

Manchester

Hartford County

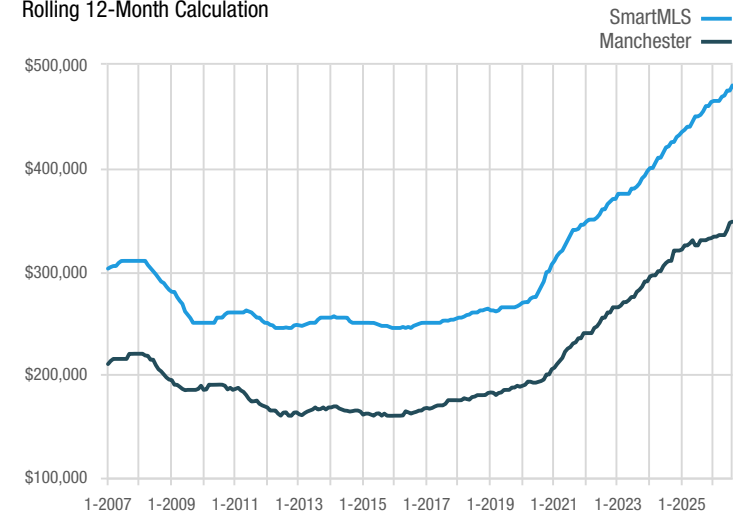
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	53	53	0.0%	352	320	- 9.1%
Pending Sales	35	42	+ 20.0%	296	254	- 14.2%
Closed Sales	38	35	- 7.9%	278	227	- 18.3%
Days on Market Until Sale	11	12	+ 9.1%	15	19	+ 26.7%
Median Sales Price*	\$350,000	\$351,000	+ 0.3%	\$330,000	\$350,000	+ 6.1%
Average Sales Price*	\$390,760	\$385,075	- 1.5%	\$358,701	\$383,261	+ 6.8%
Percent of List Price Received*	107.5%	108.5%	+ 0.9%	105.5%	106.0%	+ 0.5%
Inventory of Homes for Sale	77	71	- 7.8%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	10	9	- 10.0%	83	92	+ 10.8%
Pending Sales	6	10	+ 66.7%	71	80	+ 12.7%
Closed Sales	8	5	- 37.5%	72	71	- 1.4%
Days on Market Until Sale	17	7	- 58.8%	15	23	+ 53.3%
Median Sales Price*	\$242,450	\$235,000	- 3.1%	\$265,000	\$245,000	- 7.5%
Average Sales Price*	\$238,238	\$248,000	+ 4.1%	\$256,707	\$246,565	- 4.0%
Percent of List Price Received*	108.8%	107.0%	- 1.7%	105.1%	104.0%	- 1.0%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

* 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.

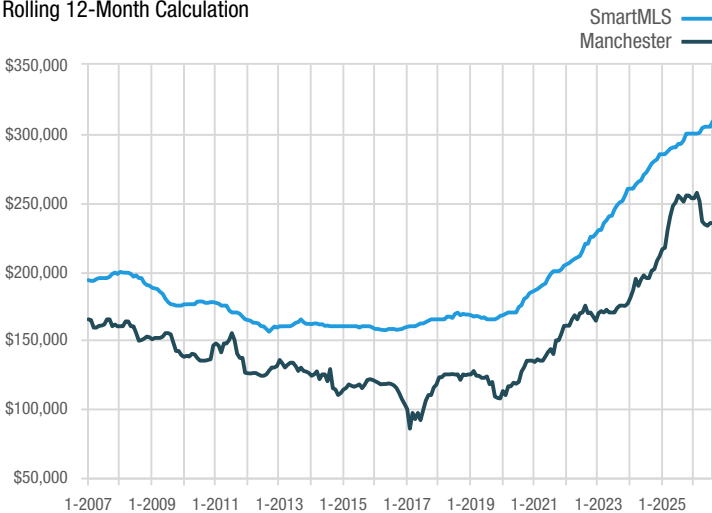
Median Sales Price - Single Family

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.