

# 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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# 2019

## 2019 Annual Report on the Connecticut Housing Market

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



**The 2019 housing market** was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, most markets are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

**Sales:** Pending sales increased 3.1 percent, finishing 2019 at 44,649. Closed sales were up 0.2 percent to end the year at 43,999.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 2.0 percent to \$249,900 for the year. Single Family home prices were up 1.5 percent compared to last year, and Townhouse-Condo home prices were down 0.3 percent.

**Listings:** Comparing 2019 to the prior year, the number of homes available for sale was lower by 14.0 percent. There were 14,336 active listings at the end of 2019. New listings decreased by 1.6 percent to finish the year at 64,617.

**Bedroom Count:** Increases in sales prices occurred across homes of all sizes over the last year. In 2019, properties with 2 bedrooms or fewer saw the largest growth at 1.2 percent. The highest percent of list price received at sale went to properties with 3 bedrooms at 97.9 percent.

**Sales by Price Range:** The number of homes sold in the \$430,000 to \$629,999 price range rose 4.7 percent to 4,453 homes. Homes sold in the \$630,000 or more price range were down 4.9 percent to 3,676 homes.

**List Price Received:** Sellers received, on average, 97.4 percent of their list price at sale, a year-over-year improvement of 0.1 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

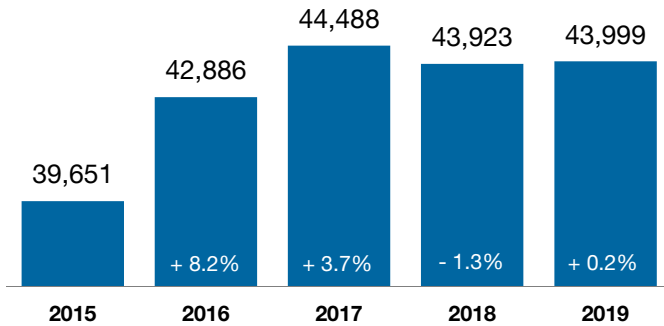
As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

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# Quick Facts

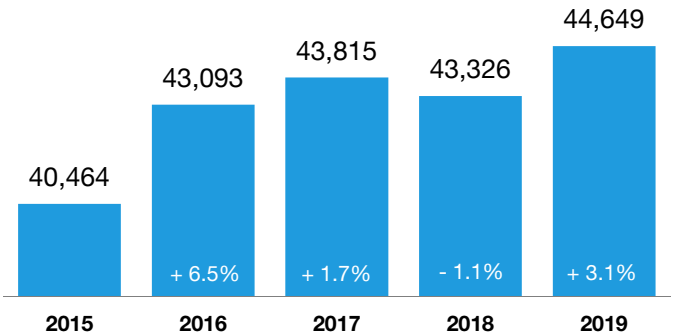
## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2018

Scotland	+ 109.1%
Hadlyme	+ 100.0%
Sprague	+ 95.2%
Harwinton	+ 57.9%
Franklin	+ 50.0%
Willington	+ 47.5%
Marlborough	+ 39.5%
Bethany	+ 37.9%
Canaan	+ 37.5%
Eastford	+ 33.3%

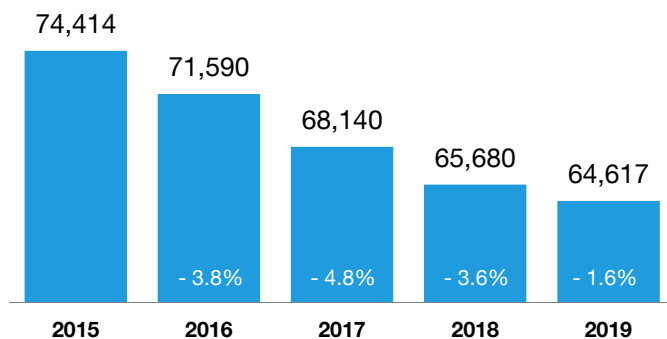
## Pending Sales



### Top 5 Areas: Change in Pending Sales from 2018

Sprague	+ 104.8%
Scotland	+ 100.0%
Hadlyme	+ 66.7%
Willington	+ 56.4%
Franklin	+ 56.3%
Hartland	+ 55.6%
Harwinton	+ 53.4%
Canaan	+ 46.7%
Goshen	+ 46.7%
Chester	+ 41.7%

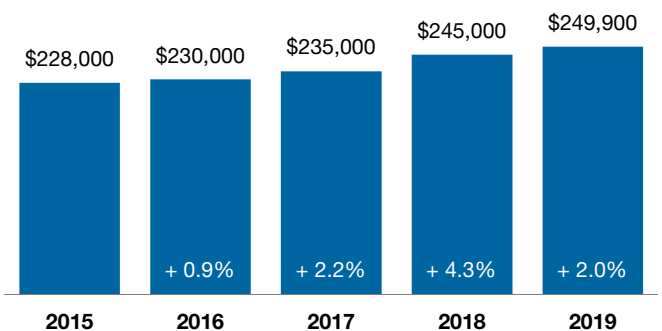
## New Listings



### Top 5 Areas: Change in New Listings from 2018

Marlborough	+ 47.5%
Willington	+ 47.0%
Harwinton	+ 37.2%
Sprague	+ 35.7%
Pomfret	+ 32.9%
Chester	+ 31.6%
Kent	+ 27.0%
Amston	+ 25.6%
Beacon Falls	+ 25.3%
East Granby	+ 23.1%

## Median Sales Price

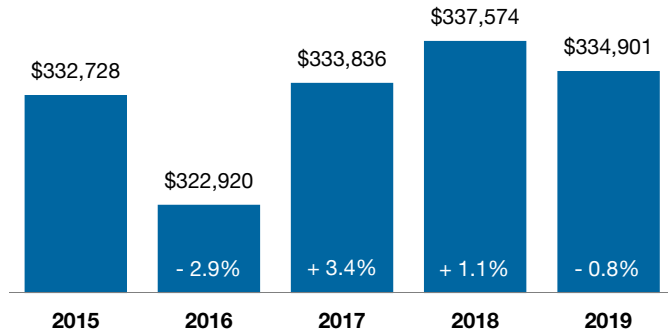


### Top 5 Areas: Change in Median Sales Price from 2018

Hadlyme	+ 71.6%
Warren	+ 56.3%
Bozrah	+ 41.2%
Washington	+ 36.2%
Thomaston	+ 19.8%
Lyme	+ 19.1%
Roxbury	+ 18.5%
Deep River	+ 18.0%
Bethlehem	+ 17.3%
Beacon Falls	+ 17.2%

# Quick Facts

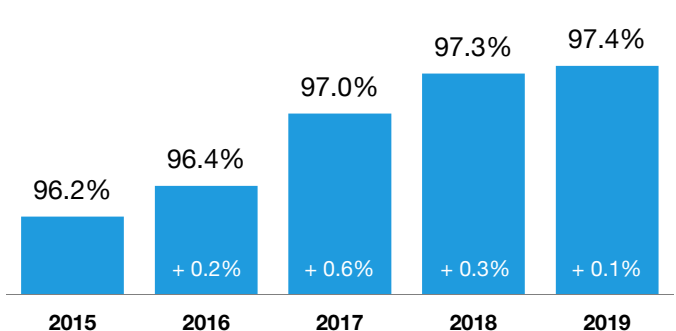
## Average Sales Price



### Top 5 Areas: Change in Avg. Sales Price from 2018

Hadlyme	+ 109.6%
Cornwall	+ 57.7%
Washington	+ 50.7%
Bozrah	+ 29.6%
Canaan	+ 26.9%
Bethlehem	+ 18.0%
Westbrook	+ 17.9%
Grisworld	+ 14.8%
Thomaston	+ 14.6%
North Canaan	+ 14.3%

## Percent of List Price Received

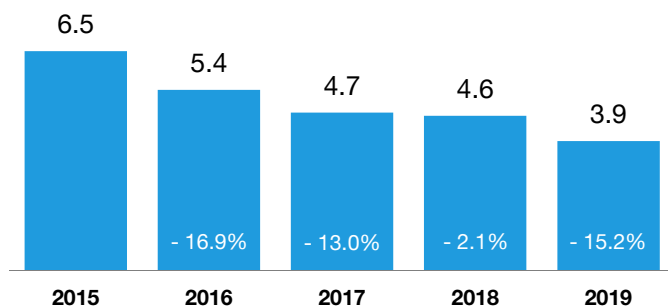


### Top 5 Areas: Change in Pct. of List Price Received from 2018

Bozrah	+ 3.8%
Eastford	+ 3.5%
Pomfret	+ 3.1%
Barkhamsted	+ 2.4%
Sprague	+ 2.2%
Colebrook	+ 2.1%
Winsted	+ 2.0%
Hampton	+ 2.0%
Bethlehem	+ 1.8%
Granby	+ 1.6%

## Months Supply of Inventory

At the end of the year.

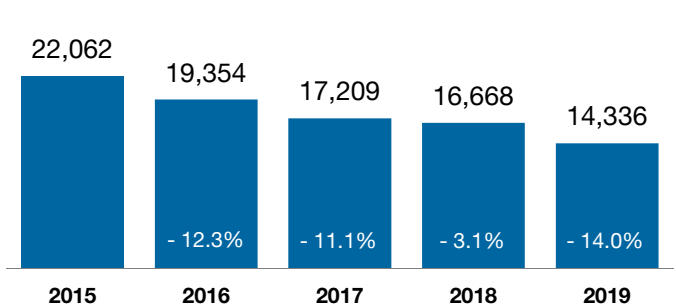


### Top 5 Areas: Change in Months Supply of Inventory from 2018

Marion	+ 71.4%
Ellington	+ 66.7%
Hebron	+ 56.8%
Killingworth	+ 54.5%
Granby	+ 41.3%
Salem	+ 40.5%
Lisbon	+ 36.7%
North Stonington	+ 36.4%
Salisbury	+ 35.3%
Eastford	+ 34.0%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Homes for Sale from 2018

Marlborough	+ 79.2%
Marion	+ 66.7%
Ellington	+ 44.7%
Killingworth	+ 40.6%
Hebron	+ 40.0%
Granby	+ 38.6%
Pomfret	+ 35.3%
Beacon Falls	+ 33.3%
Eastford	+ 33.3%
East Hampton	+ 27.1%

# Property Type Review

**76**

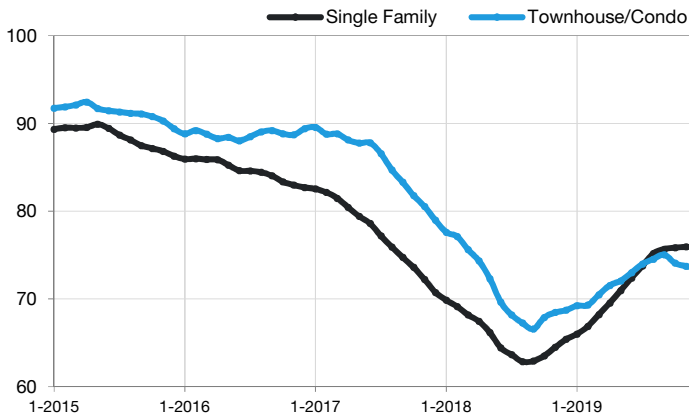
Average Days on Market  
Single Family

**74**

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 2019

Cheshire	44.3%
Beacon Falls	44.2%
Andover	34.2%
New Haven County	31.4%
Berlin	31.1%
Bethlehem	25.9%
Tolland County	25.4%
Bridgeport	22.8%
Ashford	21.8%
Windham County	21.4%
Bristol	20.0%
Bethel	18.8%
Brooklyn	13.5%
Burlington	11.1%
Middlesex County	10.9%

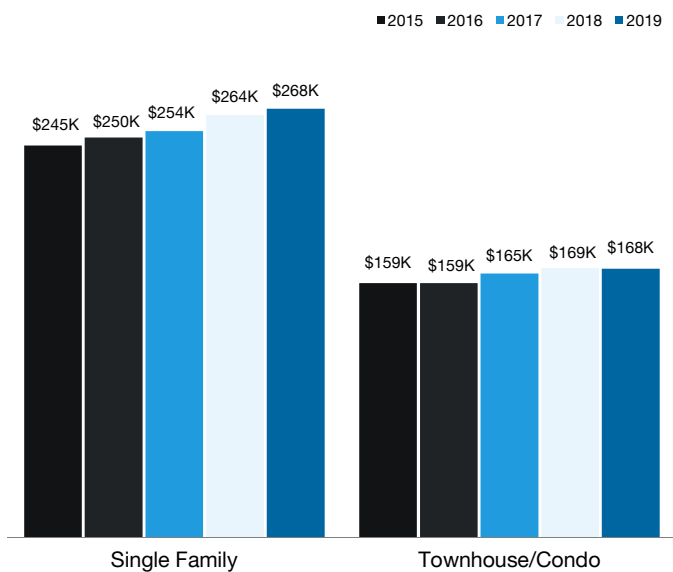
**+ 1.5%**

One-Year Change in Price  
Single Family

**- 0.3%**

One-Year Change in Price  
Townhouse/Condo

## Median Sales Price



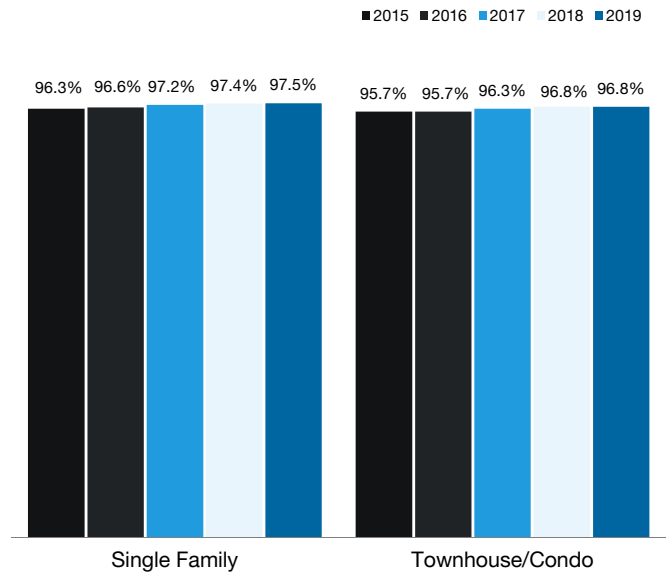
**97.5%**

Pct. of List Price Received  
Single Family

**96.8%**

Pct. of List Price Received  
Townhouse/Condo

## Percent of List Price Received



# Price Range Review

**\$268,999 or Less**

Price Range with Shortest Average Days on Market Until Sale

**\$630,000 or More**

Price Range with Longest Average Days on Market Until Sale

**38.3%**

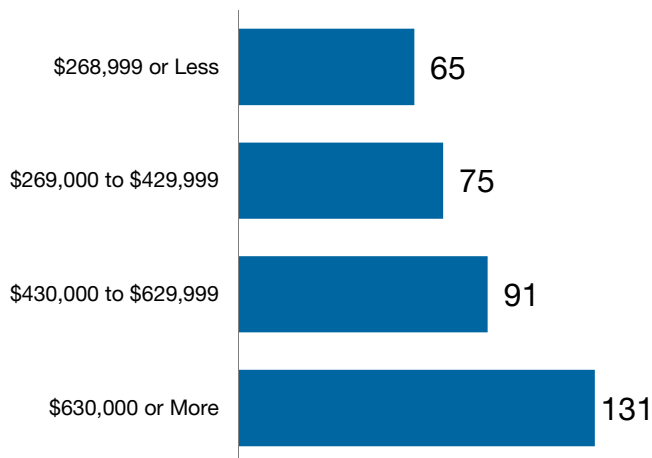
of Sales at Year End Priced \$268,999 or Less

**- 20.4%**

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**

Price Range with the Most Closed Sales

**+ 4.7%**

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

**\$630,000 or More**

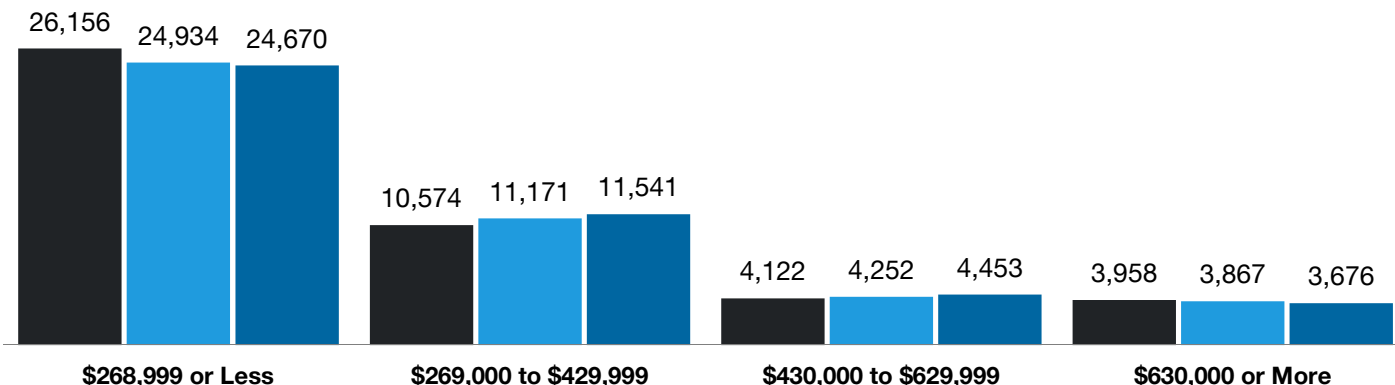
Price Range with the Fewest Closed Sales

**- 4.9%**

Price Range with Weakest One-Year Change in Sales: \$630,000 or More

## Closed Sales by Price Range

■ 2017 ■ 2018 ■ 2019



# Bedroom Count Review

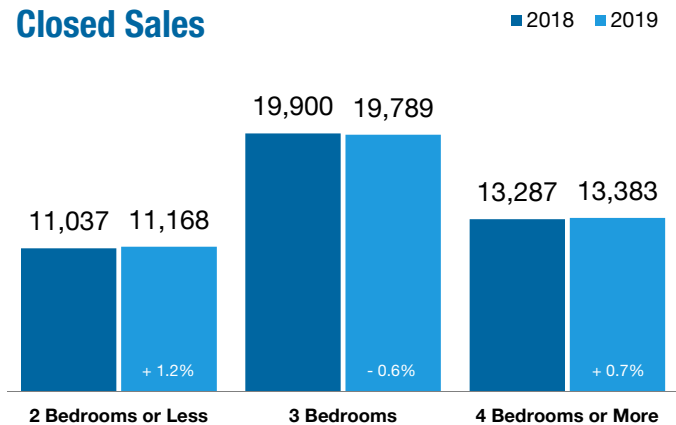
**+ 1.2%**

Growth in Closed Sales  
2 Bedrooms or Less

**+ 0.7%**

Growth in Closed Sales  
4 Bedrooms or More

## Closed Sales



### Top Areas: 4 Bedrooms or More Market Share in 2019

Weston	87.7%
Easton	79.2%
New Canaan	76.6%
Darien	72.4%
Westport	71.7%
Woodbridge	71.3%
Wilton	67.5%
Redding	65.6%
Bridgewater	61.1%
Roxbury	60.5%
Greenwich	59.8%
Ridgefield	58.5%
Madison	55.4%

**97.4%**

Percent of List Price Received  
in 2019 for  
All Properties

**96.6%**

Percent of List Price Received  
in 2019 for  
2 Bedrooms or Less

**97.9%**

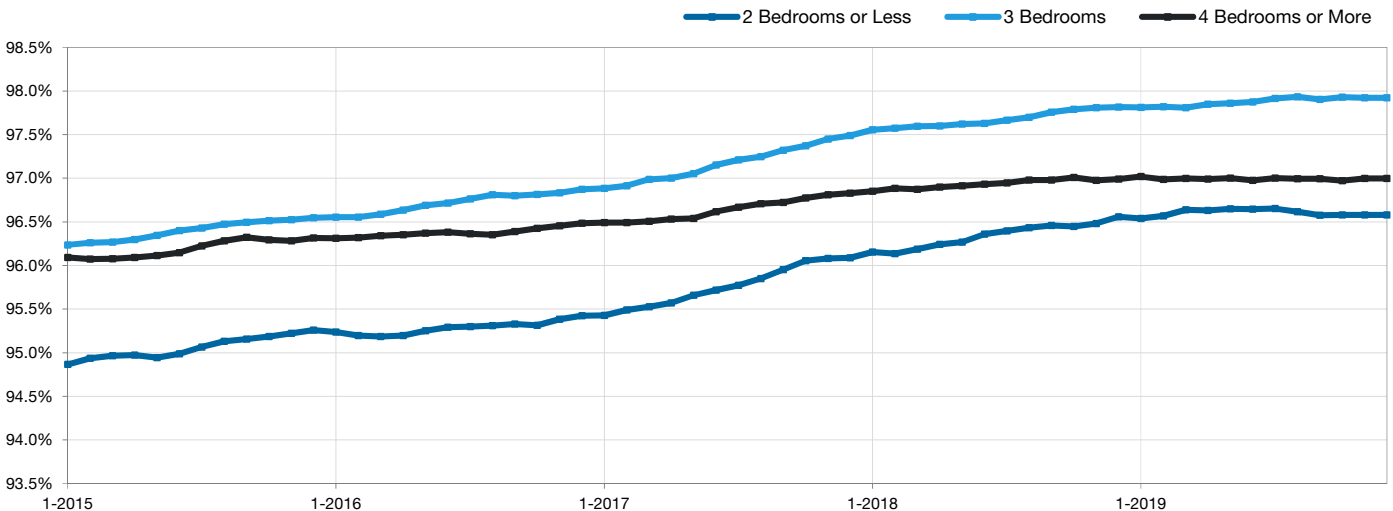
Percent of List Price Received  
in 2019 for  
3 Bedrooms

**97.0%**

Percent of List Price Received  
in 2019 for  
4 Bedrooms or More

## Percent of List Price Received

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



## Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Fairfield County	11,174	+ 0.1%	18,010	91	4,253	4.5	97.0%
Hartford County	10,852	+ 1.1%	15,252	59	2,850	3.1	98.1%
Litchfield County	2,755	+ 0.0%	4,212	102	1,356	5.8	95.8%
Middlesex County	2,395	- 1.5%	3,618	78	951	4.7	97.0%
New Haven County	9,947	- 0.0%	13,649	71	2,779	3.3	97.4%
New London County	3,628	+ 1.7%	5,192	76	1,222	4.0	97.1%
Tolland County	1,805	- 1.8%	2,701	62	545	3.6	97.7%
Windham County	1,443	- 3.0%	1,983	61	380	3.1	98.5%
Amston	57	+ 1.8%	98	85	21	4.4	98.4%
Andover	54	+ 5.9%	79	67	11	2.4	97.2%
Ansonia	162	+ 5.2%	211	69	39	2.9	97.7%
Ashford	46	- 20.7%	78	52	22	5.3	99.1%
Avon	363	+ 3.7%	570	68	118	3.8	97.4%
Barkhamsted	51	+ 10.9%	68	78	21	5.0	98.3%
Beacon Falls	118	+ 8.3%	183	73	44	4.6	98.9%
Berlin	294	+ 27.8%	381	63	69	2.9	97.4%
Bethany	80	+ 37.9%	104	86	31	4.3	96.0%
Bethel	298	- 9.4%	416	85	95	3.7	99.1%
Bethlehem	46	+ 21.1%	74	131	18	4.2	95.8%
Bloomfield	294	- 1.7%	434	63	81	3.3	98.0%
Bolton	72	+ 22.0%	90	90	16	2.6	96.8%
Bozrah	27	0.0%	27	82	5	2.2	99.2%
Branford	472	+ 5.4%	637	80	129	3.2	96.0%
Bridgeport	1,037	+ 8.5%	1,384	66	267	3.0	98.1%
Bridgewater	18	- 14.3%	39	163	21	12.4	91.6%
Bristol	760	- 3.4%	1,027	66	208	3.2	98.2%
Brookfield	278	+ 0.7%	423	86	91	3.9	97.1%
Brooklyn	109	- 18.0%	162	55	33	3.6	98.1%
Burlington	143	- 12.8%	251	64	58	4.8	97.9%
Canaan	22	+ 37.5%	31	191	14	6.4	91.2%
Canterbury	67	+ 3.1%	98	55	20	3.6	99.4%
Canton	184	+ 7.6%	276	62	56	3.4	97.6%
Chaplin	25	- 16.7%	33	69	5	2.1	98.0%
Cheshire	385	- 10.9%	549	63	117	3.5	97.8%
Chester	51	+ 21.4%	75	78	18	3.9	96.8%
Clinton	210	- 2.3%	311	71	96	5.5	96.8%
Colchester	223	- 7.9%	326	77	76	4.0	98.3%
Colebrook	15	+ 15.4%	29	141	15	9.6	96.7%
Columbia	68	- 5.6%	99	69	24	4.2	98.1%
Cornwall	23	+ 4.5%	43	190	24	9.4	87.8%
Coventry	186	- 10.1%	293	54	55	3.5	98.5%
Cromwell	235	+ 4.4%	334	60	54	2.7	97.8%
Danbury	893	+ 0.7%	1,185	72	212	2.8	98.4%
Darien	293	+ 7.3%	479	149	168	6.7	95.2%
Deep River	78	+ 23.8%	114	78	32	4.9	96.3%
Derby	141	- 2.8%	171	69	28	2.3	98.6%



# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Durham	91	- 8.1%	123	81	19	2.5	96.7%
East Granby	98	+ 18.1%	160	54	28	3.3	97.4%
East Haddam	164	+ 3.8%	271	86	70	5.0	96.2%
East Hampton	197	- 3.4%	378	71	136	8.4	97.4%
East Hartford	524	- 0.4%	653	52	126	2.9	99.4%
East Haven	437	- 0.9%	531	62	86	2.2	98.0%
East Lyme	328	+ 1.5%	493	80	134	4.9	96.7%
East Windsor	169	+ 3.7%	252	71	61	4.2	98.6%
Eastford	24	+ 33.3%	46	79	12	6.3	99.4%
Easton	120	- 2.4%	219	127	61	5.9	95.9%
Ellington	185	- 8.4%	317	51	68	4.5	98.6%
Enfield	633	+ 7.5%	784	52	127	2.4	98.9%
Essex	124	- 9.5%	185	116	75	7.3	95.8%
Fairfield	895	+ 4.9%	1,658	90	378	5.1	96.0%
Farmington	374	- 12.8%	568	75	114	3.5	96.9%
Franklin	24	+ 50.0%	37	77	9	4.0	98.0%
Glastonbury	569	+ 1.6%	770	59	127	2.6	98.6%
Goshen	65	+ 32.7%	114	189	55	10.0	93.8%
Granby	181	+ 1.1%	327	54	97	6.5	99.7%
Greenwich	408	- 12.1%	888	156	352	10.2	94.1%
Grisworld	143	- 2.1%	188	61	36	3.2	98.0%
Groton	409	+ 0.5%	567	82	135	4.0	97.0%
Guilford	383	+ 3.8%	580	93	148	4.6	96.5%
Haddam	104	- 9.6%	181	90	54	6.1	95.8%
Hadlyme	6	+ 100.0%	9	229	5	5.0	91.6%
Hamden	752	- 8.6%	1,079	65	196	3.1	97.9%
Hampton	19	- 24.0%	24	91	8	3.8	99.0%
Hartford	323	- 15.4%	466	70	112	4.1	97.2%
Hartland	27	+ 28.6%	37	77	7	2.8	96.6%
Harwinton	90	+ 57.9%	129	92	34	4.6	96.0%
Hebron	129	- 11.6%	238	75	63	5.8	98.1%
Kent	53	+ 15.2%	94	162	36	8.0	92.3%
Killingly	271	+ 1.1%	354	67	54	2.4	99.1%
Killingworth	73	- 19.8%	133	92	45	6.8	97.5%
Lebanon	114	+ 10.7%	137	70	25	2.7	97.9%
Ledyard	286	+ 14.4%	367	62	80	3.4	97.9%
Lisbon	57	+ 1.8%	77	66	19	4.1	97.5%
Litchfield	121	- 10.4%	210	127	83	8.0	94.7%
Lyme	37	- 7.5%	65	136	21	6.6	95.4%
Madison	332	- 7.8%	549	91	157	5.7	96.0%
Manchester	677	- 7.1%	844	52	150	2.7	98.5%
Mansfield	155	- 13.9%	219	72	45	3.4	96.0%
Marion	6	- 53.8%	18	69	5	3.6	96.7%
Marlborough	106	+ 39.5%	180	67	43	4.7	98.1%
Meriden	685	+ 0.3%	844	57	170	3.0	98.2%
Middlebury	149	+ 17.3%	260	104	78	6.1	97.7%

# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Middlefield	57	- 8.1%	78	66	15	3.2	96.6%
Middletown	548	- 2.7%	737	69	150	3.3	97.7%
Milford	782	- 6.5%	1,049	71	154	2.3	97.1%
Monroe	314	+ 7.2%	476	83	92	3.6	97.7%
Montville	284	+ 8.8%	368	62	63	2.6	98.1%
Morris	28	- 17.6%	51	151	23	8.6	94.7%
Naugatuck	415	+ 8.1%	585	69	114	3.1	97.7%
New Britain	507	+ 1.0%	665	59	116	2.7	98.4%
New Canaan	291	+ 11.5%	608	156	199	8.3	93.7%
New Fairfield	205	+ 10.2%	332	95	71	3.9	97.3%
New Hartford	96	+ 24.7%	151	81	39	4.8	96.9%
New Haven	505	- 8.5%	742	71	132	3.0	96.7%
New London	221	+ 10.5%	320	83	61	3.3	96.5%
New Milford	427	- 8.4%	597	92	142	4.0	97.2%
Newington	427	- 4.5%	557	54	85	2.3	97.8%
Newtown	427	- 0.9%	646	95	156	4.3	97.7%
Norfolk	20	- 13.0%	37	161	20	9.0	92.4%
North Branford	177	- 8.8%	262	66	45	3.0	97.6%
North Canaan	36	+ 20.0%	48	133	18	5.5	91.0%
North Haven	329	+ 5.8%	430	73	77	2.9	97.5%
North Stonington	53	- 24.3%	75	86	25	6.0	96.1%
Northford	78	- 26.4%	98	72	19	2.9	97.9%
Norwalk	991	- 5.0%	1,586	84	334	4.0	97.4%
Norwich	445	- 1.3%	649	74	147	3.9	96.8%
Old Lyme	163	+ 5.2%	277	80	75	5.4	95.4%
Old Saybrook	208	+ 5.6%	313	97	97	5.7	96.0%
Orange	152	+ 0.7%	223	76	45	3.2	98.0%
Oxford	169	+ 1.8%	266	81	78	5.4	97.0%
Plainfield	197	- 8.8%	247	61	43	2.6	98.8%
Plainville	243	+ 3.8%	314	66	48	2.3	97.4%
Plymouth	188	- 2.6%	248	76	46	2.9	97.5%
Pomfret	56	+ 21.7%	97	67	23	4.7	100.2%
Portland	156	+ 7.6%	216	72	41	3.1	97.4%
Preston	56	- 29.1%	72	62	13	2.7	98.9%
Prospect	151	- 4.4%	181	97	37	2.7	98.3%
Putnam	128	+ 1.6%	152	56	22	2.0	97.9%
Redding	128	- 3.8%	269	135	75	6.8	96.0%
Ridgefield	383	- 4.3%	789	97	206	6.1	96.2%
Rocky Hill	283	+ 6.0%	358	55	55	2.4	97.4%
Roxbury	38	- 7.3%	87	202	49	14.7	91.2%
Salem	49	- 30.0%	108	67	29	5.9	97.8%
Salisbury	46	- 27.0%	116	165	75	18.0	92.0%
Scotland	23	+ 109.1%	35	72	7	3.5	94.6%
Seymour	234	+ 3.5%	285	71	55	2.8	97.6%
Sharon	48	0.0%	98	151	55	13.8	92.8%
Shelton	601	+ 5.8%	790	72	121	2.5	97.5%

# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Sherman	66	- 18.5%	109	155	39	7.2	94.3%
Simsbury	406	+ 6.3%	694	57	140	4.0	97.9%
Somers	118	+ 4.4%	188	63	44	4.6	97.8%
South Windsor	461	+ 6.7%	624	41	72	1.9	98.8%
Southbury	461	+ 7.5%	674	95	167	4.3	96.4%
Southington	611	+ 7.4%	898	67	177	3.4	97.8%
Sprague	41	+ 95.2%	57	48	11	2.8	99.0%
Stafford	174	+ 0.6%	219	69	44	3.0	97.1%
Stamford	1,340	- 0.4%	2,229	87	513	4.5	97.0%
Sterling	69	+ 23.2%	94	42	15	2.6	98.8%
Stonington	258	- 7.2%	430	94	125	5.8	95.1%
Stratford	882	- 3.6%	1,099	73	196	2.6	97.5%
Suffield	204	- 6.8%	341	66	95	5.3	97.6%
Thomaston	98	+ 5.4%	142	83	37	4.4	97.6%
Thompson	102	- 6.4%	138	51	27	3.1	99.1%
Tolland	228	+ 13.4%	392	64	87	4.5	98.1%
Torrington	525	- 3.1%	705	76	163	3.7	96.7%
Trumbull	517	+ 3.4%	708	76	118	2.8	97.6%
Union	13	+ 18.2%	16	99	4	2.5	93.5%
Vernon	364	- 5.0%	454	49	62	2.1	97.7%
Voluntown	40	+ 21.2%	53	82	15	4.4	96.9%
Wallingford	594	+ 9.6%	706	64	105	2.2	97.2%
Warren	15	- 28.6%	57	102	33	18.9	92.3%
Washington	62	+ 6.9%	125	184	76	13.4	90.2%
Waterbury	973	- 2.2%	1,311	62	286	3.5	97.8%
Waterford	370	+ 9.5%	499	77	118	3.8	97.3%
Watertown	311	- 3.4%	425	74	101	3.9	97.4%
West Hartford	951	+ 4.5%	1,427	57	244	3.1	97.5%
West Haven	562	+ 2.6%	740	64	149	3.2	97.4%
Westbrook	99	- 14.7%	169	97	49	5.6	96.0%
Weston	163	- 3.0%	350	126	112	8.3	95.8%
Westport	389	- 11.0%	866	117	271	8.1	94.9%
Wethersfield	422	+ 2.7%	586	56	97	2.7	98.0%
Willington	59	+ 47.5%	97	52	22	4.3	97.9%
Wilton	255	+ 7.6%	501	114	126	5.6	96.1%
Winchester	147	+ 5.0%	244	95	87	6.8	94.1%
Windham	173	- 3.4%	232	61	47	3.2	98.1%
Windsor	422	- 1.6%	576	54	99	2.8	99.1%
Windsor Locks	196	+ 1.0%	232	54	40	2.4	98.5%
Winsted	95	- 12.0%	152	95	52	6.3	94.9%
Wolcott	225	+ 16.6%	310	75	67	3.5	97.4%
Woodbridge	122	+ 4.3%	187	82	45	4.5	96.2%
Woodbury	166	+ 3.8%	250	123	71	5.0	95.3%
Woodstock	134	- 9.5%	193	71	42	3.5	96.6%

2019 Annual Report on the Connecticut Housing Market

# Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Fairfield County	\$375,000	\$374,000	\$389,900	\$390,000	\$390,000	0.0%	+ 4.0%
Hartford County	\$197,940	\$208,000	\$206,000	\$215,000	\$219,000	+ 1.9%	+ 10.6%
Litchfield County	\$199,000	\$207,500	\$212,500	\$219,000	\$220,400	+ 0.6%	+ 10.8%
Middlesex County	\$238,000	\$243,500	\$250,000	\$254,000	\$262,700	+ 3.4%	+ 10.4%
New Haven County	\$190,000	\$198,645	\$200,000	\$215,000	\$219,000	+ 1.9%	+ 15.3%
New London County	\$196,500	\$200,000	\$215,000	\$220,000	\$230,000	+ 4.5%	+ 17.0%
Tolland County	\$210,000	\$218,000	\$210,000	\$220,000	\$225,000	+ 2.3%	+ 7.1%
Windham County	\$165,000	\$170,000	\$180,000	\$194,000	\$199,950	+ 3.1%	+ 21.2%
Amston	\$223,500	\$240,000	\$240,000	\$241,000	\$246,900	+ 2.4%	+ 10.5%
Andover	\$225,000	\$250,000	\$242,000	\$255,000	\$260,000	+ 2.0%	+ 15.6%
Ansonia	\$155,500	\$170,000	\$174,500	\$195,000	\$199,950	+ 2.5%	+ 28.6%
Ashford	\$193,500	\$169,900	\$195,000	\$192,500	\$182,750	- 5.1%	- 5.6%
Avon	\$350,000	\$359,200	\$343,500	\$369,000	\$333,000	- 9.8%	- 4.9%
Barkhamsted	\$223,750	\$250,000	\$257,000	\$255,000	\$255,000	0.0%	+ 14.0%
Beacon Falls	\$259,000	\$259,900	\$258,000	\$225,000	\$263,625	+ 17.2%	+ 1.8%
Berlin	\$248,000	\$253,000	\$250,250	\$256,575	\$253,000	- 1.4%	+ 2.0%
Bethany	\$332,500	\$326,450	\$315,000	\$335,500	\$319,250	- 4.8%	- 4.0%
Bethel	\$297,000	\$300,000	\$310,000	\$317,000	\$340,000	+ 7.3%	+ 14.5%
Bethlehem	\$255,000	\$248,200	\$255,000	\$285,500	\$335,000	+ 17.3%	+ 31.4%
Bloomfield	\$178,750	\$190,500	\$200,000	\$197,000	\$206,000	+ 4.6%	+ 15.2%
Bolton	\$236,000	\$255,000	\$265,000	\$249,900	\$267,500	+ 7.0%	+ 13.3%
Bozrah	\$175,000	\$208,500	\$171,000	\$170,000	\$240,000	+ 41.2%	+ 37.1%
Branford	\$225,400	\$229,000	\$235,000	\$248,375	\$250,000	+ 0.7%	+ 10.9%
Bridgeport	\$114,500	\$115,000	\$138,592	\$160,000	\$170,000	+ 6.3%	+ 48.5%
Bridgewater	\$521,750	\$407,500	\$429,500	\$535,000	\$421,000	- 21.3%	- 19.3%
Bristol	\$158,950	\$166,000	\$160,000	\$168,000	\$172,000	+ 2.4%	+ 8.2%
Brookfield	\$334,500	\$327,000	\$332,500	\$346,500	\$350,000	+ 1.0%	+ 4.6%
Brooklyn	\$190,000	\$209,000	\$215,000	\$217,000	\$234,900	+ 8.2%	+ 23.6%
Burlington	\$320,225	\$300,500	\$349,900	\$340,917	\$310,000	- 9.1%	- 3.2%
Canaan	\$141,000	\$135,000	\$184,000	\$217,500	\$218,500	+ 0.5%	+ 55.0%
Canterbury	\$185,000	\$210,000	\$196,000	\$219,000	\$219,000	0.0%	+ 18.4%
Canton	\$285,000	\$270,000	\$295,000	\$287,500	\$283,250	- 1.5%	- 0.6%
Chaplin	\$150,000	\$169,900	\$166,445	\$177,500	\$179,900	+ 1.4%	+ 19.9%
Cheshire	\$290,000	\$292,500	\$290,000	\$300,500	\$311,000	+ 3.5%	+ 7.2%
Chester	\$308,000	\$268,500	\$302,500	\$313,500	\$325,000	+ 3.7%	+ 5.5%
Clinton	\$244,900	\$240,000	\$245,000	\$275,000	\$271,250	- 1.4%	+ 10.8%
Colchester	\$215,001	\$240,000	\$245,000	\$265,000	\$259,000	- 2.3%	+ 20.5%
Colebrook	\$216,000	\$213,000	\$211,000	\$286,000	\$235,000	- 17.8%	+ 8.8%
Columbia	\$214,500	\$215,000	\$239,900	\$234,975	\$258,950	+ 10.2%	+ 20.7%
Cornwall	\$190,000	\$298,000	\$230,000	\$322,500	\$375,000	+ 16.3%	+ 97.4%
Coventry	\$215,000	\$211,000	\$190,000	\$225,500	\$218,750	- 3.0%	+ 1.7%
Cromwell	\$174,900	\$180,000	\$180,000	\$191,500	\$200,000	+ 4.4%	+ 14.4%
Danbury	\$250,000	\$247,900	\$275,000	\$281,000	\$285,000	+ 1.4%	+ 14.0%
Darien	\$1,425,000	\$1,357,000	\$1,425,000	\$1,350,000	\$1,237,500	- 8.3%	- 13.2%
Deep River	\$220,750	\$219,250	\$205,000	\$233,000	\$275,000	+ 18.0%	+ 24.6%
Derby	\$145,000	\$155,000	\$150,000	\$165,000	\$179,500	+ 8.8%	+ 23.8%

# Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Durham	\$285,000	\$288,500	\$339,000	\$300,000	\$290,000	- 3.3%	+ 1.8%
East Granby	\$252,500	\$253,288	\$262,000	\$249,900	\$250,000	+ 0.0%	- 1.0%
East Haddam	\$210,000	\$235,500	\$236,450	\$227,250	\$254,900	+ 12.2%	+ 21.4%
East Hampton	\$240,000	\$265,000	\$245,000	\$255,000	\$260,000	+ 2.0%	+ 8.3%
East Hartford	\$130,000	\$147,000	\$144,900	\$155,000	\$162,950	+ 5.1%	+ 25.3%
East Haven	\$161,550	\$170,000	\$170,600	\$191,550	\$192,900	+ 0.7%	+ 19.4%
East Lyme	\$266,500	\$269,900	\$289,000	\$290,000	\$299,800	+ 3.4%	+ 12.5%
East Windsor	\$174,000	\$192,250	\$175,100	\$184,000	\$199,900	+ 8.6%	+ 14.9%
Eastford	\$230,000	\$234,750	\$217,000	\$207,500	\$225,000	+ 8.4%	- 2.2%
Easton	\$590,000	\$600,000	\$599,500	\$595,000	\$561,250	- 5.7%	- 4.9%
Ellington	\$239,900	\$253,500	\$257,000	\$248,000	\$265,000	+ 6.9%	+ 10.5%
Enfield	\$159,900	\$165,000	\$175,000	\$180,000	\$185,000	+ 2.8%	+ 15.7%
Essex	\$355,000	\$305,000	\$320,000	\$342,500	\$385,750	+ 12.6%	+ 8.7%
Fairfield	\$551,500	\$571,583	\$569,000	\$600,000	\$550,000	- 8.3%	- 0.3%
Farmington	\$284,500	\$270,000	\$285,000	\$303,000	\$285,500	- 5.8%	+ 0.4%
Franklin	\$190,000	\$212,500	\$222,000	\$288,000	\$241,650	- 16.1%	+ 27.2%
Glastonbury	\$312,500	\$315,000	\$305,000	\$334,250	\$326,392	- 2.4%	+ 4.4%
Goshen	\$330,000	\$313,750	\$320,000	\$330,000	\$320,000	- 3.0%	- 3.0%
Granby	\$269,000	\$266,750	\$259,900	\$291,000	\$297,450	+ 2.2%	+ 10.6%
Greenwich	\$1,492,500	\$1,242,500	\$1,305,000	\$1,337,000	\$1,362,500	+ 1.9%	- 8.7%
Grisworld	\$160,000	\$142,500	\$166,500	\$185,500	\$204,000	+ 10.0%	+ 27.5%
Groton	\$198,950	\$215,500	\$215,000	\$217,000	\$236,500	+ 9.0%	+ 18.9%
Guilford	\$345,000	\$348,600	\$361,250	\$370,000	\$361,000	- 2.4%	+ 4.6%
Haddam	\$256,051	\$262,500	\$285,000	\$282,500	\$285,000	+ 0.9%	+ 11.3%
Hadlyme	\$285,000	\$275,000	\$276,000	\$485,000	\$832,500	+ 71.6%	+ 192.1%
Hamden	\$166,500	\$170,000	\$180,000	\$190,000	\$200,000	+ 5.3%	+ 20.1%
Hampton	\$207,500	\$197,000	\$209,500	\$205,000	\$210,000	+ 2.4%	+ 1.2%
Hartford	\$105,000	\$115,000	\$115,000	\$132,000	\$139,000	+ 5.3%	+ 32.4%
Hartland	\$209,000	\$260,000	\$276,500	\$255,500	\$215,000	- 15.9%	+ 2.9%
Harwinton	\$224,500	\$256,000	\$251,200	\$239,900	\$258,750	+ 7.9%	+ 15.3%
Hebron	\$259,750	\$245,900	\$257,500	\$255,500	\$270,000	+ 5.7%	+ 3.9%
Kent	\$280,000	\$345,000	\$397,500	\$359,000	\$374,500	+ 4.3%	+ 33.8%
Killingly	\$149,900	\$159,000	\$178,500	\$197,450	\$198,950	+ 0.8%	+ 32.7%
Killingworth	\$352,500	\$315,000	\$329,800	\$385,000	\$375,000	- 2.6%	+ 6.4%
Lebanon	\$190,000	\$195,000	\$207,500	\$230,200	\$230,000	- 0.1%	+ 21.1%
Ledyard	\$195,000	\$199,500	\$220,000	\$225,000	\$226,500	+ 0.7%	+ 16.2%
Lisbon	\$177,000	\$179,900	\$199,450	\$219,500	\$248,000	+ 13.0%	+ 40.1%
Litchfield	\$309,000	\$300,000	\$283,000	\$289,950	\$275,900	- 4.8%	- 10.7%
Lyme	\$490,000	\$437,500	\$390,000	\$445,000	\$530,000	+ 19.1%	+ 8.2%
Madison	\$385,000	\$375,000	\$395,000	\$403,000	\$380,000	- 5.7%	- 1.3%
Manchester	\$155,000	\$160,000	\$168,000	\$174,000	\$180,000	+ 3.4%	+ 16.1%
Mansfield	\$208,750	\$220,000	\$215,000	\$229,000	\$225,000	- 1.7%	+ 7.8%
Marion	\$224,200	\$247,000	\$236,638	\$234,325	\$226,500	- 3.3%	+ 1.0%
Marlborough	\$257,250	\$257,500	\$248,000	\$269,950	\$258,250	- 4.3%	+ 0.4%
Meriden	\$135,000	\$140,000	\$146,250	\$155,000	\$165,950	+ 7.1%	+ 22.9%
Middlebury	\$325,000	\$310,000	\$312,400	\$356,200	\$347,000	- 2.6%	+ 6.8%

2019 Annual Report on the Connecticut Housing Market

# Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Middlefield	\$251,000	\$248,200	\$259,500	\$230,695	\$240,000	+ 4.0%	- 4.4%
Middletown	\$168,900	\$173,000	\$179,900	\$177,000	\$195,000	+ 10.2%	+ 15.5%
Milford	\$255,000	\$265,000	\$269,900	\$285,000	\$283,250	- 0.6%	+ 11.1%
Monroe	\$300,000	\$340,000	\$345,000	\$340,000	\$341,500	+ 0.4%	+ 13.8%
Montville	\$169,450	\$179,900	\$180,000	\$192,350	\$213,000	+ 10.7%	+ 25.7%
Morris	\$263,000	\$292,500	\$361,000	\$334,450	\$285,000	- 14.8%	+ 8.4%
Naugatuck	\$140,000	\$150,000	\$156,000	\$174,450	\$172,500	- 1.1%	+ 23.2%
New Britain	\$123,000	\$127,000	\$134,000	\$145,450	\$152,500	+ 4.8%	+ 24.0%
New Canaan	\$1,395,000	\$1,315,000	\$1,340,000	\$1,200,000	\$1,150,500	- 4.1%	- 17.5%
New Fairfield	\$320,700	\$325,000	\$325,000	\$330,000	\$339,000	+ 2.7%	+ 5.7%
New Hartford	\$230,000	\$230,000	\$263,500	\$237,500	\$231,500	- 2.5%	+ 0.7%
New Haven	\$154,000	\$164,950	\$159,900	\$167,000	\$182,500	+ 9.3%	+ 18.5%
New London	\$137,700	\$139,000	\$138,250	\$145,500	\$154,500	+ 6.2%	+ 12.2%
New Milford	\$239,950	\$250,000	\$250,000	\$275,000	\$269,900	- 1.9%	+ 12.5%
Newington	\$192,750	\$193,000	\$201,950	\$200,000	\$209,000	+ 4.5%	+ 8.4%
Newtown	\$365,000	\$375,000	\$376,942	\$380,000	\$375,000	- 1.3%	+ 2.7%
Norfolk	\$233,000	\$166,000	\$365,000	\$325,000	\$232,250	- 28.5%	- 0.3%
North Branford	\$241,000	\$251,000	\$238,500	\$271,000	\$264,000	- 2.6%	+ 9.5%
North Canaan	\$155,000	\$159,000	\$155,500	\$170,250	\$146,950	- 13.7%	- 5.2%
North Haven	\$259,000	\$262,000	\$288,250	\$272,000	\$281,000	+ 3.3%	+ 8.5%
North Stonington	\$237,500	\$234,764	\$260,000	\$266,675	\$280,000	+ 5.0%	+ 17.9%
Northford	\$247,000	\$294,500	\$260,000	\$280,000	\$286,000	+ 2.1%	+ 15.8%
Norwalk	\$372,500	\$391,000	\$390,250	\$415,000	\$405,000	- 2.4%	+ 8.7%
Norwich	\$99,000	\$121,000	\$125,500	\$139,900	\$145,000	+ 3.6%	+ 46.5%
Old Lyme	\$378,500	\$334,000	\$360,000	\$350,000	\$350,000	0.0%	- 7.5%
Old Saybrook	\$355,000	\$365,000	\$375,000	\$340,000	\$377,000	+ 10.9%	+ 6.2%
Orange	\$350,000	\$353,177	\$345,000	\$360,000	\$377,500	+ 4.9%	+ 7.9%
Oxford	\$345,000	\$354,895	\$329,500	\$365,000	\$349,202	- 4.3%	+ 1.2%
Plainfield	\$148,000	\$145,000	\$156,000	\$172,500	\$187,500	+ 8.7%	+ 26.7%
Plainville	\$162,000	\$170,000	\$163,250	\$187,000	\$186,000	- 0.5%	+ 14.8%
Plymouth	\$150,500	\$153,500	\$155,000	\$165,000	\$171,500	+ 3.9%	+ 14.0%
Pomfret	\$257,000	\$240,000	\$260,000	\$272,500	\$272,500	0.0%	+ 6.0%
Portland	\$201,750	\$213,000	\$236,000	\$238,000	\$239,000	+ 0.4%	+ 18.5%
Preston	\$185,000	\$210,750	\$225,000	\$225,000	\$247,000	+ 9.8%	+ 33.5%
Prospect	\$275,000	\$270,000	\$297,400	\$281,500	\$297,000	+ 5.5%	+ 8.0%
Putnam	\$156,000	\$149,950	\$158,950	\$179,950	\$182,250	+ 1.3%	+ 16.8%
Redding	\$528,500	\$535,000	\$490,000	\$540,625	\$522,750	- 3.3%	- 1.1%
Ridgefield	\$616,000	\$610,000	\$610,000	\$610,000	\$602,500	- 1.2%	- 2.2%
Rocky Hill	\$192,500	\$215,000	\$196,500	\$212,000	\$215,000	+ 1.4%	+ 11.7%
Roxbury	\$545,000	\$550,000	\$600,000	\$500,000	\$592,500	+ 18.5%	+ 8.7%
Salem	\$235,000	\$249,900	\$235,000	\$258,500	\$260,000	+ 0.6%	+ 10.6%
Salisbury	\$530,000	\$425,000	\$475,000	\$470,000	\$500,000	+ 6.4%	- 5.7%
Scotland	\$190,000	\$181,000	\$170,000	\$196,000	\$185,000	- 5.6%	- 2.6%
Seymour	\$185,000	\$199,950	\$202,500	\$227,500	\$222,000	- 2.4%	+ 20.0%
Sharon	\$284,200	\$332,500	\$355,000	\$360,250	\$410,000	+ 13.8%	+ 44.3%
Shelton	\$295,000	\$313,000	\$320,000	\$321,000	\$330,000	+ 2.8%	+ 11.9%

2019 Annual Report on the Connecticut Housing Market

# Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Sherman	\$402,500	\$392,450	\$433,500	\$415,000	\$417,500	+ 0.6%	+ 3.7%
Simsbury	\$289,900	\$299,900	\$300,000	\$315,000	\$315,000	0.0%	+ 8.7%
Somers	\$270,000	\$291,450	\$260,000	\$295,900	\$285,000	- 3.7%	+ 5.6%
South Windsor	\$225,000	\$231,500	\$241,500	\$232,000	\$250,000	+ 7.8%	+ 11.1%
Southbury	\$204,000	\$210,000	\$220,000	\$228,000	\$230,000	+ 0.9%	+ 12.7%
Southington	\$245,000	\$254,250	\$264,800	\$259,900	\$256,000	- 1.5%	+ 4.5%
Sprague	\$157,625	\$190,000	\$219,900	\$179,900	\$187,000	+ 3.9%	+ 18.6%
Stafford	\$167,500	\$186,000	\$150,000	\$176,000	\$170,000	- 3.4%	+ 1.5%
Stamford	\$436,000	\$435,000	\$435,000	\$451,000	\$470,000	+ 4.2%	+ 7.8%
Sterling	\$175,000	\$198,000	\$191,250	\$219,900	\$212,000	- 3.6%	+ 21.1%
Stonington	\$325,000	\$300,000	\$340,000	\$343,839	\$359,900	+ 4.7%	+ 10.7%
Stratford	\$215,000	\$220,000	\$228,400	\$240,000	\$240,000	0.0%	+ 11.6%
Suffield	\$275,000	\$258,000	\$270,000	\$254,000	\$263,500	+ 3.7%	- 4.2%
Thomaston	\$150,000	\$176,000	\$182,000	\$172,000	\$206,000	+ 19.8%	+ 37.3%
Thompson	\$183,500	\$191,500	\$190,000	\$217,800	\$232,450	+ 6.7%	+ 26.7%
Tolland	\$253,000	\$244,000	\$247,500	\$242,500	\$245,000	+ 1.0%	- 3.2%
Torrington	\$112,000	\$118,500	\$125,000	\$129,000	\$138,000	+ 7.0%	+ 23.2%
Trumbull	\$352,000	\$357,000	\$378,500	\$378,250	\$377,000	- 0.3%	+ 7.1%
Union	\$272,000	\$199,000	\$208,500	\$236,900	\$224,900	- 5.1%	- 17.3%
Vernon	\$162,000	\$165,000	\$173,500	\$180,000	\$185,700	+ 3.2%	+ 14.6%
Voluntown	\$180,000	\$177,000	\$140,000	\$233,950	\$251,000	+ 7.3%	+ 39.4%
Wallingford	\$228,500	\$235,000	\$228,000	\$240,000	\$239,900	- 0.0%	+ 5.0%
Warren	\$275,000	\$340,000	\$345,000	\$320,000	\$500,000	+ 56.3%	+ 81.8%
Washington	\$377,500	\$460,000	\$390,000	\$388,000	\$528,500	+ 36.2%	+ 40.0%
Waterbury	\$76,000	\$85,000	\$90,500	\$105,000	\$122,000	+ 16.2%	+ 60.5%
Waterford	\$205,000	\$206,000	\$226,000	\$228,000	\$231,750	+ 1.6%	+ 13.0%
Watertown	\$187,000	\$185,000	\$212,500	\$214,450	\$210,000	- 2.1%	+ 12.3%
West Hartford	\$282,000	\$290,000	\$293,000	\$300,000	\$289,900	- 3.4%	+ 2.8%
West Haven	\$144,363	\$155,000	\$160,000	\$170,000	\$185,000	+ 8.8%	+ 28.1%
Westbrook	\$327,450	\$285,000	\$322,500	\$335,500	\$375,000	+ 11.8%	+ 14.5%
Weston	\$851,000	\$795,000	\$771,000	\$701,605	\$685,000	- 2.4%	- 19.5%
Westport	\$1,277,500	\$1,250,000	\$1,237,500	\$1,199,999	\$1,060,000	- 11.7%	- 17.0%
Wethersfield	\$210,000	\$221,500	\$229,450	\$225,000	\$232,000	+ 3.1%	+ 10.5%
Willington	\$199,950	\$193,500	\$195,500	\$205,000	\$218,000	+ 6.3%	+ 9.0%
Wilton	\$780,000	\$757,500	\$675,000	\$730,000	\$650,000	- 11.0%	- 16.7%
Winchester	\$130,000	\$145,000	\$148,250	\$137,450	\$147,000	+ 6.9%	+ 13.1%
Windham	\$120,800	\$132,000	\$140,000	\$143,000	\$147,250	+ 3.0%	+ 21.9%
Windsor	\$190,000	\$192,000	\$202,000	\$219,000	\$215,000	- 1.8%	+ 13.2%
Windsor Locks	\$152,000	\$165,000	\$172,000	\$175,000	\$185,000	+ 5.7%	+ 21.7%
Winsted	\$109,000	\$134,000	\$122,750	\$133,900	\$142,000	+ 6.0%	+ 30.3%
Wolcott	\$202,000	\$209,950	\$204,900	\$218,000	\$225,000	+ 3.2%	+ 11.4%
Woodbridge	\$377,750	\$364,000	\$386,278	\$397,500	\$408,130	+ 2.7%	+ 8.0%
Woodbury	\$257,500	\$295,000	\$290,250	\$262,500	\$284,000	+ 8.2%	+ 10.3%
Woodstock	\$232,500	\$230,000	\$255,000	\$248,700	\$257,450	+ 3.5%	+ 10.7%