Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Granby

Hartford County

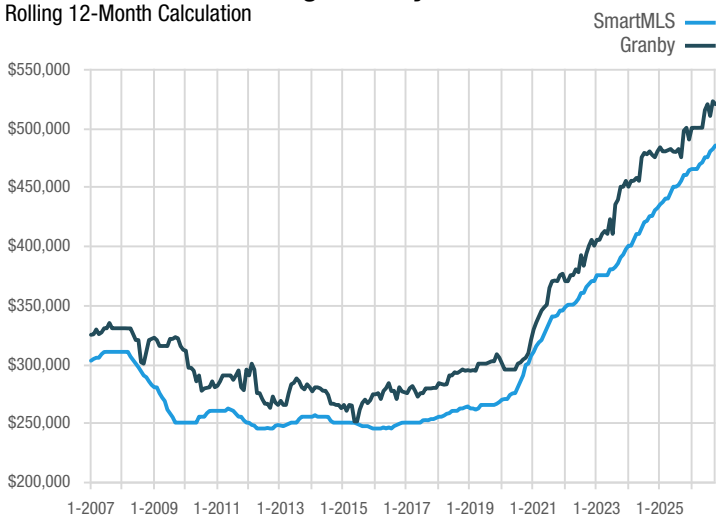
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**15**	+ 50.0%	134	**148**	+ 10.4%
Pending Sales	12	**14**	+ 16.7%	110	**115**	+ 4.5%
Closed Sales	17	**10**	- 41.2%	110	**112**	+ 1.8%
Days on Market Until Sale	25	**26**	+ 4.0%	25	**16**	- 36.0%
Median Sales Price*	$549,000	**$452,500**	- 17.6%	$500,000	**$522,500**	+ 4.5%
Average Sales Price*	$564,012	**$542,750**	- 3.8%	$519,057	**$542,245**	+ 4.5%
Percent of List Price Received*	104.6%	**96.7%**	- 7.6%	105.9%	**104.4%**	- 1.4%
Inventory of Homes for Sale	24	**29**	+ 20.8%	—	**—**	—
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	21	**8**	- 61.9%
Pending Sales	6	**0**	- 100.0%	21	**7**	- 66.7%
Closed Sales	4	**0**	- 100.0%	20	**7**	- 65.0%
Days on Market Until Sale	42	**—**	—	19	**27**	+ 42.1%
Median Sales Price*	$337,000	**—**	—	$312,500	**$290,000**	- 7.2%
Average Sales Price*	$358,250	**—**	—	$335,540	**$290,214**	- 13.5%
Percent of List Price Received*	101.4%	**—**	—	101.6%	**104.9%**	+ 3.2%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	**—**	—
Months Supply of Inventory	0.8	**0.8**	0.0%	—	**—**	—

* 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.

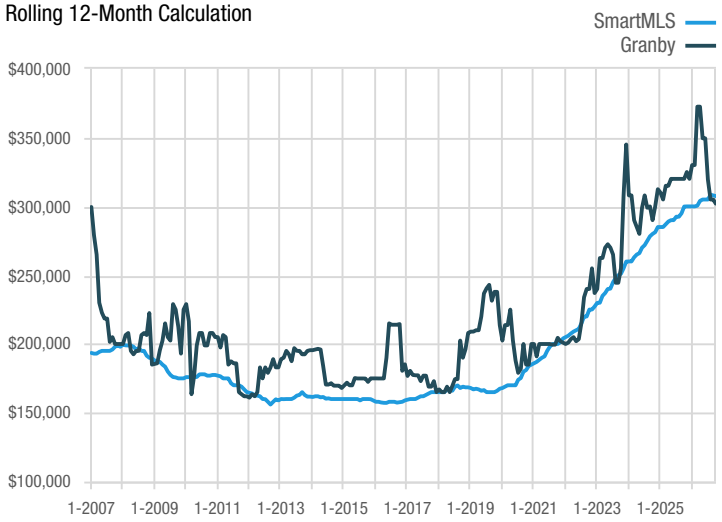
Median Sales Price - Single Family

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.