

Wethersfield

Hartford County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	30	35	+ 16.7%	218	233	+ 6.9%
Pending Sales	18	27	+ 50.0%	187	190	+ 1.6%
Closed Sales	20	27	+ 35.0%	188	188	0.0%
Days on Market Until Sale	23	21	- 8.7%	15	24	+ 60.0%
Median Sales Price*	\$500,000	\$476,000	- 4.8%	\$437,450	\$437,500	+ 0.0%
Average Sales Price*	\$519,769	\$528,789	+ 1.7%	\$471,279	\$473,054	+ 0.4%
Percent of List Price Received*	104.4%	103.3%	- 1.1%	106.0%	104.6%	- 1.3%
Inventory of Homes for Sale	34	40	+ 17.6%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	5	+ 400.0%	32	28	- 12.5%
Pending Sales	4	2	- 50.0%	27	23	- 14.8%
Closed Sales	3	2	- 33.3%	27	24	- 11.1%
Days on Market Until Sale	18	156	+ 766.7%	13	30	+ 130.8%
Median Sales Price*	\$330,000	\$267,188	- 19.0%	\$300,000	\$284,000	- 5.3%
Average Sales Price*	\$364,833	\$267,188	- 26.8%	\$275,611	\$284,464	+ 3.2%
Percent of List Price Received*	103.2%	98.4%	- 4.7%	103.7%	101.0%	- 2.6%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

* 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.

