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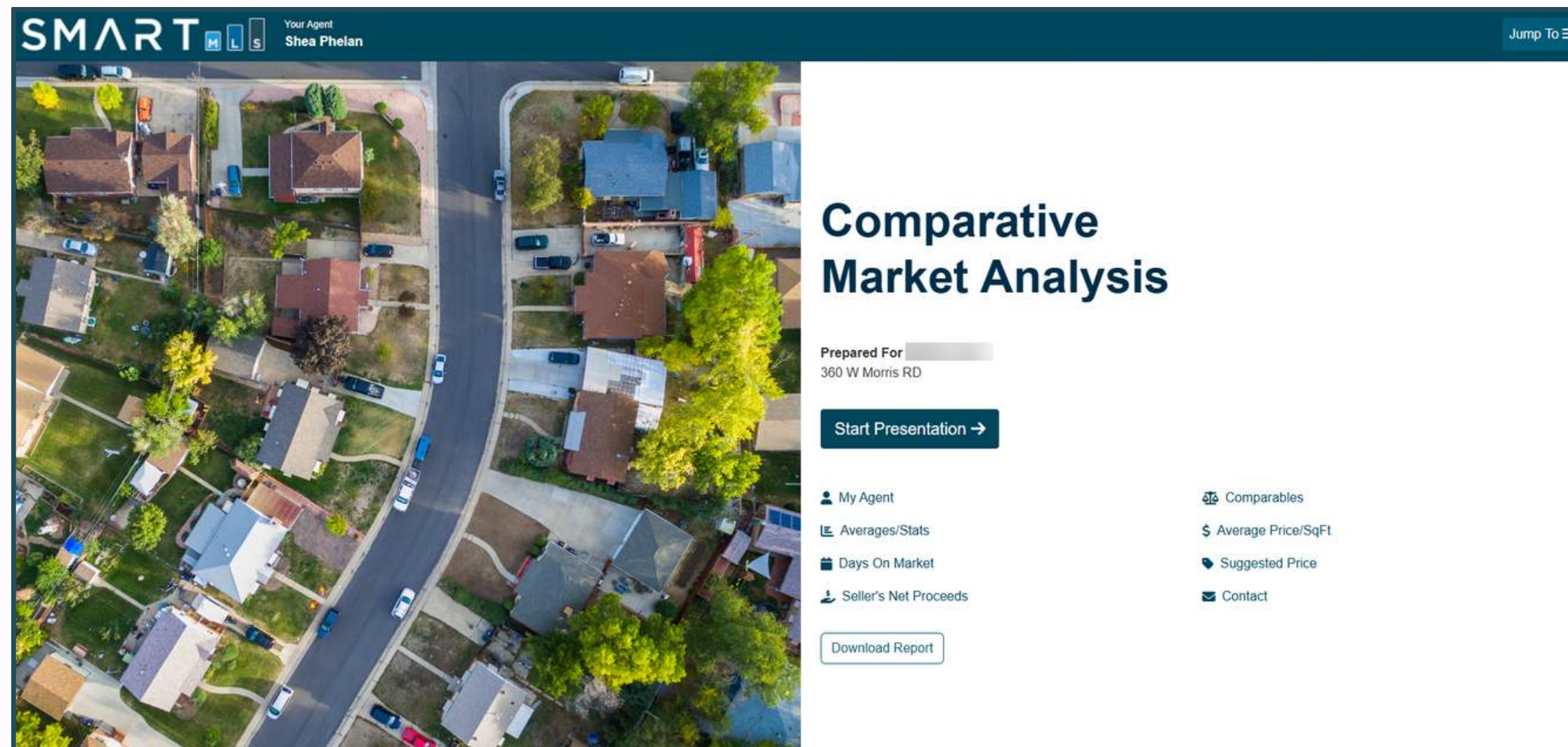
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NEW: CMA Enhancements

When working in the CMA section of connectMLS, you now have two different options for generating the report: **Detailed CMA Report**, the format we have been using since we rolled out connectMLS in early 2024, and **Interactive CMA Presentation**, the newest option for generating and sharing a Comparative Market Analysis.

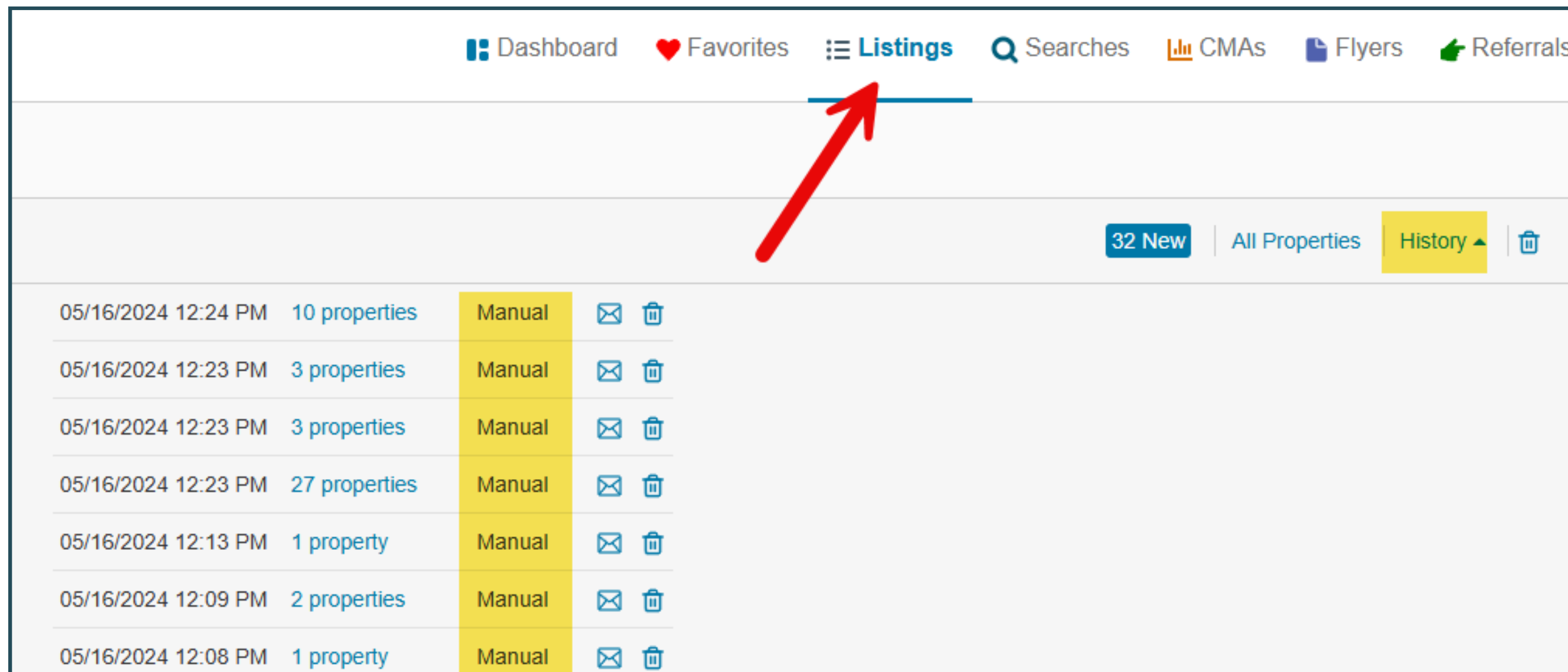
The Live CMA generates a unique URL for each CMA and creates a dynamic, interactive report that is optimized for digital delivery. For more information, [CLICK HERE](#).



NEW: Auto Email Updates

You can now identify the method used to send an email to a client—whether it was sent manually, automatically, or by a screener.

Simply click on the **Clients** icon, select the desired client, and then click **Listings** > **History**.



The screenshot shows a software interface with a top navigation bar containing icons for Dashboard, Favorites, Listings, Searches, CMAs, Flyers, and Referrals. A red arrow points to the 'Listings' icon. Below the navigation bar, there are tabs for '32 New', 'All Properties', and 'History'. The 'History' tab is selected, displaying a table of email history.

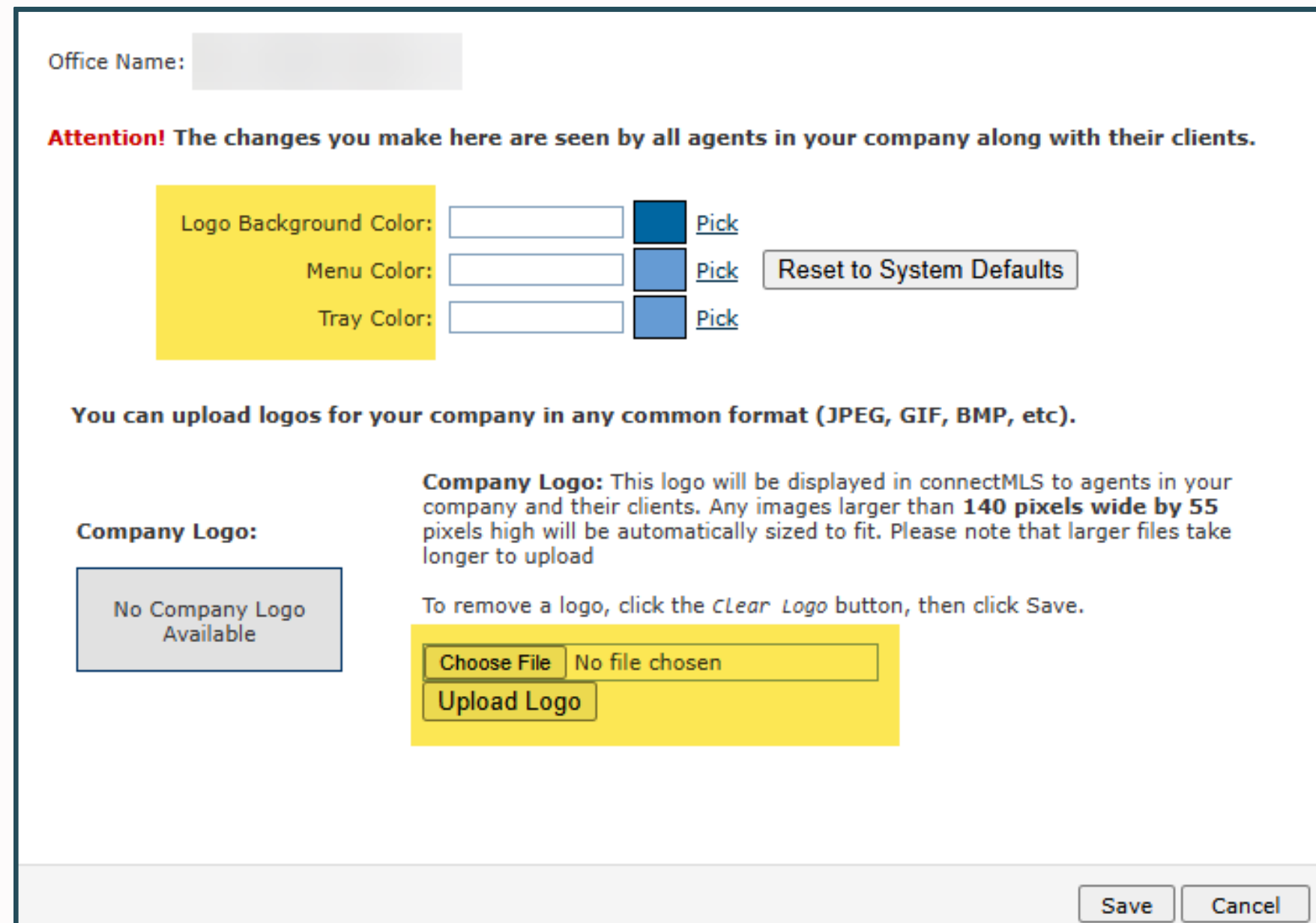
Date/Time	Properties	Method	Icons
05/16/2024 12:24 PM	10 properties	Manual	✉️ 🗑️
05/16/2024 12:23 PM	3 properties	Manual	✉️ 🗑️
05/16/2024 12:23 PM	3 properties	Manual	✉️ 🗑️
05/16/2024 12:23 PM	27 properties	Manual	✉️ 🗑️
05/16/2024 12:13 PM	1 property	Manual	✉️ 🗑️
05/16/2024 12:09 PM	2 properties	Manual	✉️ 🗑️
05/16/2024 12:08 PM	1 property	Manual	✉️ 🗑️



For more information, [CLICK HERE](#).


Adding Your Company's Logo to connectMLS


As Head Broker, you can upload your office's logo for display in the connectMLS system for agents and clients. Click on your profile picture in the upper-right-hand corner, and select [My Settings > Manage company branding and logos](#) (on the right-hand side under [Manage Office](#)). From there, you can upload your company's logo as well as adjust the color scheme within connectMLS:




Office Name:

Attention! The changes you make here are seen by all agents in your company along with their clients.

Logo Background Color:  [Pick](#)

Menu Color:  [Pick](#) [Reset to System Defaults](#)

Tray Color:  [Pick](#)

You can upload logos for your company in any common format (JPEG, GIF, BMP, etc).

Company Logo: This logo will be displayed in connectMLS to agents in your company and their clients. Any images larger than **140 pixels wide by 55 pixels high** will be automatically sized to fit. Please note that larger files take longer to upload

No Company Logo Available

To remove a logo, click the *Clear Logo* button, then click Save.

[Choose File](#) No file chosen

[Upload Logo](#)

[Save](#) [Cancel](#)



For the full article, [CLICK HERE.](#)

Yearly Assessor Update of Tax Data

The new tax year runs from **July 1, 2025 to June 30, 2026** and is based on the updated 2024 grand list. The Tax Year refers to the current fiscal year, while the Grand List records all taxable and tax-exempt properties as of October of the previous year. Tax rates are set in late spring, with bills due in July and January.

Let's look at the **2025-26** tax year as an example:

- The Grand List is compiled as of 10/1/24.
- The assessor certifies it by 2/1/25.
- The tax rates are set in May/June 2025.

The tax bill (based on the Grand List) is split into two parts: the first half is due in July 2025, and the second half is due in January 2026.

If you have any additional questions, please email tax@smartmls.com.



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		4,087	4,341	+ 6.2%	20,748	22,072	+ 6.4%
Pending Sales		3,219	3,602	+ 11.9%	16,122	16,804	+ 4.2%
Closed Sales		3,224	3,405	+ 5.6%	14,725	15,187	+ 3.1%
Days on Market Until Sale		21	20	- 4.8%	29	28	- 3.4%
Median Sales Price		\$432,000	\$455,000	+ 5.3%	\$389,000	\$415,000	+ 6.7%
Average Sales Price		\$613,238	\$630,147	+ 2.8%	\$542,498	\$579,909	+ 6.9%
Percent of List Price Received		104.5%	104.1%	- 0.4%	103.2%	102.8%	- 0.4%
Housing Affordability Index		100	96	- 4.0%	111	105	- 5.4%
Inventory of Homes for Sale		6,742	7,189	+ 6.6%	—	—	—
Months Supply of Inventory		2.4	2.5	+ 4.2%	—	—	—

[CLICK HERE](#) to get the full overview of Connecticut Metrics

Current as of June 8, 2025. All data from SmartMLS. Report © 2025 ShowingTime Plus, LLC



Single Family Market Updates – By County

County	# of New Listings (June 2024)	# of New Listings (June 2025)	Percent Change	Closed Sales (June 2024)	Closed Sales (June 2025)	Percent Change	Average Sales Price (June 2024)	Average Sales Price (June 2025)	Percent Change
Fairfield	799	842	+5.4%	629	686	+9.1%	\$1,222,183	\$1,229,604	+0.6%
Hartford	754	836	+10.9%	627	642	+2.4%	\$474,660	\$502,400	+5.8%
Litchfield	247	267	+8.1%	176	170	-3.4%	\$602,729	\$570,930	-5.3%
Middlesex	185	198	+7.0%	139	149	+7.2%	\$594,569	\$618,681	+4.1%
New Haven	711	703	-1.1%	521	544	+4.4%	\$512,184	\$517,101	+1.0%
New London	316	329	+4.1%	230	243	+5.7%	\$459,273	\$496,011	+8.0%
Tolland	131	170	+29.8%	107	132	+23.4%	\$423,819	\$450,236	+6.2%
Windham	124	129	+4.0%	106	108	+1.9%	\$377,906	\$433,810	+14.8%



Current as of June 8, 2025. All data from SmartMLS. Report © 2025 ShowingTime Plus, LLC

Condo/Townhouse Market Updates – By County

County	# of New Listings (June 2024)	# of New Listings (June 2025)	Percent Change	Closed Sales (June 2024)	Closed Sales (June 2025)	Percent Change	Average Sales Price (June 2024)	Average Sales Price (June 2025)	Percent Change
Fairfield	277	257	-7.2%	211	228	+8.1%	\$562,220	\$533,903	-5.0%
Hartford	198	203	+2.5%	177	166	-6.2%	\$311,206	\$315,794	+1.5%
Litchfield	45	40	-11.1%	25	30	+20.0%	\$231,330	\$291,517	+26.0%
Middlesex	33	55	+66.7%	40	29	-27.5%	\$274,962	\$293,168	+6.6%
New Haven	206	227	+10.2%	182	204	+12.1%	\$323,713	\$336,863	+4.1%
New London	32	47	+46.9%	27	44	+63.0%	\$246,944	\$319,582	+29.4%
Tolland	18	25	+38.9%	14	21	+50.0%	\$272,325	\$263,433	-3.3%
Windham	11	13	+18.2%	13	9	-30.8%	\$324,086	\$281,156	-13.2%



Current as of June 8, 2025. All data from SmartMLS. Report © 2025 ShowingTime Plus, LLC

Rental Market Updates – By County

County	# of Active Rentals (June 2024)	# of Active Rentals (June 2025)	Percent Change	Number of Properties Leased (June 2024)	Number of Properties Leased (June 2025)	Percent Change	Average Monthly Lease Price (June 2024)	Average Monthly Lease Price (June 2025)	Percent Change
Fairfield	1,120	1,336	+19.3%	452	467	+3.3%	\$4,819	\$4,805	-0.3%
Hartford	603	630	+4.5%	178	219	+23.0%	\$2,104	\$2,218	+5.4%
Litchfield	298	294	-1.3%	77	76	-1.3%	\$3,106	\$3,457	+11.3%
Middlesex	202	236	+16.8%	36	45	+25.0%	\$2,122	\$2,603	+22.6%
New Haven	810	1,087	+34.2%	312	308	-1.3%	\$2,587	\$2,313	-10.6%
New London	256	311	+21.5%	92	78	-15.2%	\$2,435	\$3,093	+27.1%
Tolland	92	64	-30.4%	15	21	+40.0%	\$2,056	\$1,908	-7.2%
Windham	50	40	-20.0%	7	16	+128.6%	\$1,571	\$1,769	+12.6%

Current as of June 8, 2025. All data from SmartMLS. Report © 2025 ShowingTime Plus, LLC



Additional SmartMLS Resources

For additional guidance, [CLICK HERE](#) to access our SmartDesk Knowledge Base for answers to commonly asked questions.

Hours of Operation:

Monday - Thursday: 8:30am - 7:00pm

Friday: 8:30am - 6:00pm

Weekends: 9:00am - 3:00pm

Contact Information:

Phone: (203) 750-6000

Email: Support@SmartMLS.com, Membership@SmartMLS.com or

Compliance@SmartMLS.com

