

Manchester

Hartford County

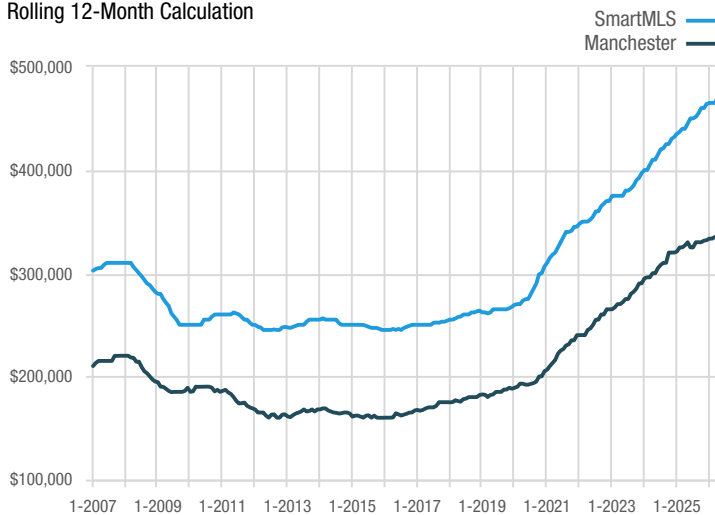
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	37	34	- 8.1%	134	105	- 21.6%
Pending Sales	36	21	- 41.7%	130	96	- 26.2%
Closed Sales	33	27	- 18.2%	112	89	- 20.5%
Days on Market Until Sale	12	14	+ 16.7%	19	24	+ 26.3%
Median Sales Price*	\$361,000	\$395,000	+ 9.4%	\$322,500	\$335,000	+ 3.9%
Average Sales Price*	\$362,558	\$428,682	+ 18.2%	\$349,406	\$364,028	+ 4.2%
Percent of List Price Received*	105.4%	104.5%	- 0.9%	103.4%	103.9%	+ 0.5%
Inventory of Homes for Sale	41	40	- 2.4%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	9	17	+ 88.9%	46	39	- 15.2%
Pending Sales	12	16	+ 33.3%	40	37	- 7.5%
Closed Sales	14	7	- 50.0%	38	25	- 34.2%
Days on Market Until Sale	12	19	+ 58.3%	16	26	+ 62.5%
Median Sales Price*	\$273,750	\$165,000	- 39.7%	\$274,200	\$260,000	- 5.2%
Average Sales Price*	\$251,214	\$196,457	- 21.8%	\$249,234	\$249,208	- 0.0%
Percent of List Price Received*	102.8%	102.6%	- 0.2%	104.9%	104.3%	- 0.6%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

* 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.

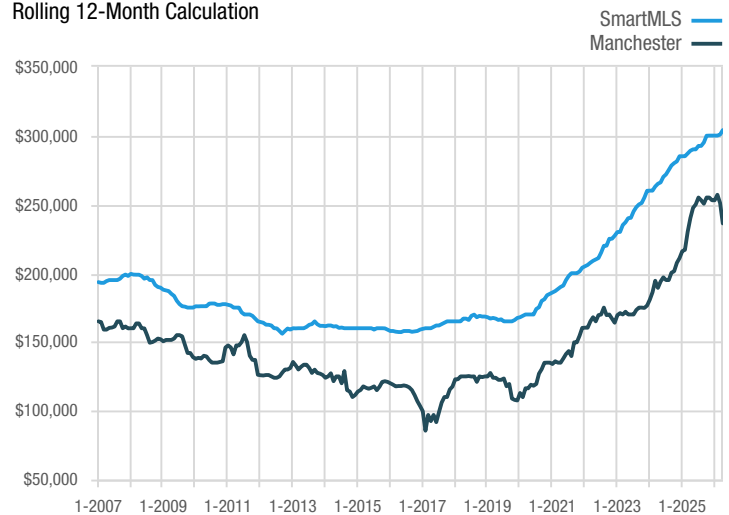
Median Sales Price - Single Family

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.