

Manchester

Hartford County

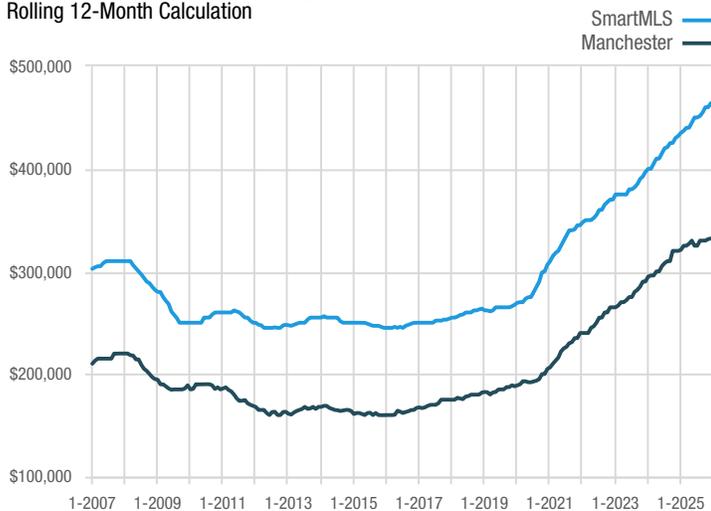
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	33	14	- 57.6%	33	14	- 57.6%
Pending Sales	38	20	- 47.4%	38	20	- 47.4%
Closed Sales	28	21	- 25.0%	28	21	- 25.0%
Days on Market Until Sale	20	38	+ 90.0%	20	38	+ 90.0%
Median Sales Price*	\$323,000	\$329,000	+ 1.9%	\$323,000	\$329,000	+ 1.9%
Average Sales Price*	\$340,911	\$379,339	+ 11.3%	\$340,911	\$379,339	+ 11.3%
Percent of List Price Received*	103.0%	104.4%	+ 1.4%	103.0%	104.4%	+ 1.4%
Inventory of Homes for Sale	46	33	- 28.3%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	11	7	- 36.4%	11	7	- 36.4%
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Days on Market Until Sale	11	56	+ 409.1%	11	56	+ 409.1%
Median Sales Price*	\$259,250	\$255,000	- 1.6%	\$259,250	\$255,000	- 1.6%
Average Sales Price*	\$242,688	\$265,000	+ 9.2%	\$242,688	\$265,000	+ 9.2%
Percent of List Price Received*	108.0%	102.5%	- 5.1%	108.0%	102.5%	- 5.1%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

* 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.

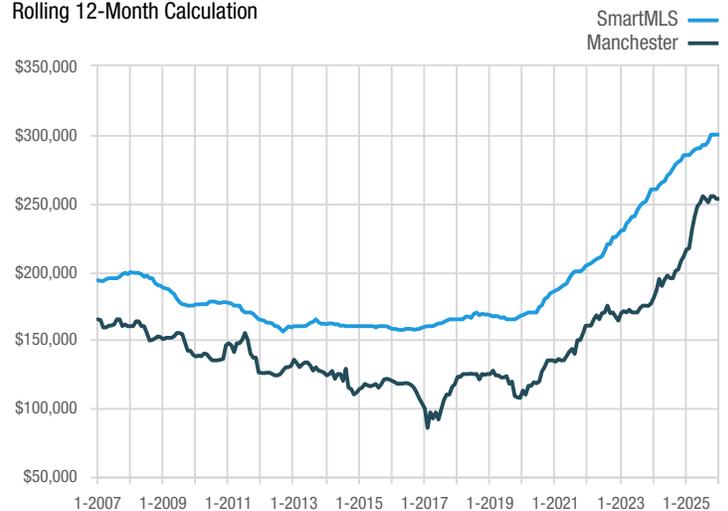
Median Sales Price - Single Family

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.