

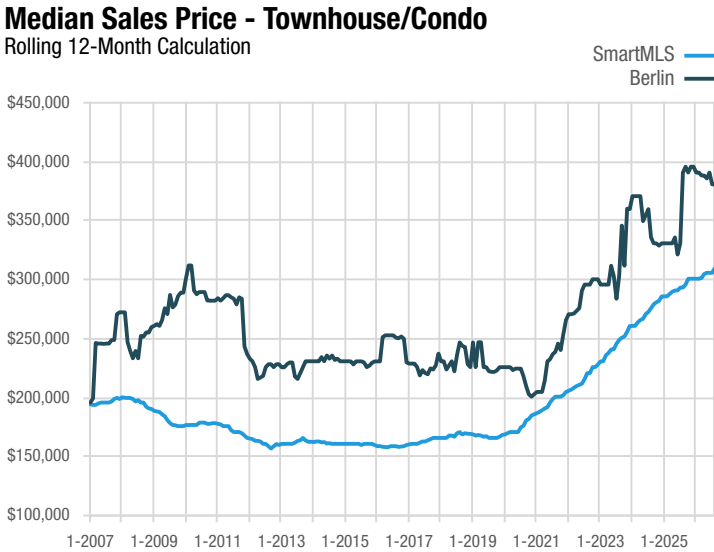
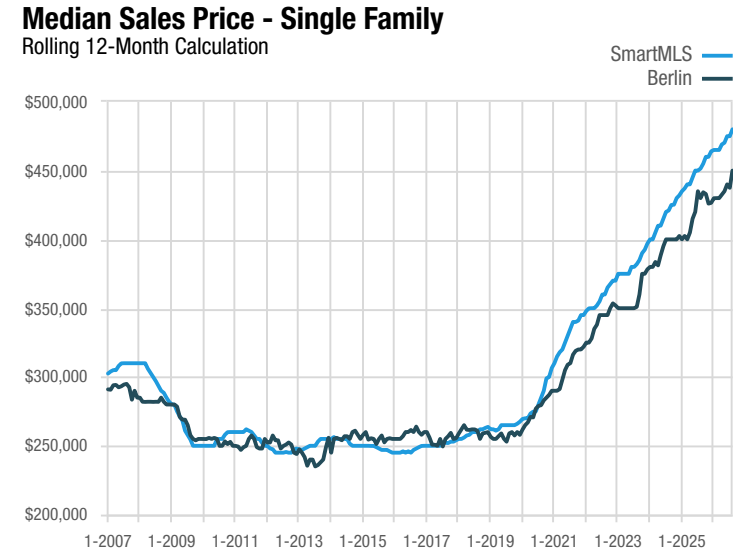
Berlin

Hartford County

Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	8	- 52.9%	129	91	- 29.5%
Pending Sales	19	10	- 47.4%	124	88	- 29.0%
Closed Sales	24	19	- 20.8%	117	84	- 28.2%
Days on Market Until Sale	15	18	+ 20.0%	15	23	+ 53.3%
Median Sales Price*	\$428,000	\$520,000	+ 21.5%	\$435,000	\$485,000	+ 11.5%
Average Sales Price*	\$457,696	\$539,000	+ 17.8%	\$470,374	\$523,486	+ 11.3%
Percent of List Price Received*	103.8%	105.6%	+ 1.7%	104.7%	105.1%	+ 0.4%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	3	- 25.0%	31	27	- 12.9%
Pending Sales	5	2	- 60.0%	24	22	- 8.3%
Closed Sales	5	2	- 60.0%	19	19	0.0%
Days on Market Until Sale	11	4	- 63.6%	18	15	- 16.7%
Median Sales Price*	\$425,000	\$602,500	+ 41.8%	\$415,000	\$380,000	- 8.4%
Average Sales Price*	\$465,800	\$602,500	+ 29.3%	\$418,158	\$426,066	+ 1.9%
Percent of List Price Received*	100.9%	107.2%	+ 6.2%	102.0%	103.3%	+ 1.3%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.2	2.6	+ 116.7%	—	—	—

* 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.



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.