

Manchester

Hartford County

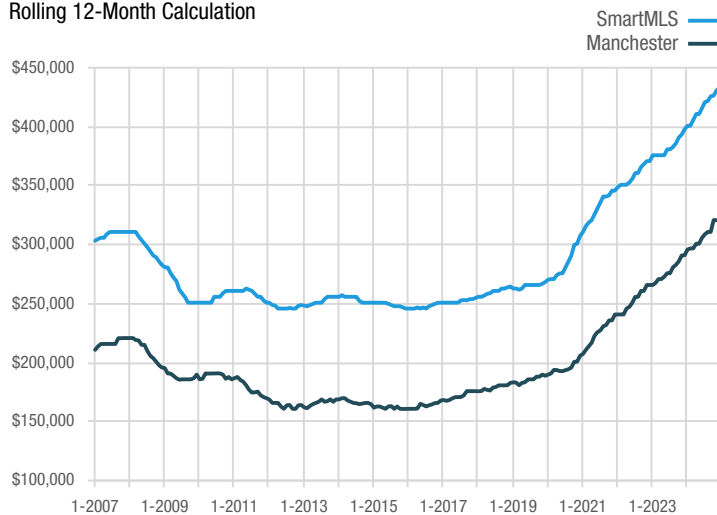
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	31	24	- 22.6%	465	451	- 3.0%
Pending Sales	37	31	- 16.2%	415	403	- 2.9%
Closed Sales	29	40	+ 37.9%	420	398	- 5.2%
Days on Market Until Sale	21	16	- 23.8%	20	15	- 25.0%
Median Sales Price*	\$275,000	\$311,000	+ 13.1%	\$290,200	\$320,000	+ 10.3%
Average Sales Price*	\$294,983	\$343,300	+ 16.4%	\$316,136	\$348,461	+ 10.2%
Percent of List Price Received*	105.1%	103.2%	- 1.8%	105.6%	105.5%	- 0.1%
Inventory of Homes for Sale	43	51	+ 18.6%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	6	0.0%	121	133	+ 9.9%
Pending Sales	11	9	- 18.2%	107	109	+ 1.9%
Closed Sales	9	8	- 11.1%	103	111	+ 7.8%
Days on Market Until Sale	13	14	+ 7.7%	15	12	- 20.0%
Median Sales Price*	\$211,000	\$239,250	+ 13.4%	\$176,500	\$211,000	+ 19.5%
Average Sales Price*	\$215,156	\$256,300	+ 19.1%	\$188,987	\$219,951	+ 16.4%
Percent of List Price Received*	107.6%	102.3%	- 4.9%	105.9%	105.3%	- 0.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

* 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.

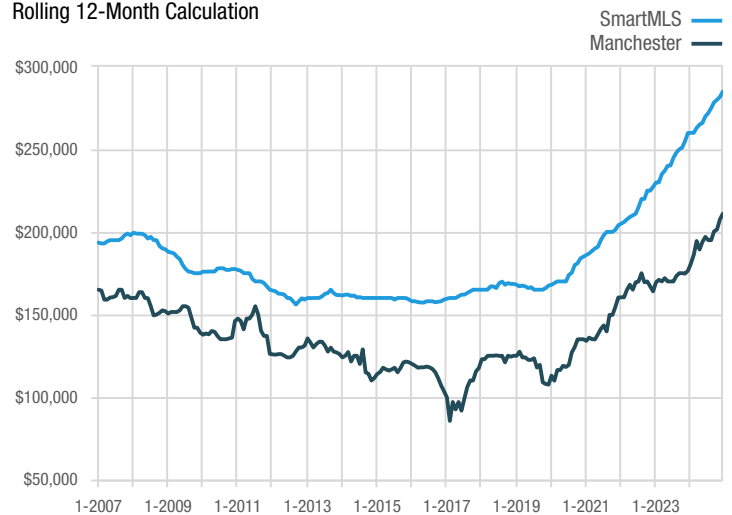
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.