Local Market Update – May 2026

A Research Tool Provided by SmartMLS

Glastonbury

Hartford County

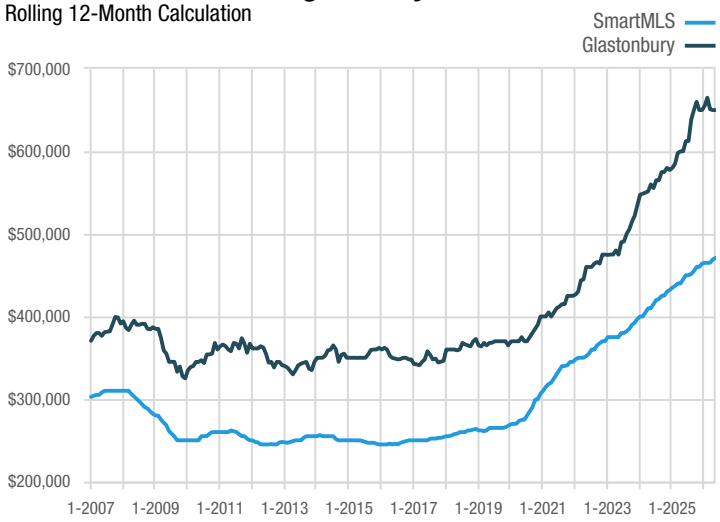
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	42	**42**	0.0%	153	**145**	- 5.2%
Pending Sales	27	**40**	+ 48.1%	110	**100**	- 9.1%
Closed Sales	25	**24**	- 4.0%	93	**72**	- 22.6%
Days on Market Until Sale	10	**8**	- 20.0%	25	**17**	- 32.0%
Median Sales Price*	$675,000	**$655,000**	- 3.0%	$629,000	**$622,500**	- 1.0%
Average Sales Price*	$690,862	**$742,484**	+ 7.5%	$684,583	**$692,113**	+ 1.1%
Percent of List Price Received*	112.5%	**108.8%**	- 3.3%	108.2%	**105.8%**	- 2.2%
Inventory of Homes for Sale	42	**49**	+ 16.7%	—	**—**	—
Months Supply of Inventory	1.6	**1.9**	+ 18.8%	—	**—**	—

Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	11	**9**	- 18.2%	32	**41**	+ 28.1%
Pending Sales	5	**9**	+ 80.0%	31	**46**	+ 48.4%
Closed Sales	6	**12**	+ 100.0%	30	**47**	+ 56.7%
Days on Market Until Sale	6	**24**	+ 300.0%	13	**29**	+ 123.1%
Median Sales Price*	$450,000	**$427,500**	- 5.0%	$370,000	**$348,000**	- 5.9%
Average Sales Price*	$501,250	**$414,042**	- 17.4%	$431,610	**$372,439**	- 13.7%
Percent of List Price Received*	108.7%	**101.4%**	- 6.7%	107.1%	**101.4%**	- 5.3%
Inventory of Homes for Sale	9	**8**	- 11.1%	—	**—**	—
Months Supply of Inventory	1.3	**0.8**	- 38.5%	—	**—**	—

* 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.

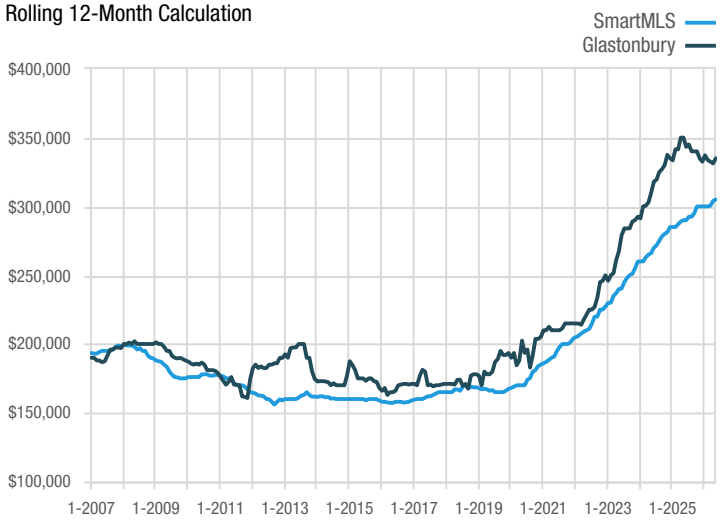
Median Sales Price - Single Family

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