Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Hartford

Hartford County

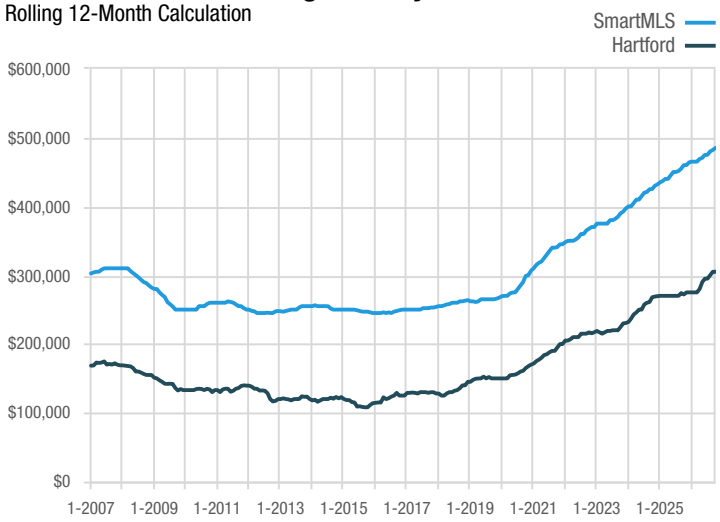
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**18**	- 35.7%	212	**217**	+ 2.4%
Pending Sales	15	**14**	- 6.7%	177	**161**	- 9.0%
Closed Sales	14	**12**	- 14.3%	178	**165**	- 7.3%
Days on Market Until Sale	26	**35**	+ 34.6%	28	**27**	- 3.6%
Median Sales Price*	$289,500	**$285,000**	- 1.6%	$275,000	**$310,000**	+ 12.7%
Average Sales Price*	$312,250	**$278,500**	- 10.8%	$319,783	**$330,452**	+ 3.3%
Percent of List Price Received*	103.9%	**99.3%**	- 4.4%	102.6%	**102.9%**	+ 0.3%
Inventory of Homes for Sale	41	**40**	- 2.4%	—	**—**	—
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**10**	- 41.2%	147	**121**	- 17.7%
Pending Sales	16	**9**	- 43.8%	94	**76**	- 19.1%
Closed Sales	16	**6**	- 62.5%	90	**71**	- 21.1%
Days on Market Until Sale	32	**31**	- 3.1%	35	**42**	+ 20.0%
Median Sales Price*	$137,500	**$117,000**	- 14.9%	$116,500	**$125,000**	+ 7.3%
Average Sales Price*	$228,603	**$133,967**	- 41.4%	$153,694	**$153,302**	- 0.3%
Percent of List Price Received*	99.2%	**94.8%**	- 4.4%	96.8%	**98.6%**	+ 1.9%
Inventory of Homes for Sale	38	**38**	0.0%	—	**—**	—
Months Supply of Inventory	4.1	**4.9**	+ 19.5%	—	**—**	—

* 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.

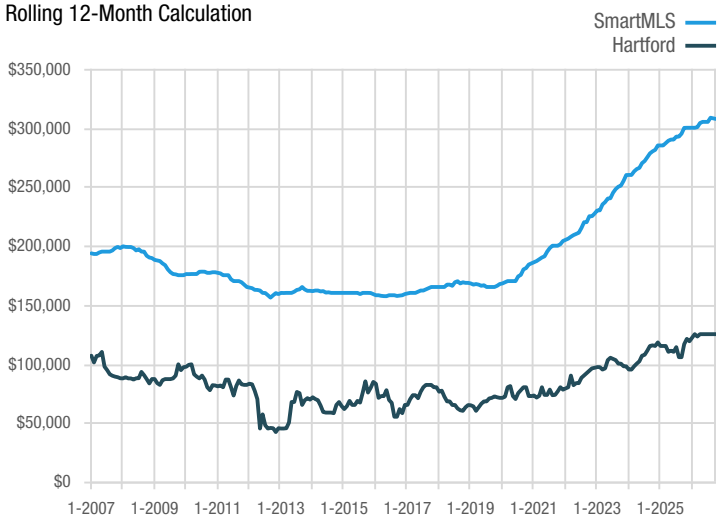
Median Sales Price - Single Family

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.