Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Hartford County

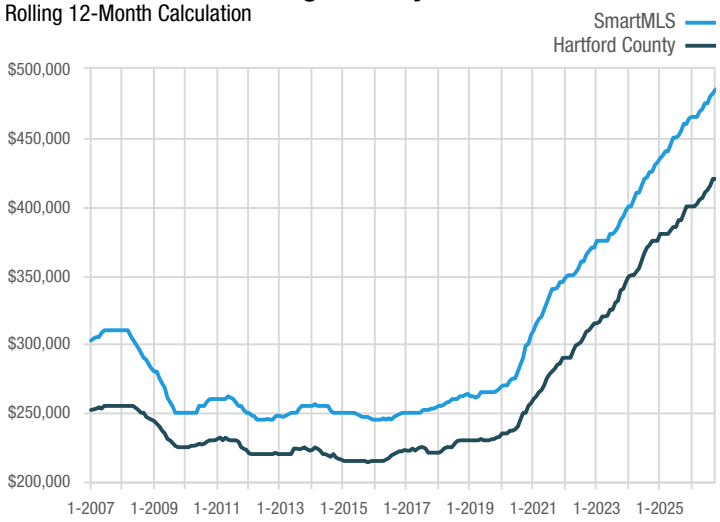
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	733	**726**	- 1.0%	6,753	**6,617**	- 2.0%
Pending Sales	581	**601**	+ 3.4%	5,592	**5,340**	- 4.5%
Closed Sales	644	**591**	- 8.2%	5,437	**5,173**	- 4.9%
Days on Market Until Sale	18	**24**	+ 33.3%	18	**21**	+ 16.7%
Median Sales Price*	$410,000	**$415,000**	+ 1.2%	$400,000	**$425,000**	+ 6.3%
Average Sales Price*	$469,934	**$494,723**	+ 5.3%	$469,279	**$500,288**	+ 6.6%
Percent of List Price Received*	104.0%	**103.8%**	- 0.2%	105.0%	**105.1%**	+ 0.1%
Inventory of Homes for Sale	1,058	**1,115**	+ 5.4%	—	—	—
Months Supply of Inventory	2.0	**2.2**	+ 10.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	217	**199**	- 8.3%	1,943	**1,940**	- 0.2%
Pending Sales	178	**135**	- 24.2%	1,641	**1,573**	- 4.1%
Closed Sales	191	**160**	- 16.2%	1,630	**1,521**	- 6.7%
Days on Market Until Sale	21	**22**	+ 4.8%	17	**21**	+ 23.5%
Median Sales Price*	$290,000	**$292,250**	+ 0.8%	$280,000	**$290,000**	+ 3.6%
Average Sales Price*	$297,706	**$309,925**	+ 4.1%	$304,158	**$312,722**	+ 2.8%
Percent of List Price Received*	101.9%	**101.2%**	- 0.7%	103.2%	**102.4%**	- 0.8%
Inventory of Homes for Sale	297	**347**	+ 16.8%	—	—	—
Months Supply of Inventory	1.8	**2.3**	+ 27.8%	—	—	—

* 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.

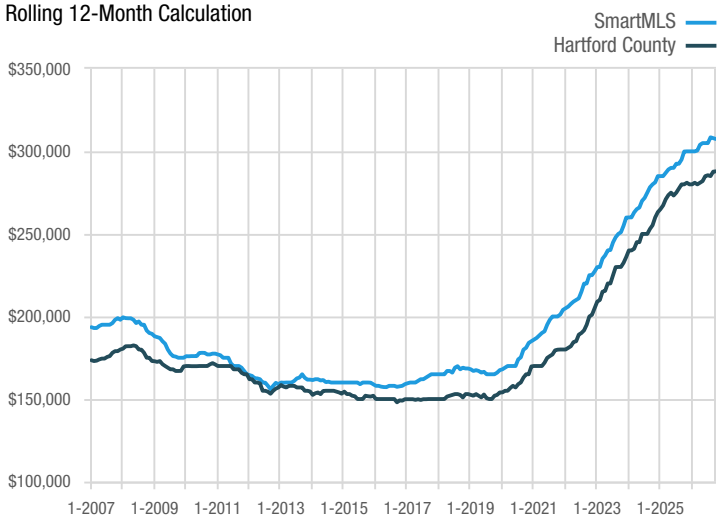
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.