

Manchester

Hartford County

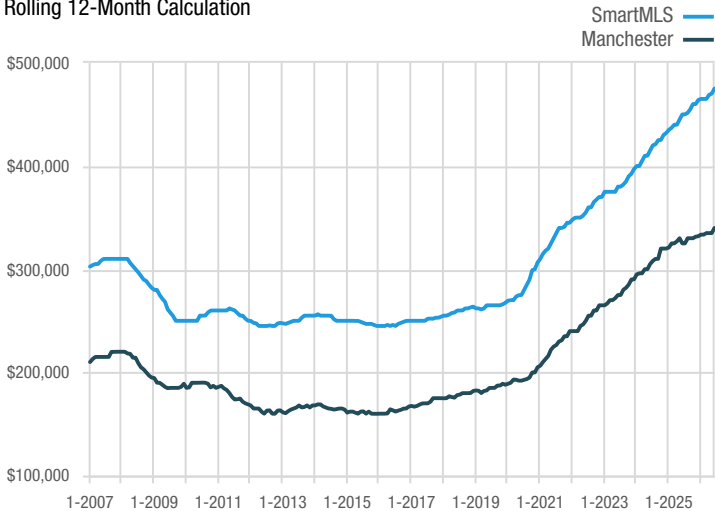
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	67	66	- 1.5%	254	212	- 16.5%
Pending Sales	46	41	- 10.9%	219	167	- 23.7%
Closed Sales	41	32	- 22.0%	187	146	- 21.9%
Days on Market Until Sale	14	19	+ 35.7%	18	22	+ 22.2%
Median Sales Price*	\$325,000	\$371,500	+ 14.3%	\$327,500	\$347,000	+ 6.0%
Average Sales Price*	\$354,397	\$394,016	+ 11.2%	\$352,371	\$373,796	+ 6.1%
Percent of List Price Received*	107.8%	109.3%	+ 1.4%	105.0%	105.2%	+ 0.2%
Inventory of Homes for Sale	65	63	- 3.1%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	9	+ 200.0%	66	69	+ 4.5%
Pending Sales	5	10	+ 100.0%	58	59	+ 1.7%
Closed Sales	10	15	+ 50.0%	59	54	- 8.5%
Days on Market Until Sale	5	22	+ 340.0%	15	26	+ 73.3%
Median Sales Price*	\$268,500	\$255,000	- 5.0%	\$267,500	\$248,000	- 7.3%
Average Sales Price*	\$280,000	\$265,320	- 5.2%	\$258,912	\$243,263	- 6.0%
Percent of List Price Received*	107.8%	103.4%	- 4.1%	104.8%	104.0%	- 0.8%
Inventory of Homes for Sale	7	18	+ 157.1%	—	—	—
Months Supply of Inventory	0.8	2.2	+ 175.0%	—	—	—

* 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.

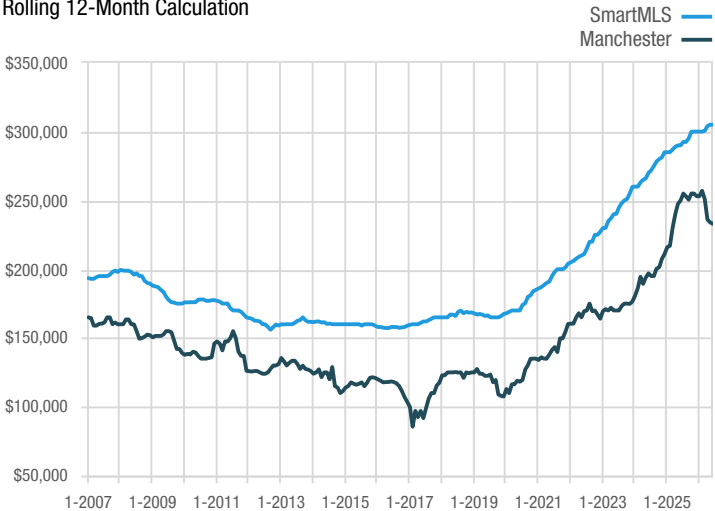
Median Sales Price - Single Family

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.