Local Market Update – February 2026

A Research Tool Provided by SmartMLS

Glastonbury

Hartford County

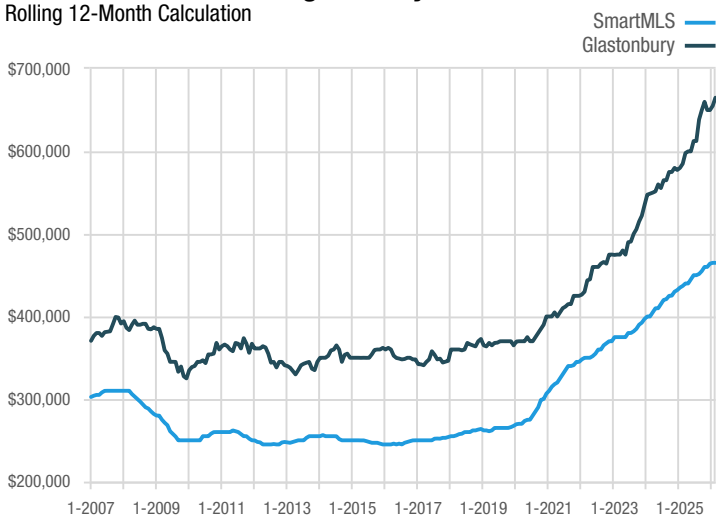
Single Family	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	21	**11**	- 47.6%	48	**26**	- 45.8%
Pending Sales	24	**8**	- 66.7%	37	**23**	- 37.8%
Closed Sales	17	**10**	- 41.2%	28	**24**	- 14.3%
Days on Market Until Sale	15	**47**	+ 213.3%	15	**30**	+ 100.0%
Median Sales Price*	$572,000	**$575,000**	+ 0.5%	$562,500	**$626,000**	+ 11.3%
Average Sales Price*	$591,962	**$652,964**	+ 10.3%	$652,209	**$689,527**	+ 5.7%
Percent of List Price Received*	103.6%	**100.4%**	- 3.1%	103.6%	**101.8%**	- 1.7%
Inventory of Homes for Sale	25	**18**	- 28.0%	—	**—**	—
Months Supply of Inventory	0.9	**0.7**	- 22.2%	—	**—**	—

Townhouse/Condo	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	6	**7**	+ 16.7%	10	**14**	+ 40.0%
Pending Sales	4	**14**	+ 250.0%	12	**19**	+ 58.3%
Closed Sales	5	**8**	+ 60.0%	13	**16**	+ 23.1%
Days on Market Until Sale	10	**64**	+ 540.0%	15	**42**	+ 180.0%
Median Sales Price*	$345,000	**$300,625**	- 12.9%	$340,000	**$344,000**	+ 1.2%
Average Sales Price*	$420,580	**$292,644**	- 30.4%	$383,608	**$369,509**	- 3.7%
Percent of List Price Received*	102.3%	**97.4%**	- 4.8%	103.1%	**99.5%**	- 3.5%
Inventory of Homes for Sale	7	**9**	+ 28.6%	—	**—**	—
Months Supply of Inventory	1.0	**1.0**	0.0%	—	**—**	—

* 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.

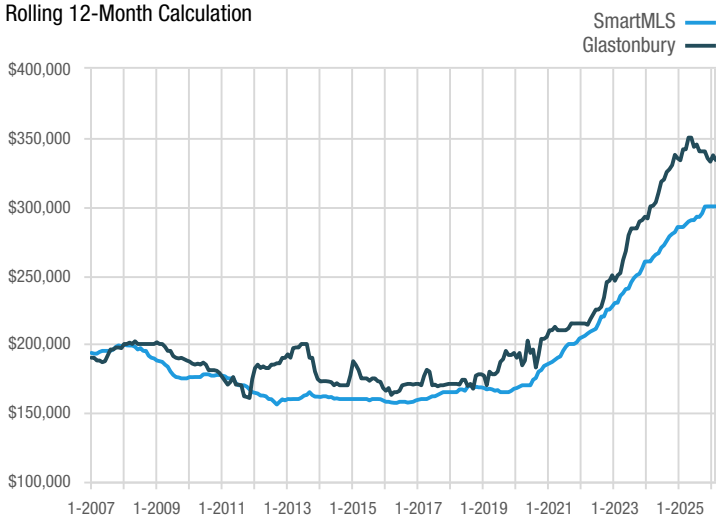
Median Sales Price - Single Family

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 March 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.