Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Farmington

Hartford County

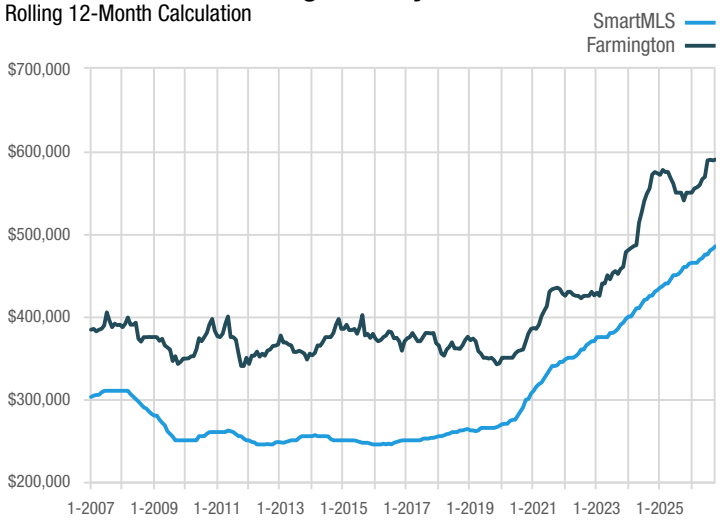
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**26**	+ 100.0%	218	**200**	- 8.3%
Pending Sales	12	**16**	+ 33.3%	184	**152**	- 17.4%
Closed Sales	15	**14**	- 6.7%	183	**135**	- 26.2%
Days on Market Until Sale	15	**38**	+ 153.3%	19	**23**	+ 21.1%
Median Sales Price*	$600,000	**$787,500**	+ 31.3%	$550,000	**$609,900**	+ 10.9%
Average Sales Price*	$737,300	**$1,048,671**	+ 42.2%	$777,065	**$775,370**	- 0.2%
Percent of List Price Received*	102.8%	**100.5%**	- 2.2%	105.2%	**105.1%**	- 0.1%
Inventory of Homes for Sale	31	**45**	+ 45.2%	—	**—**	—
Months Supply of Inventory	1.8	**3.2**	+ 77.8%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**13**	0.0%	124	**122**	- 1.6%
Pending Sales	12	**11**	- 8.3%	105	**98**	- 6.7%
Closed Sales	7	**12**	+ 71.4%	102	**100**	- 2.0%
Days on Market Until Sale	20	**17**	- 15.0%	16	**16**	0.0%
Median Sales Price*	$325,000	**$330,450**	+ 1.7%	$320,000	**$307,500**	- 3.9%
Average Sales Price*	$318,143	**$354,325**	+ 11.4%	$371,572	**$353,593**	- 4.8%
Percent of List Price Received*	102.1%	**101.1%**	- 1.0%	103.5%	**102.5%**	- 1.0%
Inventory of Homes for Sale	15	**17**	+ 13.3%	—	**—**	—
Months Supply of Inventory	1.4	**1.7**	+ 21.4%	—	**—**	—

* 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.

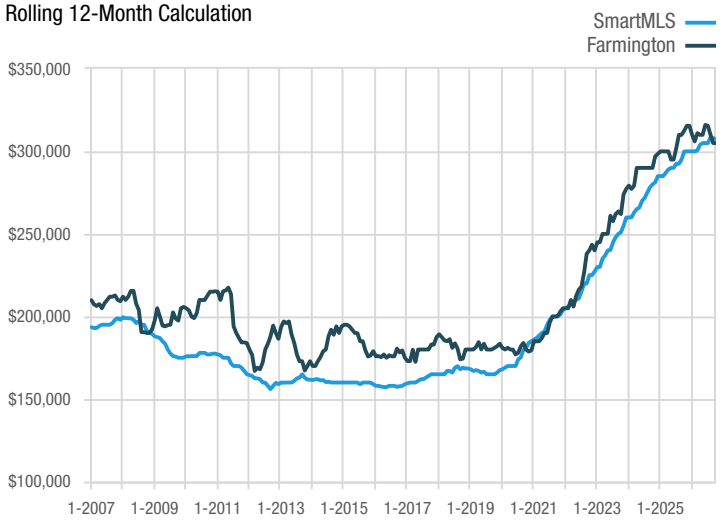
Median Sales Price - Single Family

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.