Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Berlin

Hartford County

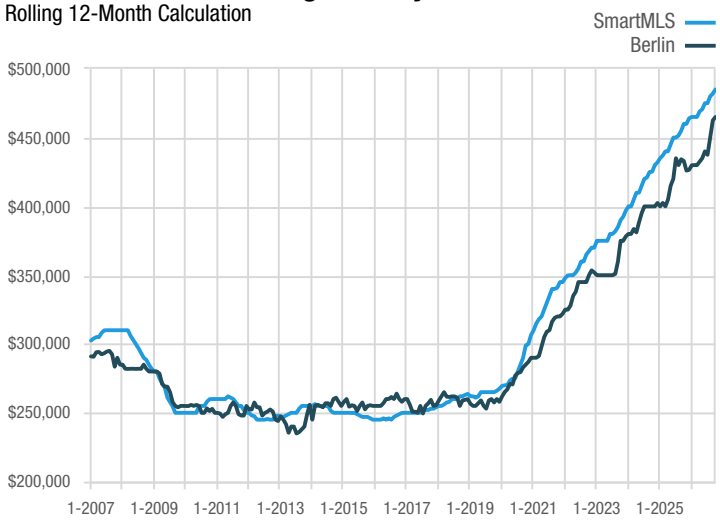
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	20	**21**	+ 5.0%	167	**123**	- 26.3%
Pending Sales	16	**11**	- 31.3%	151	**107**	- 29.1%
Closed Sales	16	**8**	- 50.0%	146	**99**	- 32.2%
Days on Market Until Sale	21	**7**	- 66.7%	15	**21**	+ 40.0%
Median Sales Price*	$437,500	**$496,000**	+ 13.4%	$431,250	**$480,000**	+ 11.3%
Average Sales Price*	$477,124	**$525,550**	+ 10.1%	$466,807	**$526,274**	+ 12.7%
Percent of List Price Received*	105.3%	**103.0%**	- 2.2%	104.8%	**104.7%**	- 0.1%
Inventory of Homes for Sale	24	**25**	+ 4.2%	—	—	—
Months Supply of Inventory	1.7	**2.4**	+ 41.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**6**	+ 200.0%	35	**35**	0.0%
Pending Sales	2	**2**	0.0%	27	**26**	- 3.7%
Closed Sales	4	**4**	0.0%	26	**25**	- 3.8%
Days on Market Until Sale	11	**39**	+ 254.5%	17	**22**	+ 29.4%
Median Sales Price*	$345,000	**$307,500**	- 10.9%	$395,000	**$380,000**	- 3.8%
Average Sales Price*	$335,000	**$315,975**	- 5.7%	$414,231	**$406,002**	- 2.0%
Percent of List Price Received*	99.2%	**99.3%**	+ 0.1%	101.6%	**102.4%**	+ 0.8%
Inventory of Homes for Sale	5	**10**	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	**4.1**	+ 215.4%	—	—	—

* 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.

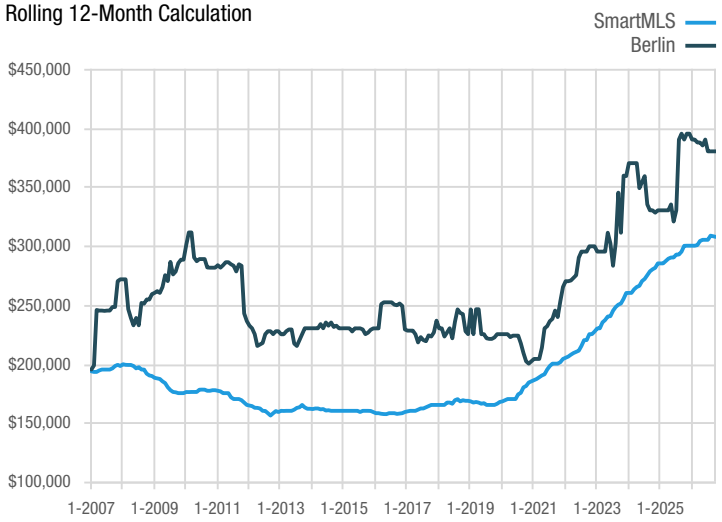
Median Sales Price - Single Family

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.