



Table of Contents

[Enhancements/Quick Tips](#).....3-5

 Warnings vs. Errors.....3

 Filling a Listing from Tax.....4

 Reverse Prospecting.....5

[Reminders](#).....6-7

 How to Pay Your Bill.....6

 October Training Schedule.....7

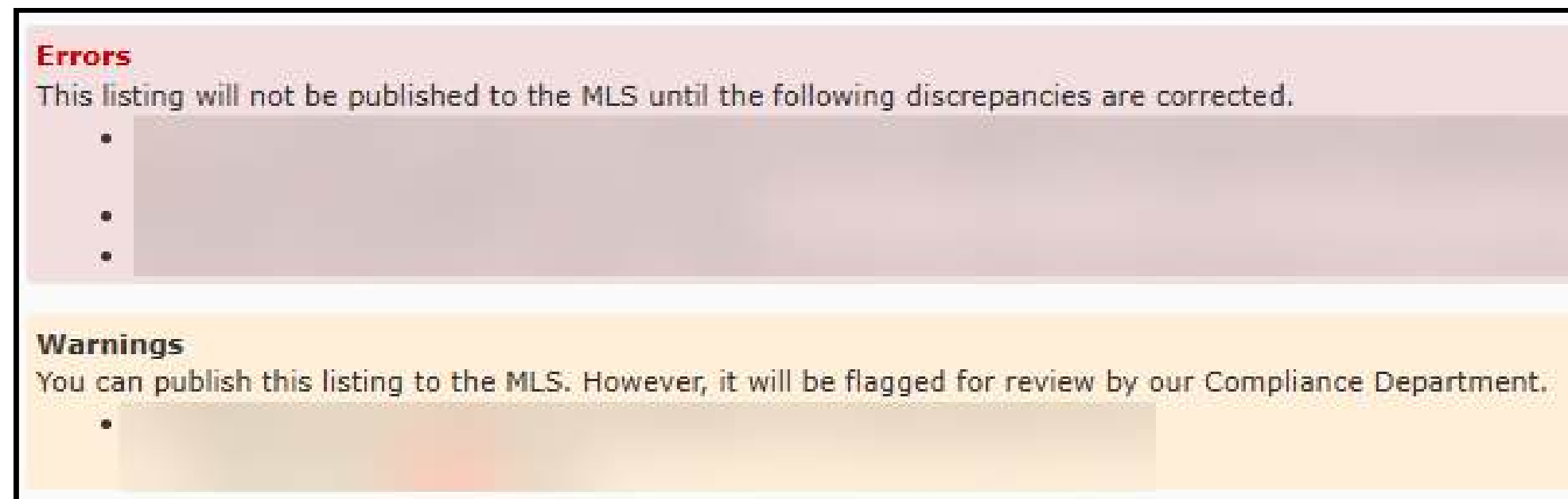
Market Statistics for September 2025.....8-11

SmartMLS Resources.....12

Warnings vs. Errors

When you are adding or editing a listing and are finished making your changes, you may encounter warnings or errors after you click the Validate/ Validate for Publishing.

An **error** will prevent you from saving your changes or publishing your listing. If there are errors on your input form, the "**Save Listing**" or "**Publish Listing**" buttons will not appear in the top right corner. You must correct the error(s) before proceeding.



The screenshot displays a user interface with two distinct sections for feedback. The top section, titled 'Errors' in red, has a light pink background and contains the text: 'This listing will not be published to the MLS until the following discrepancies are corrected.' Below this text is a list of three bullet points, each followed by a blurred rectangular area representing redacted error details. The bottom section, titled 'Warnings' in black, has a light yellow background and contains the text: 'You can publish this listing to the MLS. However, it will be flagged for review by our Compliance Department.' Below this text is a single bullet point followed by a blurred rectangular area representing a redacted warning detail.

A **warning** serves as a reminder to review certain fields that you might want to verify before saving or publishing. However, you can still save your changes without addressing any of the fields that generated a warning.



For the full article, [click here](#).

Enhancement: Starting a Listing (Fill From Tax)

The *Fill from Tax* option allows you to enter the parcel number and/or address information in order to use the property's tax record to start the input process. When entering a valid parcel number, the Tax Record will automatically be selected and grayed out:

Add New Listing (Single Family For Sale)

CancelBackContinue

Step 4: Select From Auto-Populate Property Matches

- Select a tax record from which data will be auto-populated, then click Continue
- Click Back to refine your search.
- If you do not want to auto-populate your new listing, click Continue without making a selection.

Matching Tax Records 1 to 1 of 1

	Formatted Tax ID	Address Full	County	Census FIPS	Owner Name
<input checked="" type="checkbox"/>			New Haven		

When cloning from a listing with a valid tax record (Clone + Tax), the public record (Formatted Tax ID) will be automatically selected for you. All that's left to do is choose the listing you wish to clone from.

For more information, check out the articles below:

- [Cloning a Listing](#)
- [Entering a Listing from the Tax](#)

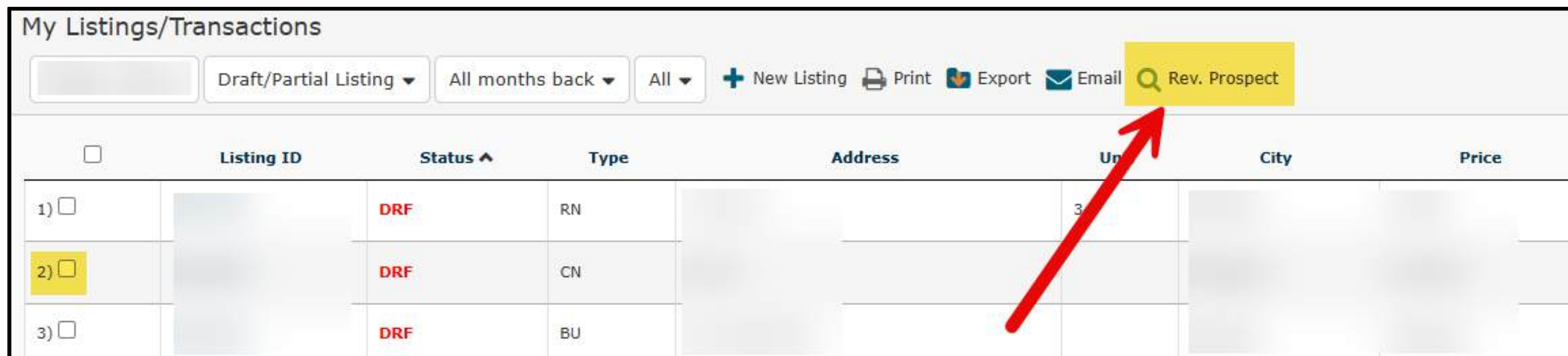


Reverse Prospecting

The *Reverse Prospecting* tool allows you to see if other agents have set up a saved search for a buyer that matches the features of the property you currently have listed on the MLS. To do this, go to *Add/Edit > View/Manage My Listings & Transactions*.

Use the drop-down menus in the upper-left to filter listings based on *status*, *time frame*, or *property type*.

When you find the desired listing, use the check box on the far left to select it, then click *Rev. Prospect*:



My Listings/Transactions							
<input type="text"/> Draft/Partial Listing ▾ All months back ▾ All ▾ + New Listing Print Export Email Rev. Prospect							
<input type="checkbox"/>	Listing ID	Status ▲	Type	Address	Un	City	Price
1) <input type="checkbox"/>		DRF	RN		3		
2) <input type="checkbox"/>		DRF	CN				
3) <input type="checkbox"/>		DRF	BU				



This will show you any agents who have added a buyer Client into connectMLS whose saved search matches your property. For the full article, [click here](#).

How to Pay Your Bill

Go to www.smartmls.com and log in with your username and password. Go down to the *Smart Agent Options* section and click *Smart Agent Profile*. Your current balance will show towards the upper right corner of the page.

Click the *Menu* button in the top right corner, then click *Account Information* and select *View/Pay Invoice(s)*. The next screen will look like the image below:

Account for Christopher Makowski - View/Pay Invoice(s)

Unpaid Invoices
Check the Pay Now box below for invoices you want to pay.

[View Paid and Unpaid Invoices](#)

☐ Check All ☐ Uncheck All

Key Fees

Invoice	Date	Office / Incurring Member	Invoice Total	Amount Applied	Balance Due	Pay Now
5074130 1	05/09/25	SmartMLS, Inc. / Christopher Makowski	84.67	0.00	84.67	<input type="checkbox"/>

MLS Charges

1 Dues invoices may not be paid off separately. Any available modifications to invoices can be made on the next screen. After checking the Pay Now box(es), please click on "Continue."

Invoice	Date	Office / Incurring Member	Invoice Total	Amount Applied	Balance Due	Pay Now
5074129	05/09/25	SmartMLS, Inc. / Christopher Makowski	212.10	0.00	212.10	<input type="checkbox"/>

Total Due: \$ 296.77

[Account Activity Report](#) [Continue](#) 3

Click on the *Invoice Number* to view the details. Select the invoice(s) you would like to pay, then click *Continue* to get a summary of the invoices you've selected to pay.



For step-by-step directions, [click here](#).

Training Schedule

Wednesday, 10/15, 10AM: *Enhance Statistical Knowledge*

Thursday, 10/16, 10AM: *RentSpree: Tenant Screening 101*

Tuesday, 10/21, 10AM: *Editing Listings in connectMLS*

Wednesday, 10/22, 10AM: *Introduction to CMA*

Wednesday, 10/29, 10AM: *SmartMLS Tax Overview*



[Click here](#) to register.

All Residential Properties Market Overview

SMART M L S

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

Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		3,649	3,706	+ 1.6%	28,384	30,025	+ 5.8%
Pending Sales		3,110	3,302	+ 6.2%	22,569	23,367	+ 3.5%
Closed Sales		3,637	3,524	- 3.1%	21,838	22,387	+ 2.5%
Days on Market Until Sale		22	22	0.0%	27	26	- 3.7%
Median Sales Price		\$420,000	\$450,000	+ 7.1%	\$400,000	\$425,000	+ 6.3%
Average Sales Price		\$588,646	\$633,025	+ 7.5%	\$561,295	\$599,896	+ 6.9%
Percent of List Price Received		103.3%	102.6%	- 0.7%	103.4%	102.8%	- 0.6%
Housing Affordability Index		107	98	- 8.4%	113	104	- 8.0%
Inventory of Homes for Sale		6,742	7,140	+ 5.9%	—	—	—
Months Supply of Inventory		2.4	2.5	+ 4.2%	—	—	—

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

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



Single Family Market Updates – By County

County	# of New Listings (Sept. 2024)	# of New Listings (Sept. 2025)	Percent Change	Closed Sales (Sept. 2024)	Closed Sales (Sept. 2025)	Percent Change	Average Sales Price (Sept. 2024)	Average Sales Price (Sept. 2025)	Percent Change
Fairfield	736	758	+3.0%	483	541	+12.0%	\$1,015,845	\$1,166,585	+14.8%
Hartford	694	737	+6.2%	571	579	+1.4%	\$452,969	\$478,689	+5.7%
Litchfield	244	236	-3.3%	179	144	-19.6%	\$572,656	\$582,163	+1.7%
Middlesex	179	173	-3.4%	127	142	+11.8%	\$633,792	\$554,199	-12.6%
New Haven	639	667	+4.4%	438	473	+8.0%	\$480,510	\$494,523	+2.9%
New London	297	294	-1.0%	195	218	+11.8%	\$496,165	\$487,939	-1.7%
Tolland	125	124	-0.8%	98	102	+4.1%	\$388,961	\$421,539	+8.4%
Windham	119	111	-6.7%	22	27	+22.7%	\$399,626	\$423,575	+6.0%



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

Condo/Townhouse Market Updates - By County

County	# of New Listings (Sept. 2024)	# of New Listings (Sept. 2025)	Percent Change	Closed Sales (Sept. 2024)	Closed Sales (Sept. 2025)	Percent Change	Average Sales Price (Sept. 2024)	Average Sales Price (Sept. 2025)	Percent Change
Fairfield	252	289	+14.7%	212	255	+20.3%	\$490,426	\$563,276	+14.9%
Hartford	213	170	-20.0%	144	155	+7.6%	\$302,618	\$301,798	-0.3%
Litchfield	29	50	+72.4%	15	22	+46.7%	\$271,993	\$244,984	-9.9%
Middlesex	54	36	-33.3%	27	36	+33.3%	\$314,893	\$346,661	+10.1%
New Haven	238	252	+5.9%	171	197	+15.2%	\$338,676	\$317,993	-6.1%
New London	49	50	+2.0%	38	38	0.0%	\$369,018	\$369,312	+0.1%
Tolland	18	25	+38.9%	12	21	+75.0%	\$237,708	\$309,190	+30.1%
Windham	16	11	-31.3%	8	17	+112.5%	\$262,056	\$280,188	+6.9%



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

Rental Market Updates – By County

County	# of Active Rentals (Sept. 2024)	# of Active Rentals (Sept. 2025)	Percent Change	Number of Properties Leased (Sept. 2024)	Number of Properties Leased (Sept. 2025)	Percent Change	Average Monthly Lease Price (Sept. 2024)	Average Monthly Lease Price (Sept. 2025)	Percent Change
Fairfield	1,229	1,346	+9.5%	396	415	+4.8%	\$3,554	\$3,774	+6.2%
Hartford	648	772	+19.1%	187	198	+5.9%	\$2,006	\$2,110	+5.2%
Litchfield	243	281	+15.6%	57	65	+14.0%	\$2,092	\$2,663	+27.3%
Middlesex	242	265	+9.5%	50	81	+62.0%	\$2,038	\$2,168	+6.4%
New Haven	808	1,049	+29.8%	297	336	+13.1%	\$2,393	\$2,310	-3.5%
New London	340	338	-0.6%	86	95	+10.5%	\$2,182	\$2,246	+2.9%
Tolland	79	72	-8.9%	14	14	0.0%	\$1,957	\$2,005	+2.4%
Windham	43	60	39.5%	10	10	0.0%	\$1,930	\$1,785	-7.5%

Current as of October 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

