

Median Price Analysis by County and Size Range

for Single-Family Houses sold in January and February 2025

Data Source: SmartMLS

Fairfield County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$470,000	189	\$501,500	133	6.70%
2000-2500 SQFT	\$865,000	65	\$719,995	39	-16.76%
2500-3000 SQFT	\$925,000	41	\$752,500	27	-18.65%
3000-3500 SQFT	\$1,200,000	30	\$1,192,500	30	-0.62%
3500-4000 SQFT	\$1,505,000	12	\$1,350,000	18	-10.30%
>= 4000 SQFT	\$2,410,000	46	\$2,310,000	41	-4.15%

Hartford County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$323,000	308	\$325,000	270	0.62%
2000-2500 SQFT	\$495,000	60	\$479,000	38	-3.23%
2500-3000 SQFT	\$572,500	26	\$575,000	27	0.44%
3000-3500 SQFT	\$612,500	12	\$690,000	6	12.65%
3500-4000 SQFT	\$800,000	5	\$760,000	5	-5.00%
>= 4000 SQFT	\$1,025,000	10	\$896,975	12	-12.49%

Alex Teplitskiy Realtor®
(860) 543-9417 | alex.telitskiy@gmail.com
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Litchfield County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$327,500	88	\$330,000	55	0.76%
2000-2500 SQFT	\$475,300	11	\$475,000	13	-0.06%
2500-3000 SQFT	\$545,000	13	\$647,500	10	18.81%
3000-3500 SQFT	\$715,000	6	\$850,000	7	18.88%
3500-4000 SQFT	\$1,060,000	3	\$2,264,000	4	113.58%
>= 4000 SQFT	\$1,925,000	5	\$1,050,000	5	-45.45%

Middlesex County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$370,000	66	\$347,000	48	-6.22%
2000-2500 SQFT	\$460,000	16	\$703,104	8	52.85%
2500-3000 SQFT	\$679,900	15	\$567,800	9	-16.49%
3000-3500 SQFT	\$850,000	7	\$889,500	6	4.65%
3500-4000 SQFT	\$842,500	2	\$1,200,000	1	42.43%
>= 4000 SQFT	\$840,000	1	\$645,000	2	-23.21%

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New Haven County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$320,000	265	\$357,000	249	11.56%
2000-2500 SQFT	\$555,000	41	\$533,750	36	-3.83%
2500-3000 SQFT	\$675,000	23	\$642,500	34	-4.81%
3000-3500 SQFT	\$647,450	12	\$710,000	13	9.66%
3500-4000 SQFT	\$739,000	9	\$840,000	5	13.67%
>= 4000 SQFT	\$1,277,652	7	\$1,097,500	6	-14.10%

New London County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$325,000	129	\$346,500	106	6.62%
2000-2500 SQFT	\$525,000	19	\$525,000	17	0.00%
2500-3000 SQFT	\$815,000	7	\$545,500	10	-33.07%
3000-3500 SQFT	\$790,000	5	\$827,000	7	4.68%
3500-4000 SQFT	\$662,500	4	\$955,000	2	44.15%
>= 4000 SQFT	\$1,030,000	5	\$1,260,000	1	22.33%

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Tolland County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$332,000	47	\$337,000	39	1.51%
2000-2500 SQFT	\$512,500	8	\$475,000	11	-7.32%
2500-3000 SQFT	\$588,000	13	\$557,500	4	-5.19%
3000-3500 SQFT	N/A	0	\$230,000	1	N/A
3500-4000 SQFT	\$805,000	1	\$765,000	1	-4.97%
>= 4000 SQFT	\$750,000	1	N/A	0	N/A

Windham County

Size Range	January	# Sales	February	# Sales	\$ Change (%)
< 2000 SQFT	\$312,000	59	\$330,000	48	5.77%
2000-2500 SQFT	\$400,000	11	\$475,000	9	18.75%
2500-3000 SQFT	\$517,500	4	\$622,450	6	20.28%
3000-3500 SQFT	N/A	0	\$350,000	3	N/A
3500-4000 SQFT	N/A	0	N/A	0	N/A
>= 4000 SQFT	\$815,000	1	\$975,000	1	19.63%

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