Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Glastonbury

Hartford County

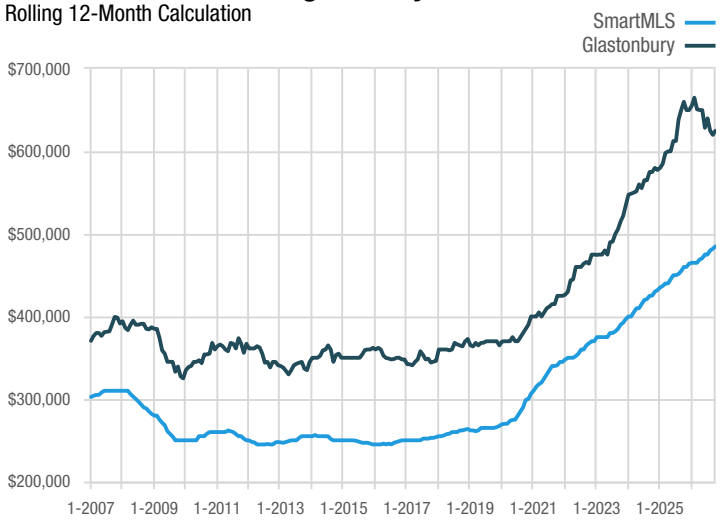
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	29	**26**	- 10.3%	347	**330**	- 4.9%
Pending Sales	32	**36**	+ 12.5%	276	**267**	- 3.3%
Closed Sales	43	**33**	- 23.3%	267	**255**	- 4.5%
Days on Market Until Sale	11	**16**	+ 45.5%	16	**16**	0.0%
Median Sales Price*	$640,000	**$715,000**	+ 11.7%	$675,000	**$645,000**	- 4.4%
Average Sales Price*	$672,297	**$745,477**	+ 10.9%	$714,185	**$716,628**	+ 0.3%
Percent of List Price Received*	104.1%	**104.9%**	+ 0.8%	106.6%	**105.6%**	- 0.9%
Inventory of Homes for Sale	43	**43**	0.0%	—	**—**	—
Months Supply of Inventory	1.6	**1.7**	+ 6.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**6**	- 57.1%	107	**104**	- 2.8%
Pending Sales	7	**6**	- 14.3%	84	**90**	+ 7.1%
Closed Sales	11	**10**	- 9.1%	86	**90**	+ 4.7%
Days on Market Until Sale	23	**11**	- 52.2%	13	**22**	+ 69.2%
Median Sales Price*	$305,000	**$344,950**	+ 13.1%	$334,950	**$343,750**	+ 2.6%
Average Sales Price*	$331,789	**$356,790**	+ 7.5%	$373,393	**$364,287**	- 2.4%
Percent of List Price Received*	101.7%	**100.2%**	- 1.5%	106.5%	**101.9%**	- 4.3%
Inventory of Homes for Sale	19	**13**	- 31.6%	—	**—**	—
Months Supply of Inventory	2.4	**1.4**	- 41.7%	—	**—**	—

* 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.

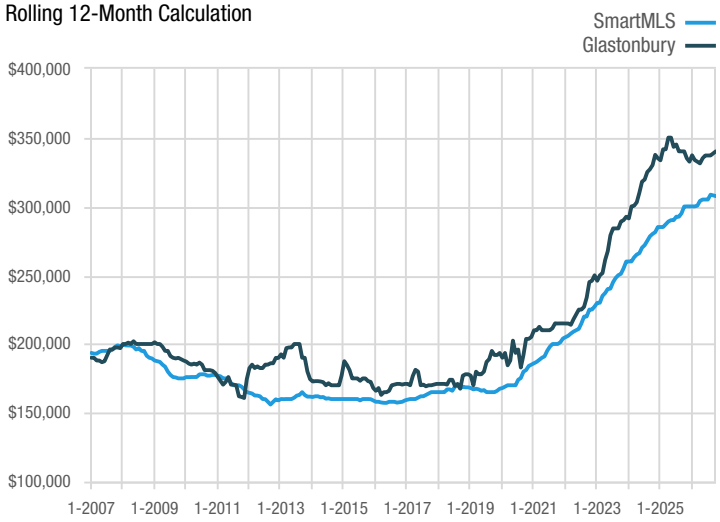
Median Sales Price - Single Family

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.