

# Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

## Farmington

Hartford County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	10	6	- 40.0%	226	237	+ 4.9%
Pending Sales	10	10	0.0%	188	204	+ 8.5%
Closed Sales	15	19	+ 26.7%	194	206	+ 6.2%
Days on Market Until Sale	29	28	- 3.4%	18	20	+ 11.1%
Median Sales Price*	\$528,000	<b>\$500,000</b>	- 5.3%	\$573,450	<b>\$547,450</b>	- 4.5%
Average Sales Price*	\$628,200	<b>\$630,421</b>	+ 0.4%	\$698,000	<b>\$760,820</b>	+ 9.0%
Percent of List Price Received*	100.7%	<b>101.6%</b>	+ 0.9%	103.3%	<b>104.6%</b>	+ 1.3%
Inventory of Homes for Sale	22	19	- 13.6%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

### Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	9	+ 200.0%	147	143	- 2.7%
Pending Sales	6	10	+ 66.7%	131	124	- 5.3%
Closed Sales	14	14	0.0%	130	126	- 3.1%
Days on Market Until Sale	17	24	+ 41.2%	12	21	+ 75.0%
Median Sales Price*	\$297,500	<b>\$286,500</b>	- 3.7%	\$298,500	<b>\$315,500</b>	+ 5.7%
Average Sales Price*	\$334,357	<b>\$335,381</b>	+ 0.3%	\$340,422	<b>\$361,832</b>	+ 6.3%
Percent of List Price Received*	105.8%	<b>99.5%</b>	- 6.0%	105.6%	<b>102.8%</b>	- 2.7%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

\* 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.