

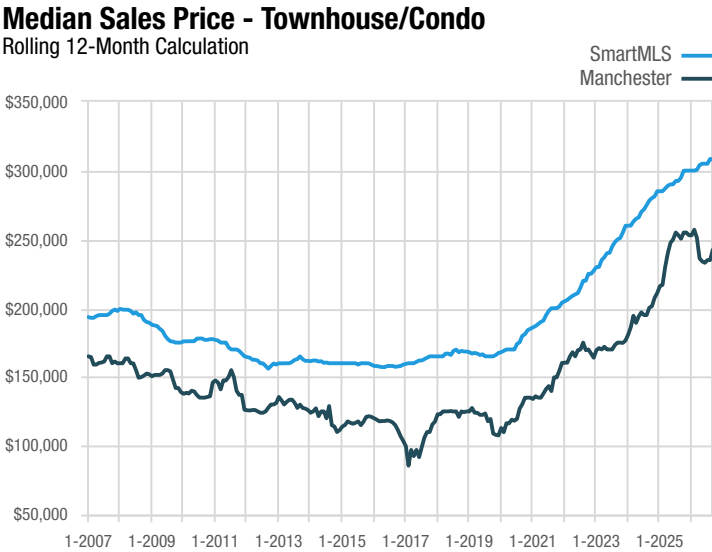
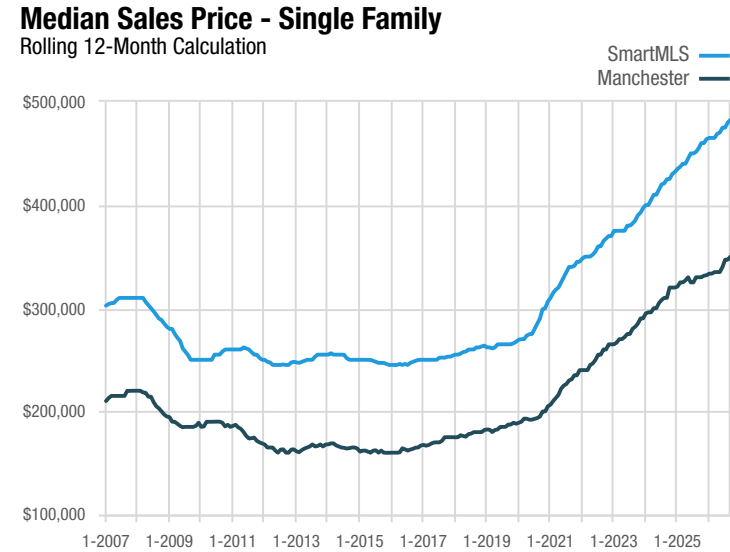
Manchester

Hartford County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	43	50	+ 16.3%	395	371	- 6.1%
Pending Sales	50	54	+ 8.0%	346	309	- 10.7%
Closed Sales	37	61	+ 64.9%	315	289	- 8.3%
Days on Market Until Sale	15	14	- 6.7%	15	18	+ 20.0%
Median Sales Price*	\$335,000	\$355,000	+ 6.0%	\$330,000	\$350,000	+ 6.1%
Average Sales Price*	\$392,430	\$393,014	+ 0.1%	\$362,663	\$384,945	+ 6.1%
Percent of List Price Received*	104.5%	105.2%	+ 0.7%	105.4%	105.9%	+ 0.5%
Inventory of Homes for Sale	65	60	- 7.7%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	12	8	- 33.3%	95	100	+ 5.3%
Pending Sales	4	7	+ 75.0%	75	86	+ 14.7%
Closed Sales	6	9	+ 50.0%	78	80	+ 2.6%
Days on Market Until Sale	10	12	+ 20.0%	14	22	+ 57.1%
Median Sales Price*	\$217,500	\$275,000	+ 26.4%	\$263,500	\$250,500	- 4.9%
Average Sales Price*	\$201,000	\$252,389	+ 25.6%	\$252,422	\$247,220	- 2.1%
Percent of List Price Received*	103.9%	100.4%	- 3.4%	105.0%	103.6%	- 1.3%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

* 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.