

Manchester

Hartford County

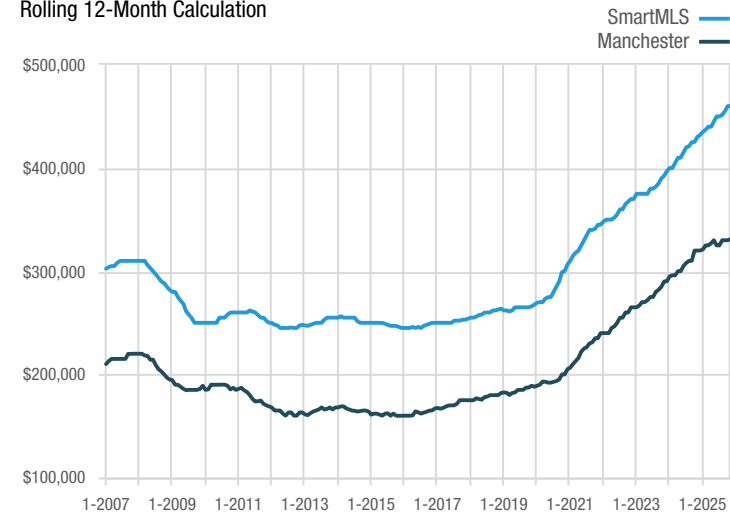
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	33	23	- 30.3%	427	463	+ 8.4%
Pending Sales	30	34	+ 13.3%	370	421	+ 13.8%
Closed Sales	32	39	+ 21.9%	358	406	+ 13.4%
Days on Market Until Sale	16	21	+ 31.3%	15	16	+ 6.7%
Median Sales Price*	\$322,500	\$352,000	+ 9.1%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$342,448	\$385,170	+ 12.5%	\$349,090	\$368,437	+ 5.5%
Percent of List Price Received*	103.6%	102.5%	- 1.1%	105.8%	104.9%	- 0.9%
Inventory of Homes for Sale	67	46	- 31.3%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	4	- 55.6%	127	115	- 9.4%
Pending Sales	8	6	- 25.0%	100	97	- 3.0%
Closed Sales	9	9	0.0%	103	95	- 7.8%
Days on Market Until Sale	4	22	+ 450.0%	12	14	+ 16.7%
Median Sales Price*	\$211,000	\$180,000	- 14.7%	\$205,000	\$257,000	+ 25.4%
Average Sales Price*	\$203,444	\$213,389	+ 4.9%	\$217,128	\$251,920	+ 16.0%
Percent of List Price Received*	104.6%	102.0%	- 2.5%	105.5%	104.4%	- 1.0%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	1.4	1.4	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.

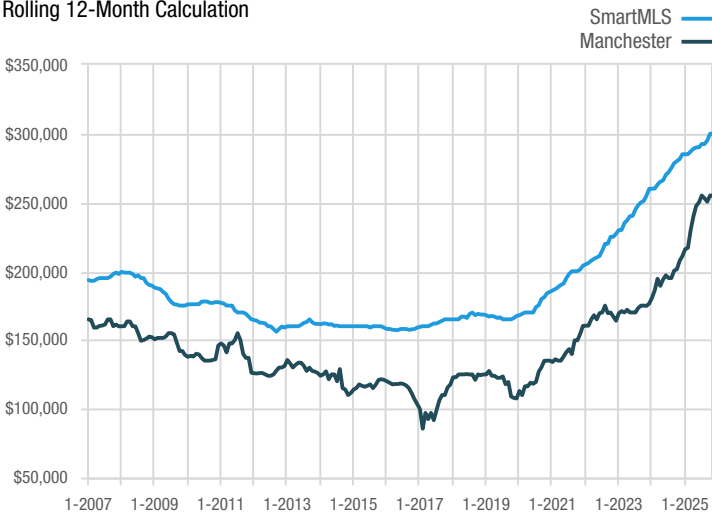
Median Sales Price - Single Family

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.