

Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

Hartford

Hartford County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	20	18	- 10.0%	310	250	- 19.4%
Pending Sales	21	16	- 23.8%	227	210	- 7.5%
Closed Sales	24	12	- 50.0%	214	207	- 3.3%
Days on Market Until Sale	34	19	- 44.1%	28	29	+ 3.6%
Median Sales Price*	\$270,450	\$262,500	- 2.9%	\$269,500	\$275,000	+ 2.0%
Average Sales Price*	\$265,525	\$280,000	+ 5.5%	\$293,594	\$318,992	+ 8.7%
Percent of List Price Received*	102.5%	102.1%	- 0.4%	103.4%	102.7%	- 0.7%
Inventory of Homes for Sale	53	33	- 37.7%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

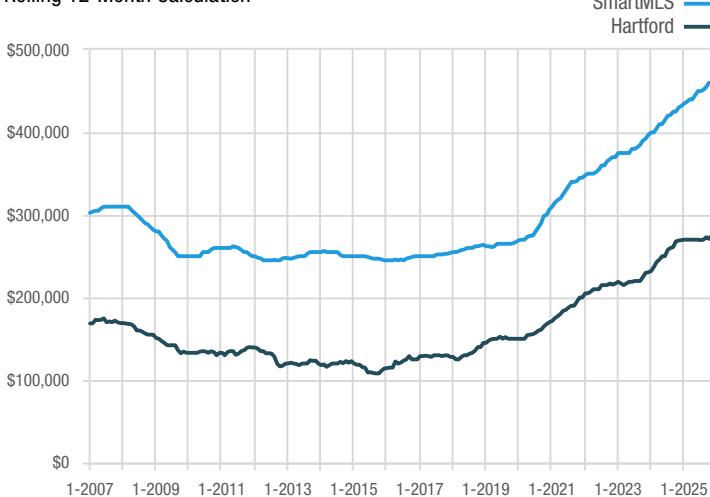
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	7	- 41.7%	155	166	+ 7.1%
Pending Sales	8	10	+ 25.0%	112	112	0.0%
Closed Sales	11	12	+ 9.1%	112	112	0.0%
Days on Market Until Sale	62	62	0.0%	42	39	- 7.1%
Median Sales Price*	\$125,000	\$120,000	- 4.0%	\$118,000	\$119,000	+ 0.8%
Average Sales Price*	\$143,091	\$121,146	- 15.3%	\$128,028	\$150,554	+ 17.6%
Percent of List Price Received*	94.4%	95.3%	+ 1.0%	98.0%	96.7%	- 1.3%
Inventory of Homes for Sale	25	34	+ 36.0%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

* 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.