Local Market Update – October 2026

A Research Tool Provided by SmartMLS

East Granby

Hartford County

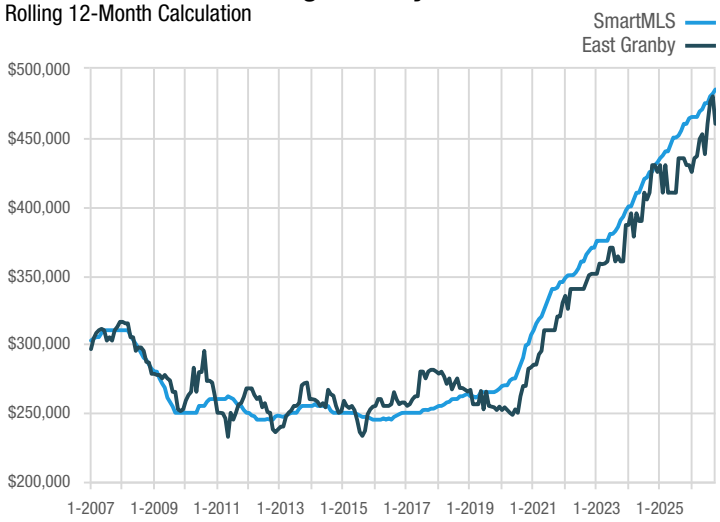
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**10**	+ 150.0%	57	**60**	+ 5.3%
Pending Sales	2	**3**	+ 50.0%	45	**46**	+ 2.2%
Closed Sales	5	**5**	0.0%	44	**43**	- 2.3%
Days on Market Until Sale	18	**5**	- 72.2%	17	**15**	- 11.8%
Median Sales Price*	$535,000	**$430,000**	- 19.6%	$435,000	**$480,000**	+ 10.3%
Average Sales Price*	$528,000	**$440,200**	- 16.6%	$469,548	**$498,716**	+ 6.2%
Percent of List Price Received*	99.9%	**107.3%**	+ 7.4%	102.2%	**104.1%**	+ 1.9%
Inventory of Homes for Sale	7	**14**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.8	**3.1**	+ 72.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**1**	—	11	**10**	- 9.1%
Pending Sales	1	**1**	0.0%	10	**11**	+ 10.0%
Closed Sales	3	**2**	- 33.3%	10	**11**	+ 10.0%
Days on Market Until Sale	9	**10**	+ 11.1%	18	**32**	+ 77.8%
Median Sales Price*	$240,000	**$223,750**	- 6.8%	$222,500	**$220,000**	- 1.1%
Average Sales Price*	$285,000	**$223,750**	- 21.5%	$243,200	**$237,409**	- 2.4%
Percent of List Price Received*	101.7%	**111.1%**	+ 9.2%	102.7%	**100.9%**	- 1.8%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.6	**1.5**	+ 150.0%	—	**—**	—

* 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.

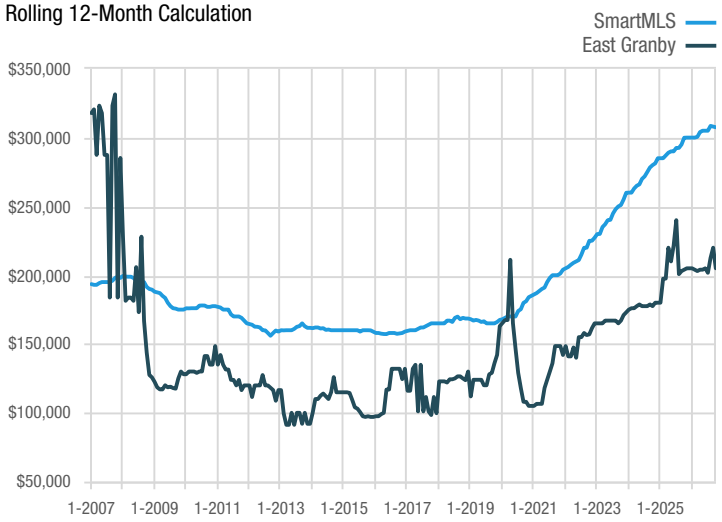
Median Sales Price - Single Family

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.