

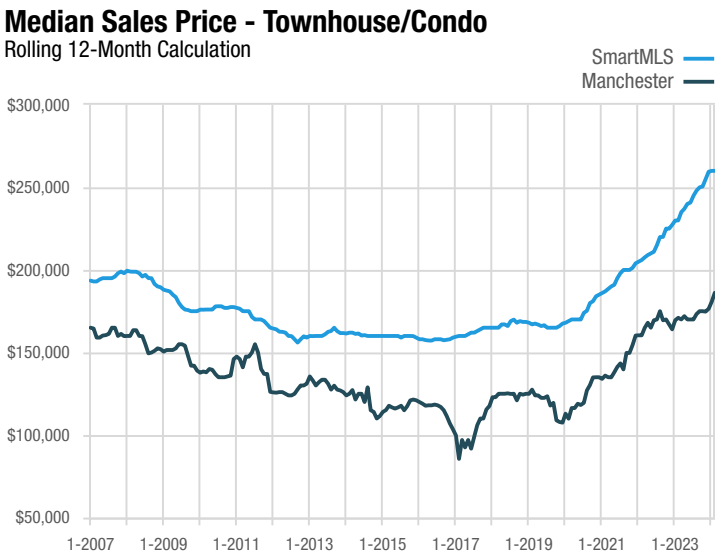
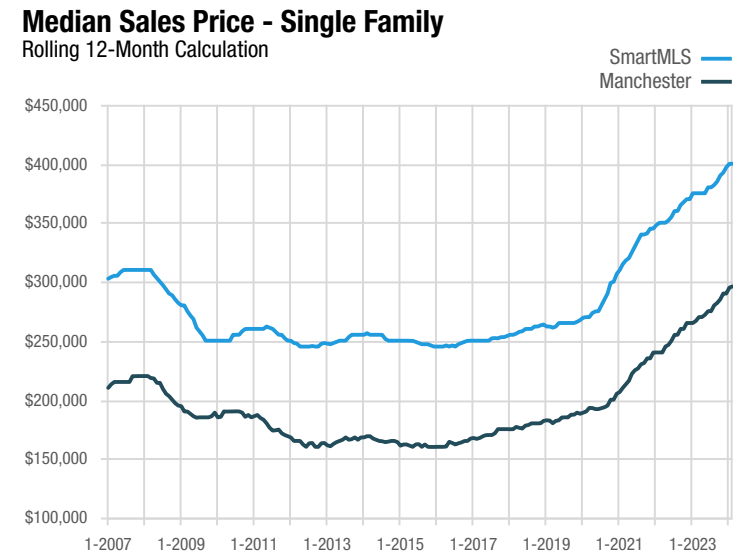
Manchester

Hartford County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	28	22	- 21.4%	55	53	- 3.6%
Pending Sales	26	24	- 7.7%	53	56	+ 5.7%
Closed Sales	19	28	+ 47.4%	47	53	+ 12.8%
Days on Market Until Sale	24	25	+ 4.2%	30	31	+ 3.3%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$267,000	\$300,000	+ 12.4%
Average Sales Price*	\$268,547	\$310,838	+ 15.7%	\$267,988	\$315,261	+ 17.6%
Percent of List Price Received*	102.8%	105.0%	+ 2.1%	102.7%	103.7%	+ 1.0%
Inventory of Homes for Sale	36	37	+ 2.8%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	10	+ 233.3%	15	16	+ 6.7%
Pending Sales	3	8	+ 166.7%	11	12	+ 9.1%
Closed Sales	6	4	- 33.3%	12	13	+ 8.3%
Days on Market Until Sale	13	68	+ 423.1%	20	37	+ 85.0%
Median Sales Price*	\$176,000	\$197,500	+ 12.2%	\$173,250	\$200,000	+ 15.4%
Average Sales Price*	\$180,483	\$183,875	+ 1.9%	\$167,275	\$202,602	+ 21.1%
Percent of List Price Received*	107.9%	105.4%	- 2.3%	104.3%	103.2%	- 1.1%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

* 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.