

Manchester

Hartford County

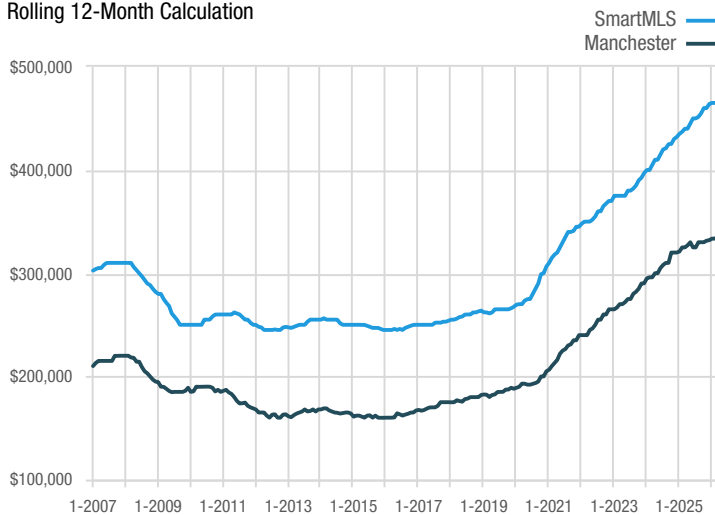
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	43	34	- 20.9%	97	71	- 26.8%
Pending Sales	30	37	+ 23.3%	94	76	- 19.1%
Closed Sales	20	24	+ 20.0%	79	62	- 21.5%
Days on Market Until Sale	20	24	+ 20.0%	21	29	+ 38.1%
Median Sales Price*	\$303,500	\$311,000	+ 2.5%	\$314,500	\$311,000	- 1.1%
Average Sales Price*	\$334,381	\$317,608	- 5.0%	\$343,913	\$335,873	- 2.3%
Percent of List Price Received*	101.6%	104.0%	+ 2.4%	102.6%	103.7%	+ 1.1%
Inventory of Homes for Sale	44	28	- 36.4%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	11	7	- 36.4%	37	22	- 40.5%
Pending Sales	8	8	0.0%	28	22	- 21.4%
Closed Sales	7	6	- 14.3%	24	18	- 25.0%
Days on Market Until Sale	5	12	+ 140.0%	17	29	+ 70.6%
Median Sales Price*	\$291,000	\$280,250	- 3.7%	\$274,200	\$271,000	- 1.2%
Average Sales Price*	\$294,714	\$270,750	- 8.1%	\$248,079	\$269,722	+ 8.7%
Percent of List Price Received*	110.3%	105.9%	- 4.0%	106.2%	104.9%	- 1.2%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
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.

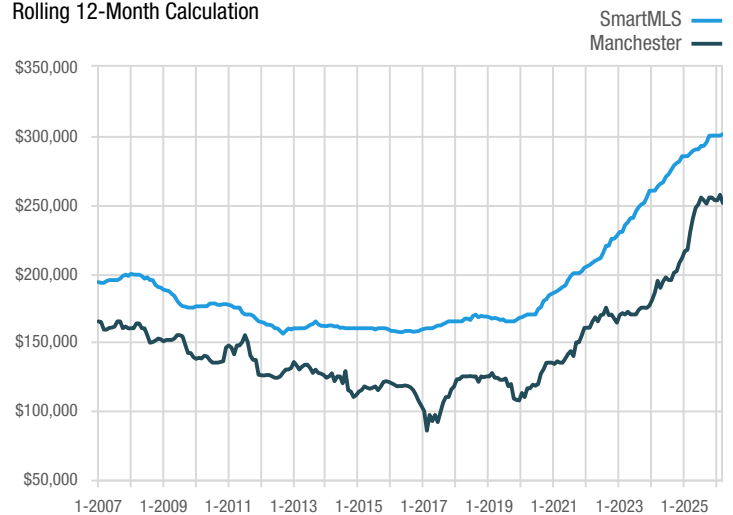
Median Sales Price - Single Family

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.