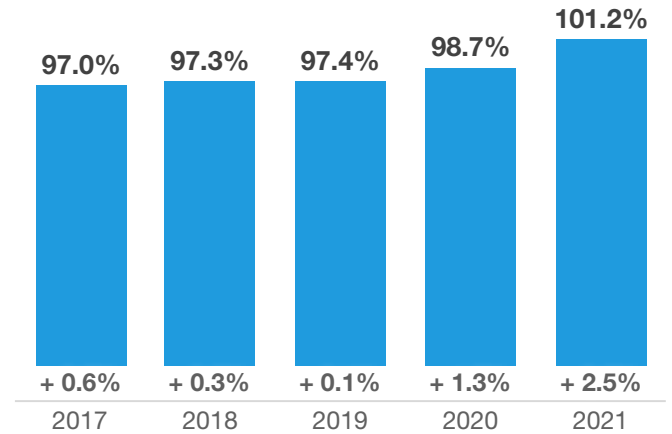
## Average Sales Price



### Top 10 Areas: Change in Avg. Sales Price from 2020

North Canaan	+ 63.8%
Canaan	+ 50.8%
Lyme	+ 43.8%
Roxbury	+ 42.9%
Bridgewater	+ 33.7%
Weston	+ 31.6%
Bethlehem	+ 29.9%
Pomfret	+ 29.8%
New Fairfield	+ 29.3%
Hampton	+ 28.2%

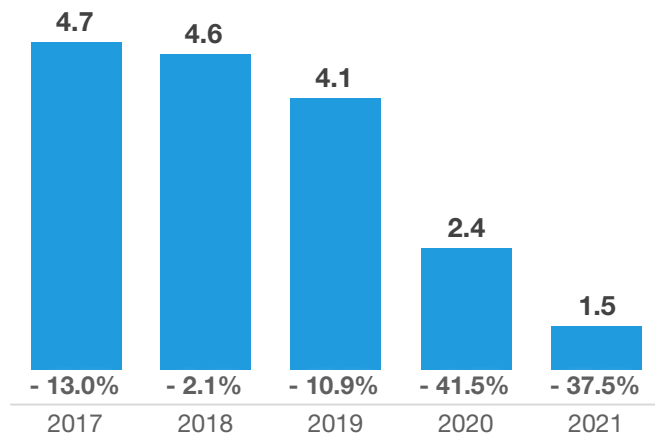
## Percent of List Price Received



### Top 10 Areas: Change in Pct. of List Price Received from 2020

Norfolk	+ 6.1%
Canaan	+ 4.9%
Hampton	+ 4.8%
Stafford	+ 4.8%
Weston	+ 4.7%
Southbury	+ 4.3%
East Granby	+ 4.3%
Sterling	+ 4.3%
East Windsor	+ 4.2%
South Windsor	+ 4.2%

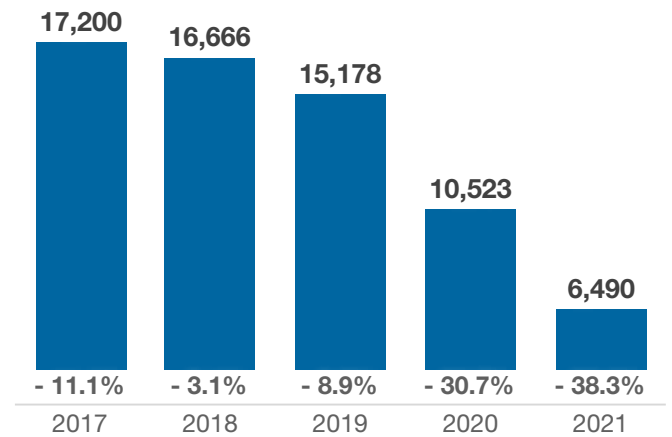
## Months Supply of Inventory



### Top 10 Areas: Change in Months Supply from 2020

Barkhamsted	+ 138.5%
Killingly	+ 100.0%
Ashford	+ 72.2%
Hadlyme	+ 66.7%
Washington	+ 50.0%
East Windsor	+ 47.1%
Middlefield	+ 46.7%
Warren	+ 46.2%
Old Lyme	+ 36.8%
East Granby	+ 35.3%

## Inventory of Homes for Sale



### Top 10 Areas: Change in Homes for Sale from 2020

Killingly	+ 75.0%
East Windsor	+ 50.0%
North Stonington	+ 45.5%
Barkhamsted	+ 44.4%
Scotland	+ 40.0%
Middlefield	+ 37.5%
Ledyard	+ 24.0%
Preston	+ 22.2%
Ashford	+ 16.7%
Hampton	+ 16.7%

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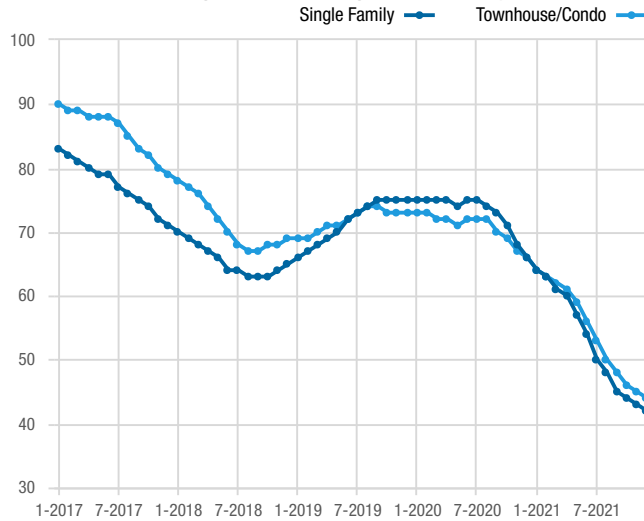
Average Days on Market  
Single Family

# 44

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 2021

Danbury	53.8%
Southbury	50.8%
Cromwell	50.5%
Stamford	48.6%
Rocky Hill	48.3%
Branford	46.5%
Derby	41.8%
Farmington	40.0%
New Haven	39.0%
Norwalk	38.1%
Bridgeport	37.3%
Middlebury	34.1%
Newington	33.4%
Brookfield	32.7%
Bethel	32.6%

# + 12.6%

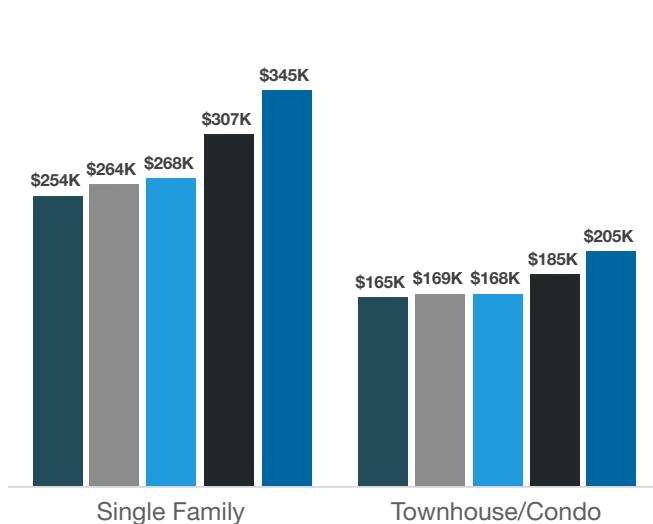
One-Year Change in Price  
Single Family

# + 10.7%

One-Year Change in Price  
Townhouse/Condo

### Median Sales Price

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



# 101.5%

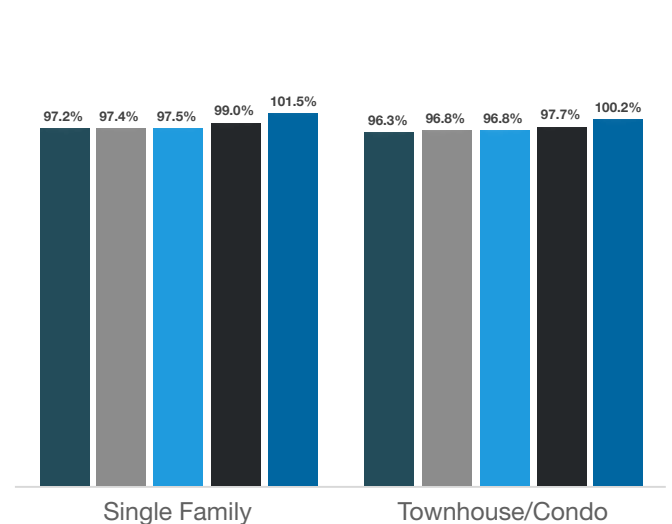
Pct. of List Price Received  
Single Family

# 100.2%

Pct. of List Price Received  
Townhouse/Condo

### Percent of List Price Received

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



# Price Range Review

**\$268,999 or Less**

**\$630,000 or More**

Price Range with Shortest Average Days on Market Until Sale

Price Range with Longest Average Days on Market Until Sale

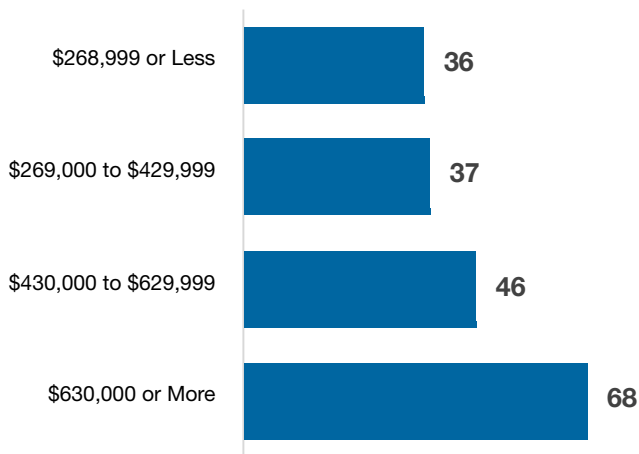
**31.8%**

**- 3.2%**

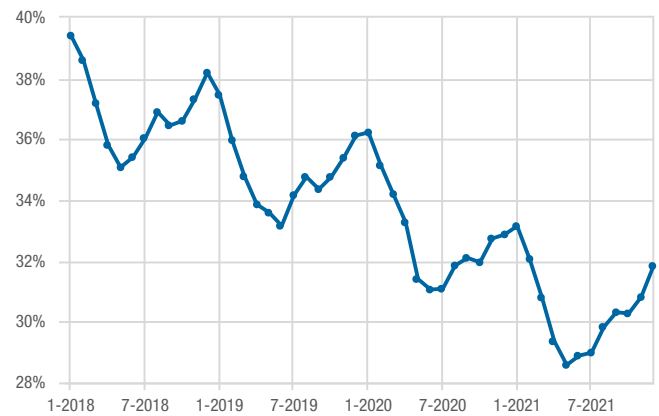
of Sales at Year End Priced \$268,999 or Less

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



**\$268,999 or Less**

**+ 23.8%**

**\$630,000 or More**

**- 14.0%**

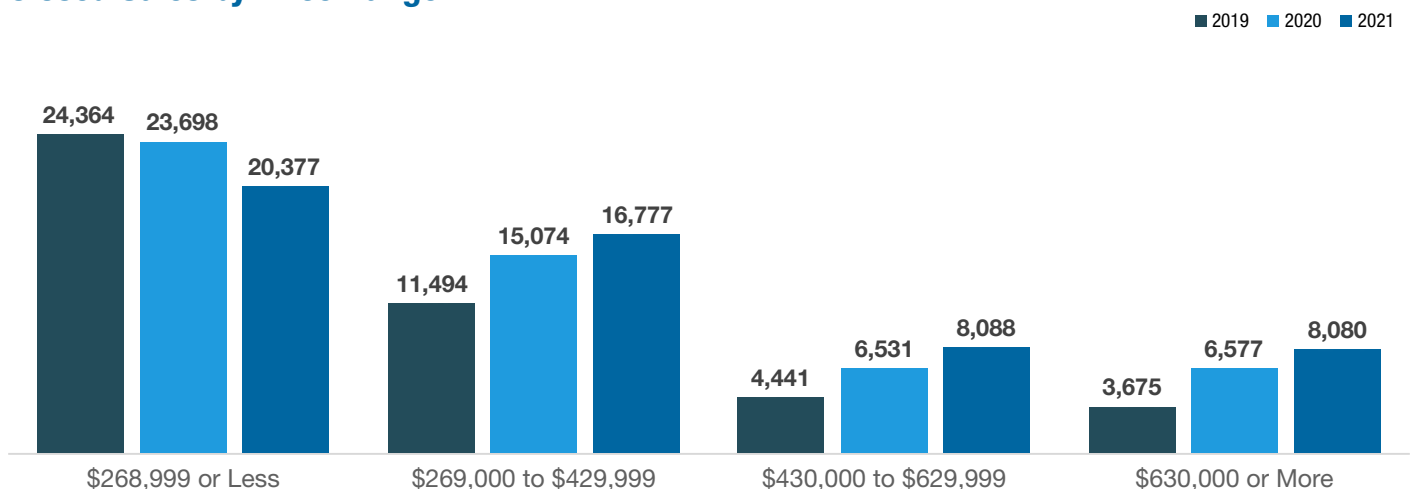
Price Range with the Most Closed Sales

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

Price Range with the Fewest Closed Sales

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

## Closed Sales by Price Range



# Bedroom Count Review

**+ 16.0%**

Growth in Closed Sales  
2 Bedrooms or Less

**- 4.3%**

Reduction in Closed Sales  
4 Bedrooms or More

## Closed Sales



### Top Areas: 4 Bedrooms or More Market Share in 2021

Weston	84.5%
New Canaan	76.7%
Darien	74.5%
Westport	73.5%
Wilton	73.2%
Easton	69.2%
Roxbury	67.3%
Greenwich	64.2%
Redding	64.1%
Woodbridge	62.5%
Ridgefield	59.4%
Bridgewater	56.7%
Bethany	54.7%
Somers	54.5%
Newtown	52.7%

**101.2%**

Percent of List Price Received  
in 2021 for  
All Properties

**100.4%**

Percent of List Price Received  
in 2021 for  
2 Bedrooms or Less

**102.0%**

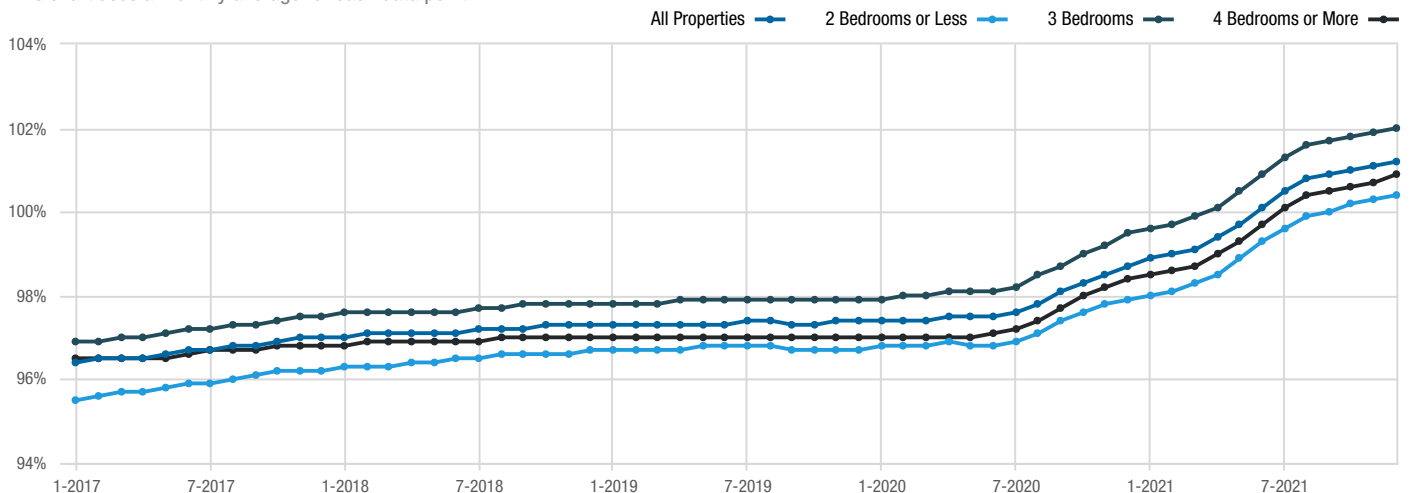
Percent of List Price Received  
in 2021 for  
3 Bedrooms

**100.9%**

Percent of List Price Received  
in 2021 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 2020	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Fairfield County	14,780	+ 2.8%	16,712	57	1,867	1.5	100.6%
Hartford County	12,656	+ 3.7%	14,058	30	1,252	1.2	102.4%
Litchfield County	3,274	- 7.1%	3,680	60	640	2.4	99.5%
Middlesex County	2,943	+ 2.8%	3,207	43	385	1.6	100.3%
New Haven County	11,762	+ 5.4%	13,132	40	1,448	1.5	101.3%
New London County	4,209	+ 3.5%	4,787	37	522	1.5	100.6%
Tolland County	2,126	+ 2.5%	2,351	32	194	1.1	102.5%
Windham County	1,572	- 2.4%	1,737	26	182	1.4	102.6%

Amston	62	- 11.4%	61	42	2	0.4	101.5%
Andover	56	+ 36.6%	60	44	7	1.4	100.2%
Ansonia	163	- 2.4%	174	41	27	2.1	102.2%
Ashford	52	- 35.8%	68	30	14	3.1	101.7%
Avon	416	+ 2.0%	434	34	30	0.9	101.2%
Barkhamsted	42	- 42.5%	53	45	13	3.1	98.5%
Beacon Falls	98	+ 1.0%	98	53	5	0.6	100.1%
Berlin	289	+ 8.2%	343	31	41	1.6	101.5%
Bethany	86	- 7.5%	93	56	11	1.5	100.5%
Bethel	347	- 6.7%	370	53	29	1.0	101.5%
Bethlehem	50	- 15.3%	58	62	15	3.5	99.9%
Bloomfield	298	- 12.6%	339	32	29	1.1	103.5%
Bolton	72	- 8.9%	78	57	2	0.3	100.2%
Bozrah	31	+ 34.8%	24	60	1	0.5	102.3%
Branford	540	+ 3.6%	626	35	71	1.6	100.7%
Bridgeport	1,252	+ 22.4%	1,561	50	223	2.1	99.9%
Bridgewater	30	- 23.1%	34	134	7	2.5	96.5%
Bristol	926	- 2.3%	1,077	33	105	1.3	101.7%
Brookfield	315	- 2.5%	352	51	33	1.3	100.9%
Brooklyn	133	- 5.7%	143	26	18	1.6	102.1%
Burlington	177	- 16.5%	201	38	27	1.7	101.1%
Canaan	17	- 26.1%	27	88	11	5.5	100.0%
Canterbury	64	- 3.0%	74	25	6	1.1	101.7%
Canton	182	- 4.7%	199	28	23	1.5	101.8%
Chaplin	24	- 25.0%	31	23	2	0.9	102.6%
Cheshire	440	+ 5.3%	486	41	52	1.4	100.9%
Chester	48	- 15.8%	53	47	10	2.5	100.0%
Clinton	269	+ 0.7%	278	41	19	0.8	99.9%
Colchester	239	- 1.2%	269	33	34	1.6	100.9%
Colebrook	22	- 33.3%	31	71	3	1.4	98.9%



## Area Overviews

Continued	Total Closed Sales	Change from 2020	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Columbia	78	- 10.3%	88	40	6	0.9	101.3%
Cornwall	31	- 8.8%	27	128	7	2.5	93.1%
Coventry	239	+ 8.6%	249	31	18	0.9	102.3%
Cromwell	305	+ 28.7%	331	34	35	1.3	100.6%
Danbury	1,108	+ 10.0%	1,193	51	144	1.6	101.3%
Darien	447	- 1.5%	418	70	22	0.6	100.2%
Deep River	82	+ 9.3%	82	64	11	1.6	99.1%
Derby	189	+ 14.5%	217	36	25	1.5	101.5%
Durham	109	- 7.6%	118	39	9	1.0	100.8%
East Granby	82	- 26.1%	98	30	16	2.3	102.6%
East Haddam	178	- 14.8%	215	49	32	2.1	99.7%
East Hampton	255	- 10.2%	318	46	64	2.8	101.5%
East Hartford	636	+ 9.5%	721	29	68	1.3	103.7%
East Haven	483	- 1.2%	500	34	51	1.3	101.2%
East Lyme	366	- 2.9%	428	41	60	1.9	100.4%
East Windsor	182	- 4.7%	225	28	39	2.5	103.6%
Eastford	22	- 29.0%	35	29	5	2.4	99.2%
Easton	146	- 15.1%	173	66	25	2.0	100.2%
Ellington	230	- 4.6%	245	29	16	0.8	102.4%
Enfield	663	- 7.5%	706	24	67	1.2	104.4%
Essex	166	- 4.6%	178	53	26	1.9	98.8%
Fairfield	1,064	- 11.2%	1,212	54	117	1.3	100.6%
Farmington	558	+ 20.0%	588	36	41	0.9	101.4%
Franklin	27	+ 8.0%	32	41	3	1.1	99.2%
Glastonbury	634	+ 8.4%	679	33	65	1.3	102.6%
Goshen	63	- 23.2%	74	89	26	5.0	96.2%
Granby	192	- 17.6%	193	37	19	1.3	102.4%
Greenwich	684	+ 16.9%	828	86	128	2.3	98.3%
Grisworld	166	- 0.6%	191	31	20	1.4	102.0%
Groton	465	+ 3.1%	500	32	40	1.0	100.2%
Guilford	426	- 0.5%	492	50	76	2.1	100.8%
Haddam	134	- 10.1%	140	53	12	1.1	100.2%
Hadlyme	7	- 36.4%	8	61	2	1.5	100.0%
Hamden	993	+ 14.0%	1,106	37	119	1.4	102.1%
Hampton	25	- 21.9%	34	34	7	2.9	102.6%
Hartford	402	+ 10.1%	538	46	91	2.7	100.4%
Hartland	27	+ 3.8%	30	45	4	1.4	101.4%
Harwinton	94	- 3.1%	113	54	22	2.6	99.1%
Hebron	160	- 15.3%	170	40	15	1.1	102.5%

## Area Overviews

Continued	Total Closed Sales	Change from 2020	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Kent	56	- 33.3%	52	111	12	2.6	98.2%
Killingly	285	+ 1.4%	317	16	28	1.2	103.4%
Killingworth	99	- 4.8%	99	60	9	1.1	99.0%
Lebanon	115	- 5.0%	127	36	13	1.4	100.7%
Ledyard	331	+ 7.8%	388	36	31	1.1	101.5%
Lisbon	71	+ 26.8%	81	36	8	1.4	102.4%
Litchfield	153	- 22.7%	182	71	40	3.1	100.0%
Lyme	45	- 4.3%	49	46	11	3.1	97.7%
Madison	403	- 5.4%	411	49	37	1.1	100.3%
Manchester	838	+ 20.6%	938	24	73	1.0	103.4%
Mansfield	173	0.0%	199	38	21	1.4	100.1%
Marion	16	- 5.9%	15	52	1	0.5	102.3%
Marlborough	118	- 18.6%	142	29	10	1.0	100.8%
Meriden	819	+ 6.1%	938	33	107	1.5	102.6%
Middlebury	211	+ 29.4%	218	63	35	2.1	101.1%
Middlefield	59	- 7.8%	72	41	11	2.2	99.4%
Middletown	718	+ 18.3%	777	30	85	1.4	101.5%
Milford	893	+ 4.6%	1,011	39	98	1.3	101.2%
Monroe	365	- 3.2%	406	43	31	1.0	101.4%
Montville	320	+ 20.3%	352	28	28	1.1	101.6%
Morris	38	- 19.1%	41	98	9	2.9	97.8%
Naugatuck	537	+ 5.3%	563	38	52	1.2	101.8%
New Britain	608	+ 12.2%	685	32	73	1.4	103.0%
New Canaan	532	+ 15.9%	568	81	101	2.3	99.5%
New Fairfield	257	- 22.4%	292	57	35	1.7	100.4%
New Hartford	104	- 11.1%	119	44	18	2.0	98.9%
New Haven	643	+ 15.6%	811	49	98	1.8	100.1%
New London	258	+ 16.7%	306	36	48	2.2	99.3%
New Milford	553	+ 11.0%	585	57	84	1.9	100.7%
Newington	563	+ 12.2%	611	25	42	0.9	101.9%
Newtown	564	- 6.0%	610	57	72	1.5	101.4%
Norfolk	29	- 19.4%	33	69	9	3.7	97.2%
North Branford	183	+ 1.7%	198	36	21	1.4	101.3%
North Canaan	43	+ 22.9%	51	138	19	4.6	94.9%
North Haven	372	+ 13.4%	419	38	51	1.6	100.9%
North Stonington	78	+ 20.0%	103	32	16	2.4	99.9%
Northford	66	- 13.2%	68	57	6	1.0	100.1%
Norwalk	1,392	+ 11.3%	1,595	55	149	1.3	100.7%
Norwich	564	+ 4.4%	653	34	75	1.6	100.7%

## Area Overviews

Continued	Total Closed Sales	Change from 2020	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Old Lyme	168	- 16.4%	210	41	36	2.6	99.3%
Old Saybrook	246	+ 7.4%	256	55	35	1.7	99.0%
Orange	201	+ 12.3%	239	41	28	1.6	100.6%
Oxford	192	- 10.7%	214	47	25	1.6	99.7%
Plainfield	272	+ 29.5%	256	34	23	1.1	102.7%
Plainville	281	+ 4.9%	309	30	33	1.4	101.6%
Plymouth	188	+ 10.6%	197	33	22	1.4	101.0%
Pomfret	57	- 14.9%	63	36	4	0.8	100.8%
Portland	151	+ 11.0%	167	35	18	1.4	100.6%
Preston	69	- 12.7%	91	37	11	1.8	101.5%
Prospect	128	- 17.4%	140	56	28	2.8	101.3%
Putnam	138	- 7.4%	153	17	14	1.2	103.0%
Redding	209	- 0.9%	232	59	28	1.6	101.0%
Ridgefield	566	- 13.2%	588	59	56	1.2	100.7%
Rocky Hill	315	+ 21.2%	330	27	21	0.8	101.2%
Roxbury	55	- 22.5%	68	135	19	4.2	97.4%
Salem	70	- 20.5%	89	31	9	1.5	100.8%
Salisbury	89	- 20.5%	89	103	21	3.0	96.0%
Scotland	27	+ 35.0%	31	35	7	2.9	102.0%
Seymour	286	+ 16.3%	285	37	26	1.1	101.5%
Sharon	63	- 23.2%	57	110	11	2.3	96.1%
Shelton	727	+ 10.3%	778	44	62	1.0	101.0%
Sherman	78	- 14.3%	105	83	23	3.3	98.8%
Simsbury	508	+ 4.5%	578	31	41	0.9	102.8%
Somers	145	- 3.3%	163	37	15	1.2	101.1%
South Windsor	492	- 3.1%	533	20	32	0.8	104.1%
Southbury	488	- 17.4%	524	39	47	1.2	102.1%
Southington	758	+ 2.4%	802	31	51	0.8	101.1%
Sprague	35	+ 6.1%	47	56	6	1.8	100.3%
Stafford	206	+ 27.2%	219	41	23	1.3	103.5%
Stamford	1,936	+ 20.5%	2,175	65	222	1.4	99.7%
Sterling	51	- 1.9%	56	25	4	1.0	105.1%
Stonington	316	+ 4.6%	329	56	27	1.1	99.6%
Stratford	950	- 3.7%	1,040	44	103	1.3	101.5%
Suffield	250	+ 3.3%	276	41	29	1.3	101.2%
Thomaston	114	- 5.0%	135	50	23	2.4	101.5%
Thompson	119	- 11.9%	145	25	14	1.4	103.4%
Tolland	269	+ 1.9%	317	26	27	1.2	103.4%

## Area Overviews

Continued	Total Closed Sales	Change from 2020	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Torrington	607	+ 0.5%	666	38	85	1.7	100.7%
Trumbull	578	- 5.1%	667	42	87	1.8	101.6%
Union	13	+ 30.0%	13	14	0	0.0	105.0%
Vernon	423	+ 10.2%	481	21	41	1.1	103.9%
Voluntown	39	- 13.3%	40	21	5	1.4	100.6%
Wallingford	560	- 2.9%	606	32	45	1.0	101.0%
Warren	24	- 48.9%	30	121	10	3.8	96.4%
Washington	69	- 39.5%	102	104	33	6.0	96.3%
Waterbury	1,318	+ 17.1%	1,525	35	189	1.7	101.9%
Waterford	436	+ 6.1%	478	34	40	1.1	101.2%
Watertown	317	- 7.3%	364	44	36	1.3	100.2%
West Hartford	1,082	+ 0.3%	1,194	29	80	0.9	102.3%
West Haven	701	+ 17.6%	754	39	57	1.0	101.7%
Westbrook	124	- 19.0%	123	54	9	0.9	98.9%
Weston	245	- 17.5%	289	57	32	1.6	102.5%
Westport	607	- 11.6%	805	57	110	2.2	101.0%
Wethersfield	500	+ 4.6%	543	25	40	1.0	101.8%
Willimantic	82	- 18.8%	96	31	10	1.4	102.4%
Willington	62	- 16.2%	69	31	3	0.6	101.9%
Wilton	411	- 4.2%	455	63	35	1.0	101.7%
Winchester	182	- 10.3%	220	46	40	2.5	99.2%
Windham	165	- 8.8%	180	29	18	1.3	102.9%
Windsor	479	+ 6.9%	526	28	45	1.1	103.7%
Windsor Locks	200	+ 14.9%	220	20	17	1.0	103.4%
Winsted	89	- 12.7%	104	44	16	2.0	98.9%
Wolcott	289	+ 2.5%	337	47	42	1.7	100.3%
Woodbridge	120	- 20.0%	147	55	25	2.4	100.8%
Woodbury	241	+ 18.7%	272	61	45	2.3	99.1%

# Annual Report on the Connecticut Housing Market

## Area Historical Median Prices



	2017	2018	2019	2020	2021	Change from 2020	Change from 2017
Fairfield County	\$389,000	\$390,000	\$390,000	\$467,500	\$510,000	+ 9.1%	+ 31.1%
Hartford County	\$206,000	\$215,000	\$219,000	\$240,000	\$265,000	+ 10.4%	+ 28.6%
Litchfield County	\$212,500	\$219,000	\$220,000	\$273,750	\$290,000	+ 5.9%	+ 36.5%
Middlesex County	\$250,000	\$254,000	\$262,000	\$288,000	\$325,000	+ 12.8%	+ 30.0%
New Haven County	\$200,000	\$215,000	\$218,000	\$245,000	\$275,000	+ 12.2%	+ 37.5%
New London County	\$215,000	\$220,000	\$230,000	\$258,000	\$285,000	+ 10.5%	+ 32.6%
Tolland County	\$210,000	\$220,000	\$225,000	\$250,000	\$284,000	+ 13.6%	+ 35.2%
Windham County	\$180,000	\$194,000	\$200,000	\$230,000	\$269,000	+ 17.0%	+ 49.4%
Amston	\$240,000	\$241,000	\$246,900	\$300,000	\$320,000	+ 6.7%	+ 33.3%
Andover	\$242,000	\$255,000	\$260,000	\$279,900	\$296,250	+ 5.8%	+ 22.4%
Ansonia	\$174,500	\$195,000	\$199,900	\$225,000	\$255,000	+ 13.3%	+ 46.1%
Ashford	\$195,000	\$192,500	\$182,750	\$224,900	\$256,500	+ 14.1%	+ 31.5%
Avon	\$343,500	\$369,000	\$334,000	\$345,000	\$410,000	+ 18.8%	+ 19.4%
Barkhamsted	\$257,000	\$255,000	\$255,000	\$280,000	\$318,795	+ 13.9%	+ 24.0%
Beacon Falls	\$253,400	\$221,000	\$255,000	\$292,000	\$298,580	+ 2.3%	+ 17.8%
Berlin	\$250,250	\$255,000	\$250,000	\$280,000	\$305,000	+ 8.9%	+ 21.9%
Bethany	\$315,000	\$335,500	\$319,250	\$359,000	\$406,500	+ 13.2%	+ 29.0%
Bethel	\$310,000	\$317,000	\$340,000	\$366,250	\$427,950	+ 16.8%	+ 38.0%
Bethlehem	\$255,000	\$285,500	\$335,000	\$335,000	\$410,000	+ 22.4%	+ 60.8%
Bloomfield	\$200,000	\$195,000	\$205,500	\$224,000	\$249,450	+ 11.4%	+ 24.7%
Bolton	\$265,000	\$249,900	\$267,500	\$265,000	\$315,000	+ 18.9%	+ 18.9%
Bozrah	\$171,000	\$170,000	\$240,000	\$241,000	\$270,000	+ 12.0%	+ 57.9%
Branford	\$235,000	\$248,000	\$250,000	\$272,500	\$307,500	+ 12.8%	+ 30.9%
Bridgeport	\$138,592	\$160,000	\$170,000	\$208,500	\$240,000	+ 15.1%	+ 73.2%
Bridgewater	\$429,500	\$535,000	\$421,000	\$585,000	\$659,500	+ 12.7%	+ 53.6%
Bristol	\$160,000	\$168,000	\$172,000	\$204,950	\$225,000	+ 9.8%	+ 40.6%
Brookfield	\$330,000	\$345,000	\$350,000	\$380,000	\$415,000	+ 9.2%	+ 25.8%
Brooklyn	\$215,000	\$217,000	\$234,950	\$269,900	\$310,000	+ 14.9%	+ 44.2%
Burlington	\$349,900	\$341,833	\$310,000	\$352,500	\$380,500	+ 7.9%	+ 8.7%
Canaan	\$176,500	\$217,500	\$218,500	\$257,500	\$410,000	+ 59.2%	+ 132.3%
Canterbury	\$196,000	\$219,000	\$219,000	\$247,000	\$307,000	+ 24.3%	+ 56.6%
Canton	\$295,000	\$287,500	\$284,250	\$330,000	\$331,750	+ 0.5%	+ 12.5%
Chaplin	\$166,445	\$177,500	\$179,900	\$209,000	\$249,950	+ 19.6%	+ 50.2%
Cheshire	\$289,900	\$300,000	\$310,000	\$339,950	\$385,000	+ 13.3%	+ 32.8%
Chester	\$302,500	\$313,500	\$325,000	\$350,000	\$426,750	+ 21.9%	+ 41.1%
Clinton	\$245,000	\$275,000	\$272,500	\$306,000	\$358,000	+ 17.0%	+ 46.1%
Colchester	\$245,000	\$265,000	\$259,000	\$279,000	\$308,500	+ 10.6%	+ 25.9%
Colebrook	\$211,000	\$286,000	\$235,000	\$329,000	\$315,000	- 4.3%	+ 49.3%

# Annual Report on the Connecticut Housing Market

## Area Historical Median Prices



Continued	2017	2018	2019	2020	2021	Change from 2020	Change from 2017
Columbia	\$239,900	\$234,975	\$258,000	\$274,000	\$307,500	+ 12.2%	+ 28.2%
Cornwall	\$230,000	\$322,500	\$375,000	\$547,500	\$515,000	- 5.9%	+ 123.9%
Coventry	\$190,000	\$225,500	\$218,750	\$240,500	\$272,500	+ 13.3%	+ 43.4%
Cromwell	\$180,000	\$191,500	\$199,900	\$217,000	\$227,000	+ 4.6%	+ 26.1%
Danbury	\$275,000	\$281,000	\$285,000	\$319,900	\$360,000	+ 12.5%	+ 30.9%
Darien	\$1,425,000	\$1,350,000	\$1,237,500	\$1,414,750	\$1,616,000	+ 14.2%	+ 13.4%
Deep River	\$205,000	\$233,000	\$275,000	\$240,000	\$303,375	+ 26.4%	+ 48.0%
Derby	\$150,000	\$165,000	\$179,750	\$208,000	\$232,000	+ 11.5%	+ 54.7%
Durham	\$339,000	\$300,000	\$290,000	\$322,750	\$399,000	+ 23.6%	+ 17.7%
East Granby	\$262,000	\$249,900	\$250,000	\$269,500	\$311,000	+ 15.4%	+ 18.7%
East Haddam	\$236,450	\$227,250	\$254,900	\$275,000	\$302,000	+ 9.8%	+ 27.7%
East Hampton	\$245,000	\$255,000	\$260,000	\$270,225	\$302,000	+ 11.8%	+ 23.3%
East Hartford	\$144,900	\$155,000	\$162,900	\$185,000	\$210,000	+ 13.5%	+ 44.9%
East Haven	\$170,300	\$191,775	\$192,450	\$225,000	\$250,000	+ 11.1%	+ 46.8%
East Lyme	\$289,000	\$290,000	\$297,000	\$325,000	\$359,450	+ 10.6%	+ 24.4%
East Windsor	\$175,100	\$181,250	\$196,250	\$236,000	\$249,950	+ 5.9%	+ 42.7%
Eastford	\$217,000	\$207,500	\$225,000	\$248,000	\$295,000	+ 19.0%	+ 35.9%
Easton	\$599,500	\$595,000	\$562,500	\$586,250	\$722,500	+ 23.2%	+ 20.5%
Ellington	\$256,500	\$248,000	\$265,000	\$271,000	\$320,000	+ 18.1%	+ 24.8%
Enfield	\$175,000	\$180,000	\$185,000	\$207,000	\$233,000	+ 12.6%	+ 33.1%
Essex	\$320,000	\$342,500	\$385,000	\$410,000	\$475,000	+ 15.9%	+ 48.4%
Fairfield	\$569,500	\$599,500	\$547,125	\$650,000	\$687,500	+ 5.8%	+ 20.7%
Farmington	\$285,000	\$302,500	\$285,500	\$318,500	\$327,950	+ 3.0%	+ 15.1%
Franklin	\$222,000	\$288,000	\$241,650	\$239,000	\$289,999	+ 21.3%	+ 30.6%
Glastonbury	\$305,000	\$334,250	\$326,000	\$362,000	\$369,544	+ 2.1%	+ 21.2%
Goshen	\$320,000	\$330,000	\$320,000	\$447,500	\$479,900	+ 7.2%	+ 50.0%
Granby	\$259,900	\$291,500	\$295,000	\$307,000	\$365,750	+ 19.1%	+ 40.7%
Greenwich	\$1,305,000	\$1,350,000	\$1,362,500	\$1,500,000	\$1,750,000	+ 16.7%	+ 34.1%
Grisworld	\$166,500	\$185,500	\$204,450	\$224,900	\$265,500	+ 18.1%	+ 59.5%
Groton	\$215,000	\$217,000	\$237,750	\$271,500	\$287,500	+ 5.9%	+ 33.7%
Guilford	\$361,250	\$371,250	\$360,000	\$403,000	\$446,250	+ 10.7%	+ 23.5%
Haddam	\$285,000	\$282,500	\$285,000	\$330,000	\$376,000	+ 13.9%	+ 31.9%
Hadlyme	\$276,000	\$485,000	\$832,500	\$595,000	\$383,304	- 35.6%	+ 38.9%
Hamden	\$180,000	\$190,000	\$199,900	\$226,000	\$255,000	+ 12.8%	+ 41.7%
Hampton	\$209,500	\$205,000	\$210,000	\$269,450	\$292,000	+ 8.4%	+ 39.4%
Hartford	\$115,000	\$133,000	\$139,000	\$160,000	\$188,500	+ 17.8%	+ 63.9%
Hartland	\$276,500	\$255,500	\$215,000	\$253,000	\$315,000	+ 24.5%	+ 13.9%
Harwinton	\$251,200	\$239,900	\$258,750	\$275,000	\$327,500	+ 19.1%	+ 30.4%
Hebron	\$257,500	\$257,250	\$270,000	\$295,000	\$346,250	+ 17.4%	+ 34.5%

# Annual Report on the Connecticut Housing Market

## Area Historical Median Prices



Continued	2017	2018	2019	2020	2021	Change from 2020	Change from 2017
Kent	\$397,500	\$359,000	\$367,250	\$372,750	\$465,000	+ 24.7%	+ 17.0%
Killingly	\$178,500	\$197,450	\$198,950	\$224,900	\$260,000	+ 15.6%	+ 45.7%
Killingworth	\$329,800	\$385,000	\$376,250	\$393,000	\$495,000	+ 26.0%	+ 50.1%
Lebanon	\$207,500	\$230,200	\$230,000	\$255,000	\$285,000	+ 11.8%	+ 37.3%
Ledyard	\$220,000	\$225,000	\$226,500	\$254,500	\$280,000	+ 10.0%	+ 27.3%
Lisbon	\$199,450	\$219,500	\$249,000	\$261,450	\$263,600	+ 0.8%	+ 32.2%
Litchfield	\$283,000	\$289,950	\$270,100	\$355,000	\$396,950	+ 11.8%	+ 40.3%
Lyme	\$390,000	\$445,000	\$530,000	\$589,000	\$678,000	+ 15.1%	+ 73.8%
Madison	\$395,000	\$403,000	\$380,000	\$446,500	\$520,000	+ 16.5%	+ 31.6%
Manchester	\$168,000	\$174,000	\$180,000	\$192,000	\$225,551	+ 17.5%	+ 34.3%
Mansfield	\$215,000	\$229,000	\$225,000	\$235,000	\$285,000	+ 21.3%	+ 32.6%
Marion	\$236,638	\$234,325	\$226,500	\$329,000	\$256,500	- 22.0%	+ 8.4%
Marlborough	\$248,000	\$269,950	\$258,250	\$286,000	\$335,000	+ 17.1%	+ 35.1%
Meriden	\$146,250	\$155,000	\$165,900	\$175,000	\$220,000	+ 25.7%	+ 50.4%
Middlebury	\$312,400	\$356,200	\$349,574	\$379,900	\$425,000	+ 11.9%	+ 36.0%
Middlefield	\$259,500	\$232,590	\$240,000	\$280,000	\$280,000	0.0%	+ 7.9%
Middletown	\$179,900	\$177,000	\$195,000	\$219,900	\$241,500	+ 9.8%	+ 34.2%
Milford	\$269,900	\$285,000	\$283,500	\$320,000	\$371,000	+ 15.9%	+ 37.5%
Monroe	\$345,000	\$340,000	\$340,000	\$395,500	\$437,500	+ 10.6%	+ 26.8%
Montville	\$180,000	\$192,350	\$213,000	\$224,250	\$260,000	+ 15.9%	+ 44.4%
Morris	\$361,000	\$334,450	\$285,000	\$379,900	\$448,750	+ 18.1%	+ 24.3%
Naugatuck	\$156,000	\$174,450	\$172,000	\$204,500	\$245,000	+ 19.8%	+ 57.1%
New Britain	\$134,000	\$145,450	\$152,500	\$166,500	\$190,000	+ 14.1%	+ 41.8%
New Canaan	\$1,340,000	\$1,200,000	\$1,150,250	\$1,292,500	\$1,590,000	+ 23.0%	+ 18.7%
New Fairfield	\$325,000	\$330,000	\$339,000	\$399,000	\$480,000	+ 20.3%	+ 47.7%
New Hartford	\$263,500	\$237,500	\$231,500	\$290,000	\$325,000	+ 12.1%	+ 23.3%
New Haven	\$159,900	\$167,000	\$182,500	\$200,000	\$235,000	+ 17.5%	+ 47.0%
New London	\$138,250	\$145,500	\$154,000	\$180,000	\$205,000	+ 13.9%	+ 48.3%
New Milford	\$250,000	\$275,000	\$269,900	\$315,000	\$347,000	+ 10.2%	+ 38.8%
Newington	\$201,950	\$199,950	\$209,900	\$225,500	\$246,000	+ 9.1%	+ 21.8%
Newtown	\$376,942	\$380,000	\$375,000	\$424,500	\$495,000	+ 16.6%	+ 31.3%
Norfolk	\$365,000	\$325,000	\$232,250	\$377,500	\$325,000	- 13.9%	- 11.0%
North Branford	\$238,500	\$271,000	\$264,000	\$290,000	\$330,000	+ 13.8%	+ 38.4%
North Canaan	\$155,500	\$170,250	\$146,950	\$175,000	\$260,000	+ 48.6%	+ 67.2%
North Haven	\$288,250	\$271,750	\$281,000	\$300,000	\$345,000	+ 15.0%	+ 19.7%
North Stonington	\$260,000	\$266,675	\$280,000	\$320,000	\$382,500	+ 19.5%	+ 47.1%
Northford	\$260,000	\$280,000	\$282,000	\$328,750	\$347,500	+ 5.7%	+ 33.7%
Norwalk	\$390,000	\$415,000	\$405,000	\$452,250	\$475,000	+ 5.0%	+ 21.8%
Norwich	\$125,500	\$139,900	\$145,000	\$165,000	\$188,000	+ 13.9%	+ 49.8%

# Annual Report on the Connecticut Housing Market

## Area Historical Median Prices



Continued	2017	2018	2019	2020	2021	Change from 2020	Change from 2017
Old Lyme	\$360,000	\$350,000	\$350,000	\$385,000	\$479,000	+ 24.4%	+ 33.1%
Old Saybrook	\$375,000	\$340,000	\$377,000	\$425,000	\$475,000	+ 11.8%	+ 26.7%
Orange	\$345,000	\$360,000	\$380,000	\$380,000	\$445,000	+ 17.1%	+ 29.0%
Oxford	\$329,000	\$363,000	\$350,000	\$395,000	\$450,000	+ 13.9%	+ 36.8%
Plainfield	\$156,000	\$172,500	\$187,500	\$210,000	\$257,500	+ 22.6%	+ 65.1%
Plainville	\$163,250	\$187,000	\$186,000	\$200,000	\$220,000	+ 10.0%	+ 34.8%
Plymouth	\$155,000	\$164,400	\$172,250	\$207,450	\$225,500	+ 8.7%	+ 45.5%
Pomfret	\$260,000	\$272,500	\$272,500	\$320,000	\$395,000	+ 23.4%	+ 51.9%
Portland	\$236,000	\$233,000	\$240,000	\$265,000	\$285,000	+ 7.5%	+ 20.8%
Preston	\$225,000	\$225,000	\$247,000	\$290,000	\$290,000	0.0%	+ 28.9%
Prospect	\$297,400	\$281,500	\$298,000	\$300,000	\$340,000	+ 13.3%	+ 14.3%
Putnam	\$158,950	\$179,950	\$182,250	\$220,000	\$250,000	+ 13.6%	+ 57.3%
Redding	\$490,000	\$540,625	\$520,500	\$562,000	\$665,000	+ 18.3%	+ 35.7%
Ridgefield	\$610,000	\$610,000	\$601,250	\$639,350	\$741,250	+ 15.9%	+ 21.5%
Rocky Hill	\$196,500	\$212,000	\$215,000	\$236,500	\$256,000	+ 8.2%	+ 30.3%
Roxbury	\$600,000	\$500,000	\$592,500	\$730,000	\$1,047,500	+ 43.5%	+ 74.6%
Salem	\$235,000	\$258,500	\$260,000	\$292,700	\$335,000	+ 14.5%	+ 42.6%
Salisbury	\$475,000	\$470,000	\$500,000	\$646,000	\$700,000	+ 8.4%	+ 47.4%
Scotland	\$170,000	\$196,000	\$185,000	\$233,500	\$270,000	+ 15.6%	+ 58.8%
Seymour	\$201,500	\$227,500	\$220,000	\$261,750	\$280,000	+ 7.0%	+ 39.0%
Sharon	\$355,000	\$360,250	\$410,000	\$475,000	\$426,400	- 10.2%	+ 20.1%
Shelton	\$320,000	\$320,000	\$329,950	\$365,000	\$400,000	+ 9.6%	+ 25.0%
Sherman	\$433,500	\$415,000	\$417,500	\$499,500	\$570,000	+ 14.1%	+ 31.5%
Simsbury	\$300,000	\$315,000	\$315,000	\$324,900	\$355,000	+ 9.3%	+ 18.3%
Somers	\$260,000	\$295,900	\$285,000	\$307,450	\$370,000	+ 20.3%	+ 42.3%
South Windsor	\$241,500	\$232,550	\$250,000	\$274,950	\$290,000	+ 5.5%	+ 20.1%
Southbury	\$220,000	\$227,950	\$225,000	\$257,500	\$305,500	+ 18.6%	+ 38.9%
Southington	\$264,800	\$259,900	\$257,000	\$284,675	\$315,000	+ 10.7%	+ 19.0%
Sprague	\$219,900	\$179,900	\$187,000	\$263,000	\$245,100	- 6.8%	+ 11.5%
Stafford	\$150,000	\$176,000	\$170,000	\$209,450	\$231,750	+ 10.6%	+ 54.5%
Stamford	\$435,000	\$451,000	\$468,375	\$510,000	\$525,000	+ 2.9%	+ 20.7%
Sterling	\$191,250	\$219,900	\$212,000	\$242,500	\$254,250	+ 4.8%	+ 32.9%
Stonington	\$340,000	\$343,839	\$355,000	\$355,500	\$434,500	+ 22.2%	+ 27.8%
Stratford	\$228,000	\$240,000	\$240,000	\$280,000	\$330,000	+ 17.9%	+ 44.7%
Suffield	\$270,000	\$252,000	\$265,000	\$315,500	\$363,000	+ 15.1%	+ 34.4%
Thomaston	\$182,000	\$172,000	\$206,000	\$215,000	\$229,200	+ 6.6%	+ 25.9%
Thompson	\$190,000	\$217,800	\$234,900	\$272,000	\$305,000	+ 12.1%	+ 60.5%
Tolland	\$247,500	\$240,000	\$245,000	\$282,500	\$300,000	+ 6.2%	+ 21.2%



# Annual Report on the Connecticut Housing Market

## Area Historical Median Prices



Continued	2017	2018	2019	2020	2021	Change from 2020	Change from 2017
Torrington	\$125,000	\$129,000	\$138,000	\$159,900	\$180,000	+ 12.6%	+ 44.0%
Trumbull	\$377,500	\$377,500	\$378,000	\$422,500	\$485,000	+ 14.8%	+ 28.5%
Union	\$208,500	\$236,900	\$224,900	\$320,000	\$275,000	- 14.1%	+ 31.9%
Vernon	\$173,500	\$179,900	\$185,000	\$200,000	\$235,000	+ 17.5%	+ 35.4%
Voluntown	\$140,000	\$233,950	\$251,000	\$262,000	\$299,900	+ 14.5%	+ 114.2%
Wallingford	\$228,000	\$240,000	\$239,000	\$255,000	\$279,900	+ 9.8%	+ 22.8%
Warren	\$345,000	\$320,000	\$500,000	\$607,500	\$442,500	- 27.2%	+ 28.3%
Washington	\$390,000	\$388,000	\$528,500	\$845,000	\$718,000	- 15.0%	+ 84.1%
Waterbury	\$90,500	\$105,000	\$122,450	\$145,000	\$182,500	+ 25.9%	+ 101.7%
Waterford	\$226,000	\$228,000	\$231,750	\$266,000	\$299,725	+ 12.7%	+ 32.6%
Watertown	\$212,500	\$214,450	\$210,000	\$245,000	\$267,000	+ 9.0%	+ 25.6%
West Hartford	\$293,000	\$300,000	\$289,900	\$310,000	\$345,514	+ 11.5%	+ 17.9%
West Haven	\$160,000	\$170,000	\$185,000	\$215,000	\$260,000	+ 20.9%	+ 62.5%
Westbrook	\$322,500	\$335,500	\$375,000	\$390,000	\$440,000	+ 12.8%	+ 36.4%
Weston	\$771,000	\$701,605	\$685,000	\$819,000	\$1,110,000	+ 35.5%	+ 44.0%
Westport	\$1,237,500	\$1,199,999	\$1,060,000	\$1,299,000	\$1,489,000	+ 14.6%	+ 20.3%
Wethersfield	\$229,450	\$225,000	\$232,000	\$250,000	\$280,000	+ 12.0%	+ 22.0%
Willimantic	\$122,500	\$133,700	\$134,313	\$152,900	\$184,950	+ 21.0%	+ 51.0%
Willington	\$195,500	\$205,000	\$218,000	\$235,000	\$269,450	+ 14.7%	+ 37.8%
Wilton	\$675,000	\$740,000	\$650,000	\$782,500	\$875,000	+ 11.8%	+ 29.6%
Winchester	\$148,250	\$137,450	\$145,250	\$178,000	\$220,000	+ 23.6%	+ 48.4%
Windham	\$140,000	\$143,000	\$147,500	\$165,000	\$190,700	+ 15.6%	+ 36.2%
Windsor	\$202,000	\$218,000	\$215,000	\$236,750	\$270,000	+ 14.0%	+ 33.7%
Windsor Locks	\$172,000	\$175,000	\$185,000	\$189,900	\$228,500	+ 20.3%	+ 32.8%
Winsted	\$122,750	\$133,900	\$141,375	\$164,950	\$197,450	+ 19.7%	+ 60.9%
Wolcott	\$204,900	\$218,000	\$225,000	\$250,000	\$290,000	+ 16.0%	+ 41.5%
Woodbridge	\$386,278	\$397,500	\$408,130	\$418,000	\$500,000	+ 19.6%	+ 29.4%
Woodbury	\$290,250	\$262,500	\$284,000	\$334,000	\$399,000	+ 19.5%	+ 37.5%