SMART MLS

Hartford County

Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	439	**366**	- 16.6%	439	**366**	- 16.6%
Pending Sales	442	**364**	- 17.6%	442	**364**	- 17.6%
Closed Sales	418	**358**	- 14.4%	418	**358**	- 14.4%
Days on Market Until Sale	27	**29**	+ 7.4%	27	**29**	+ 7.4%
Median Sales Price*	$360,000	**$375,000**	+ 4.2%	$360,000	**$375,000**	+ 4.2%
Average Sales Price*	$417,761	**$438,625**	+ 5.0%	$417,761	**$438,625**	+ 5.0%
Percent of List Price Received*	101.8%	**102.0%**	+ 0.2%	101.8%	**102.0%**	+ 0.2%
Inventory of Homes for Sale	694	**640**	- 7.8%	—	**—**	—
Months Supply of Inventory	1.3	**1.2**	- 7.7%	—	**—**	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	147	**127**	- 13.6%	147	**127**	- 13.6%
Pending Sales	134	**125**	- 6.7%	134	**125**	- 6.7%
Closed Sales	141	**103**	- 27.0%	141	**103**	- 27.0%
Days on Market Until Sale	22	**26**	+ 18.2%	22	**26**	+ 18.2%
Median Sales Price*	$275,000	**$255,000**	- 7.3%	$275,000	**$255,000**	- 7.3%
Average Sales Price*	$291,791	**$300,531**	+ 3.0%	$291,791	**$300,531**	+ 3.0%
Percent of List Price Received*	102.4%	**100.5%**	- 1.9%	102.4%	**100.5%**	- 1.9%
Inventory of Homes for Sale	200	**220**	+ 10.0%	—	**—**	—
Months Supply of Inventory	1.2	**1.4**	+ 16.7%	—	**—**	—

* 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.
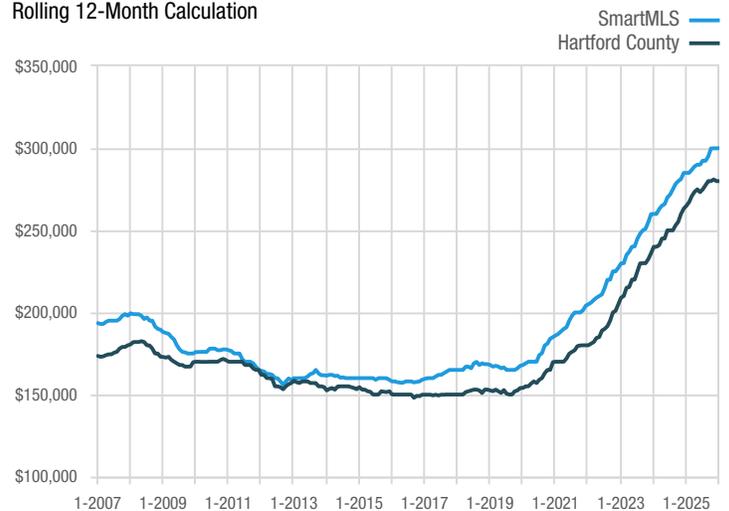
Median Sales Price - Single Family
Rolling 12-Month Calculation

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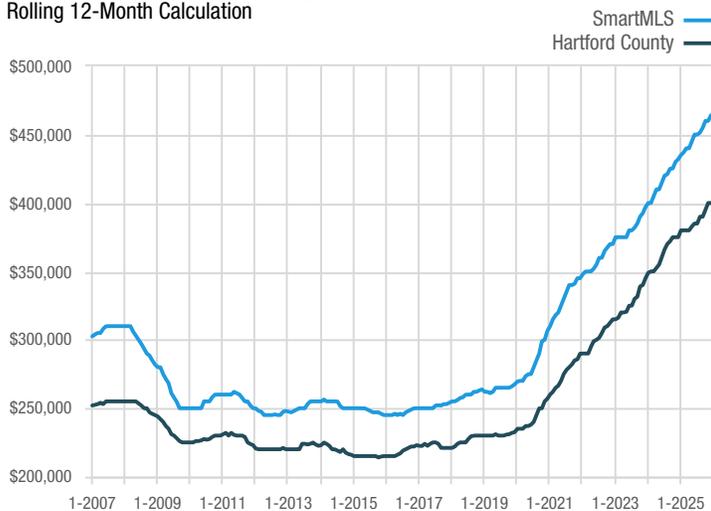
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

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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.