Local Market Update – October 2026

A Research Tool Provided by SmartMLS

East Hartford

Hartford County

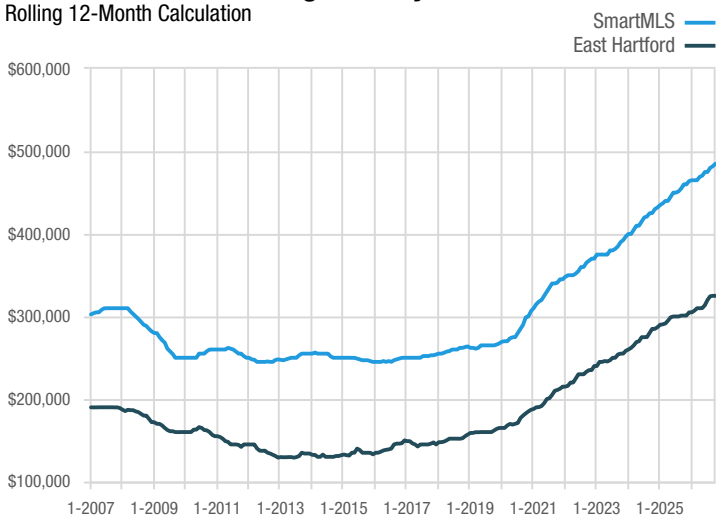
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	41	**47**	+ 14.6%	354	**345**	- 2.5%
Pending Sales	32	**34**	+ 6.3%	298	**281**	- 5.7%
Closed Sales	29	**24**	- 17.2%	297	**269**	- 9.4%
Days on Market Until Sale	20	**21**	+ 5.0%	20	**20**	0.0%
Median Sales Price*	$315,000	**$331,000**	+ 5.1%	$305,000	**$330,000**	+ 8.2%
Average Sales Price*	$311,621	**$330,479**	+ 6.1%	$310,525	**$329,167**	+ 6.0%
Percent of List Price Received*	103.4%	**107.5%**	+ 4.0%	104.2%	**105.6%**	+ 1.3%
Inventory of Homes for Sale	50	**60**	+ 20.0%	—	**—**	—
Months Supply of Inventory	1.7	**2.2**	+ 29.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	46	**44**	- 4.3%
Pending Sales	4	**3**	- 25.0%	40	**35**	- 12.5%
Closed Sales	4	**2**	- 50.0%	43	**34**	- 20.9%
Days on Market Until Sale	20	**6**	- 70.0%	23	**27**	+ 17.4%
Median Sales Price*	$265,750	**$234,500**	- 11.8%	$209,500	**$204,750**	- 2.3%
Average Sales Price*	$244,875	**$234,500**	- 4.2%	$218,582	**$242,644**	+ 11.0%
Percent of List Price Received*	102.2%	**104.5%**	+ 2.3%	102.7%	**99.2%**	- 3.4%
Inventory of Homes for Sale	9	**8**	- 11.1%	—	**—**	—
Months Supply of Inventory	2.1	**2.3**	+ 9.5%	—	**—**	—

* 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.

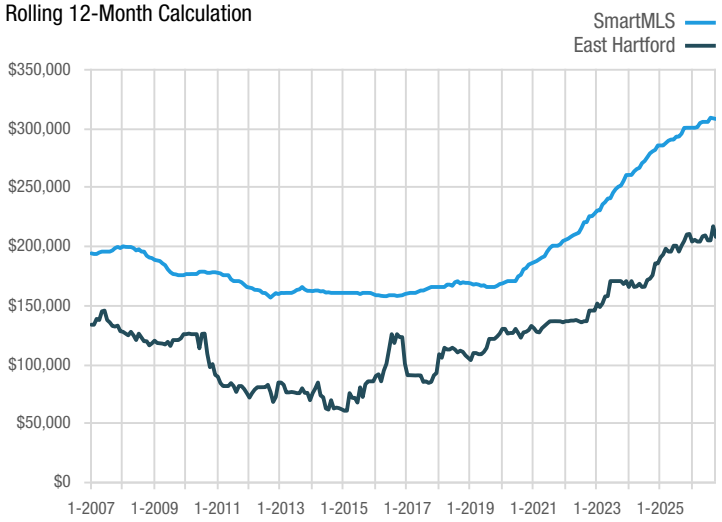
Median Sales Price - Single Family

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