



CONNECTICUT

Remaining one of the more balanced markets in New England, Connecticut is predicted to be a balanced or buyer's market in 2019. Connecticut had the largest decrease in average sales price with a decrease of about 4% from \$288,177 to \$276,109, and properties are selling more quickly, as the average days on market dropped about 12% from 85 days to 75 days, compared to this time last year.

In general, the Connecticut economy is a significant factor affecting the market in 2019 with those in the know keeping track of increasing interest rates, a new governor taking office in 2019 as well as the real estate market as a whole.

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Region	Year	Homes Sold	% Change	Avg. Days on Market	% Change	Avg. Sales Price	% Change	2019 Predictions		
Connecticut	2017	3699	1.08%	85	-11.80%	\$288,177	-4.19%	Market	Avg. Sales Price	Inventory
	2018	3739		75		\$276,109				
Northeastern	2017	144	9.03%	71	-14.50%	\$192,124	-7.68%	Buyers	Decrease	Increase
	2018	157		61		\$177,377				
Middlesex	2017	226	0.88%	95	-5.56%	\$345,904	-11.11%	Buyers	Same	Same
	2018	228		89		\$307,488				
Hartford	2017	973	-0.92%	73	-19.13%	\$228,409	4.25%	Balanced	Same	Increase
	2018	964		59		\$238,124				
Fairfield	2017	948	0.11%	97	-13.11%	\$529,528	-9.21%	Buyers	Decrease	Increase
	2018	949		84		\$480,751				
Tolland	2017	165	-4.85%	81	-3.14%	\$230,178	3.64%	Balanced	Same	Same
	2018	157		79		\$238,547				
Southeastern	2017	353	-9.35%	90	-13.98%	\$254,654	-2.24%	Sellers	Increase	Increase
	2018	320		78		\$248,944				

Data and insight provided by RE/MAX INTEGRA, New England. Data reflects January – October 2018 and the same timeframe for 2017.