Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Canton

Hartford County

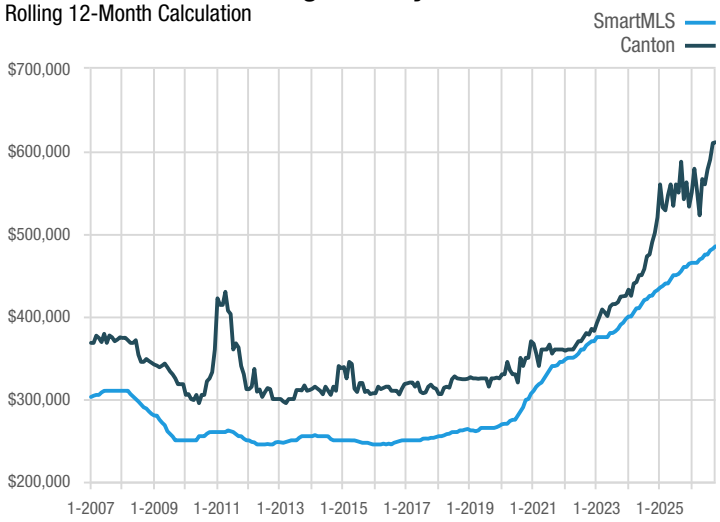
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**14**	+ 40.0%	94	**103**	+ 9.6%
Pending Sales	4	**9**	+ 125.0%	80	**83**	+ 3.8%
Closed Sales	5	**4**	- 20.0%	86	**90**	+ 4.7%
Days on Market Until Sale	20	**5**	- 75.0%	26	**41**	+ 57.7%
Median Sales Price*	$400,000	**$560,000**	+ 40.0%	$564,000	**$632,500**	+ 12.1%
Average Sales Price*	$443,983	**$675,000**	+ 52.0%	$609,809	**$667,080**	+ 9.4%
Percent of List Price Received*	105.5%	**104.7%**	- 0.8%	105.9%	**105.8%**	- 0.1%
Inventory of Homes for Sale	20	**19**	- 5.0%	—	—	—
Months Supply of Inventory	2.6	**2.2**	- 15.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**3**	- 25.0%	32	**34**	+ 6.3%
Pending Sales	2	**1**	- 50.0%	32	**31**	- 3.1%
Closed Sales	3	**1**	- 66.7%	35	**30**	- 14.3%
Days on Market Until Sale	2	**60**	+ 2,900.0%	11	**19**	+ 72.7%
Median Sales Price*	$340,000	**$315,000**	- 7.4%	$265,000	**$265,000**	0.0%
Average Sales Price*	$411,667	**$315,000**	- 23.5%	$322,780	**$305,988**	- 5.2%
Percent of List Price Received*	110.4%	**103.3%**	- 6.4%	104.4%	**102.4%**	- 1.9%
Inventory of Homes for Sale	3	**4**	+ 33.3%	—	—	—
Months Supply of Inventory	1.0	**1.4**	+ 40.0%	—	—	—

* 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.

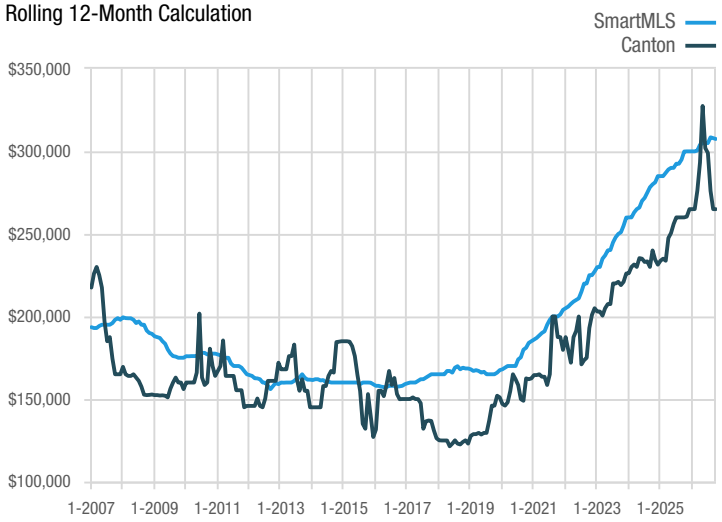
Median Sales Price - Single Family

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