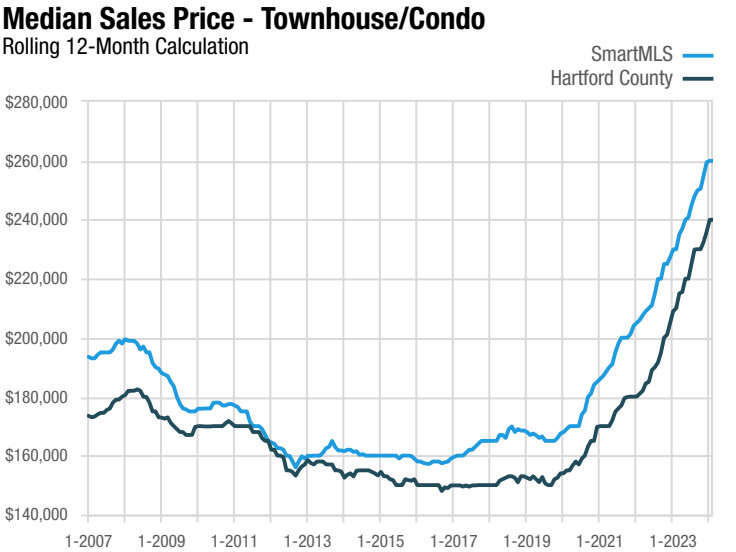
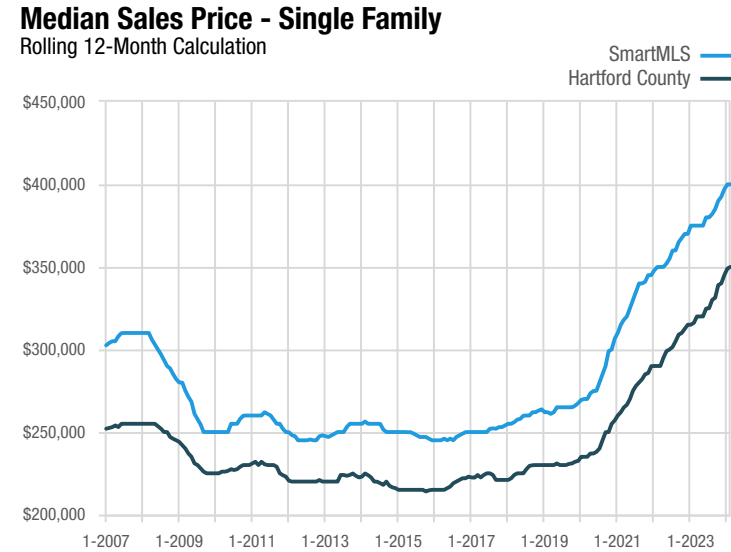


Hartford County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	460	449	- 2.4%	875	846	- 3.3%
Pending Sales	405	388	- 4.2%	827	791	- 4.4%
Closed Sales	351	322	- 8.3%	768	731	- 4.8%
Days on Market Until Sale	38	39	+ 2.6%	35	35	0.0%
Median Sales Price*	\$300,000	\$340,000	+ 13.3%	\$300,250	\$334,625	+ 11.4%
Average Sales Price*	\$342,857	\$411,367	+ 20.0%	\$346,673	\$394,885	+ 13.9%
Percent of List Price Received*	101.6%	103.9%	+ 2.3%	101.6%	103.1%	+ 1.5%
Inventory of Homes for Sale	729	626	- 14.1%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	125	181	+ 44.8%	266	323	+ 21.4%
Pending Sales	123	145	+ 17.9%	262	274	+ 4.6%
Closed Sales	108	119	+ 10.2%	225	247	+ 9.8%
Days on Market Until Sale	28	30	+ 7.1%	33	24	- 27.3%
Median Sales Price*	\$210,000	\$240,000	+ 14.3%	\$210,000	\$241,000	+ 14.8%
Average Sales Price*	\$231,327	\$260,296	+ 12.5%	\$227,500	\$261,342	+ 14.9%
Percent of List Price Received*	102.7%	103.2%	+ 0.5%	102.5%	103.5%	+ 1.0%
Inventory of Homes for Sale	156	205	+ 31.4%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.