Local Market Update – October 2026

A Research Tool Provided by SmartMLS

East Windsor

Hartford County

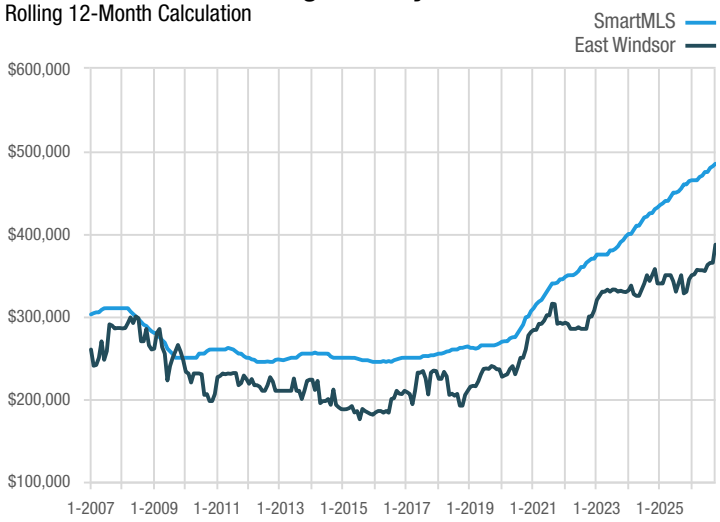
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**14**	+ 7.7%	99	**104**	+ 5.1%
Pending Sales	10	**8**	- 20.0%	75	**77**	+ 2.7%
Closed Sales	12	**12**	0.0%	72	**79**	+ 9.7%
Days on Market Until Sale	59	**27**	- 54.2%	38	**20**	- 47.4%
Median Sales Price*	$275,000	**$388,000**	+ 41.1%	$325,000	**$401,000**	+ 23.4%
Average Sales Price*	$287,572	**$493,042**	+ 71.4%	$342,523	**$440,992**	+ 28.7%
Percent of List Price Received*	105.0%	**104.7%**	- 0.3%	104.2%	**105.3%**	+ 1.1%
Inventory of Homes for Sale	20	**28**	+ 40.0%	—	**—**	—
Months Supply of Inventory	2.6	**3.7**	+ 42.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	32	**47**	+ 46.9%
Pending Sales	4	**3**	- 25.0%	27	**45**	+ 66.7%
Closed Sales	6	**5**	- 16.7%	27	**44**	+ 63.0%
Days on Market Until Sale	6	**14**	+ 133.3%	9	**15**	+ 66.7%
Median Sales Price*	$280,000	**$325,000**	+ 16.1%	$294,000	**$288,500**	- 1.9%
Average Sales Price*	$285,542	**$329,600**	+ 15.4%	$316,890	**$302,648**	- 4.5%
Percent of List Price Received*	107.4%	**109.0%**	+ 1.5%	108.1%	**105.4%**	- 2.5%
Inventory of Homes for Sale	4	**3**	- 25.0%	—	**—**	—
Months Supply of Inventory	1.4	**0.7**	- 50.0%	—	**—**	—

* 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.

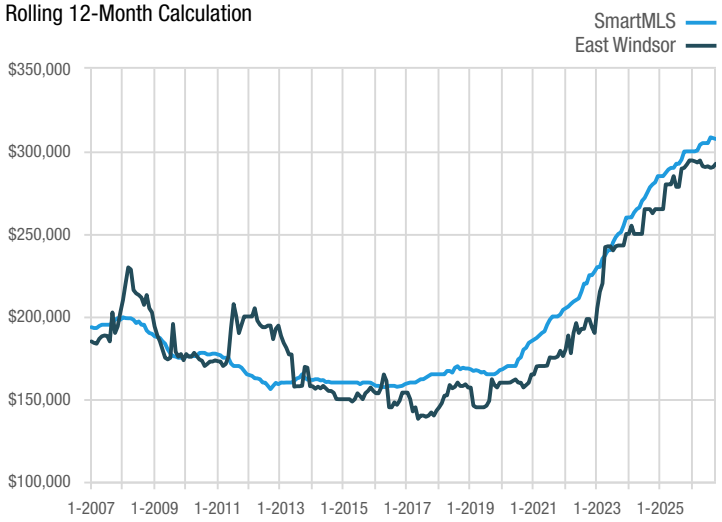
Median Sales Price - Single Family

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.