Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Manchester

Hartford County

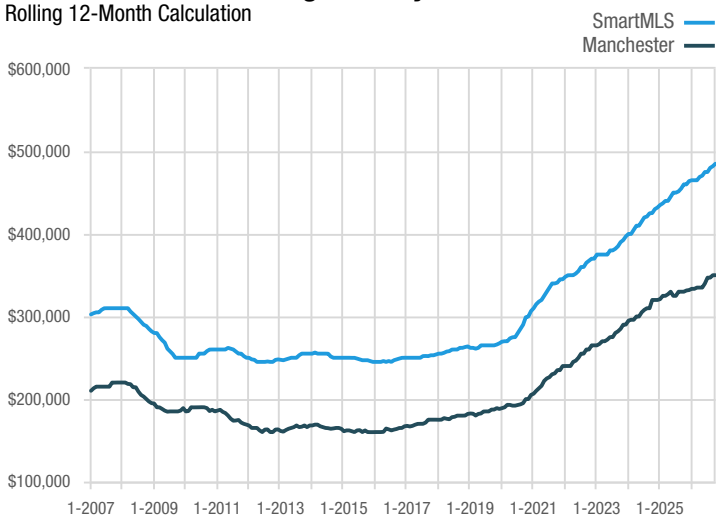
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**50**	+ 11.1%	440	**421**	- 4.3%
Pending Sales	39	**46**	+ 17.9%	385	**355**	- 7.8%
Closed Sales	52	**42**	- 19.2%	367	**332**	- 9.5%
Days on Market Until Sale	16	**13**	- 18.8%	15	**17**	+ 13.3%
Median Sales Price*	$342,500	**$366,488**	+ 7.0%	$331,000	**$351,000**	+ 6.0%
Average Sales Price*	$390,862	**$396,482**	+ 1.4%	$366,659	**$386,345**	+ 5.4%
Percent of List Price Received*	103.5%	**106.9%**	+ 3.3%	105.1%	**106.0%**	+ 0.9%
Inventory of Homes for Sale	64	**55**	- 14.1%	—	**—**	—
Months Supply of Inventory	1.7	**1.6**	- 5.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**16**	+ 6.7%	110	**116**	+ 5.5%
Pending Sales	16	**8**	- 50.0%	91	**94**	+ 3.3%
Closed Sales	8	**6**	- 25.0%	86	**86**	0.0%
Days on Market Until Sale	8	**22**	+ 175.0%	14	**22**	+ 57.1%
Median Sales Price*	$279,950	**$278,250**	- 0.6%	$263,500	**$252,000**	- 4.4%
Average Sales Price*	$290,375	**$233,083**	- 19.7%	$255,952	**$246,234**	- 3.8%
Percent of List Price Received*	101.7%	**98.8%**	- 2.9%	104.7%	**103.3%**	- 1.3%
Inventory of Homes for Sale	16	**15**	- 6.3%	—	**—**	—
Months Supply of Inventory	1.8	**1.8**	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.

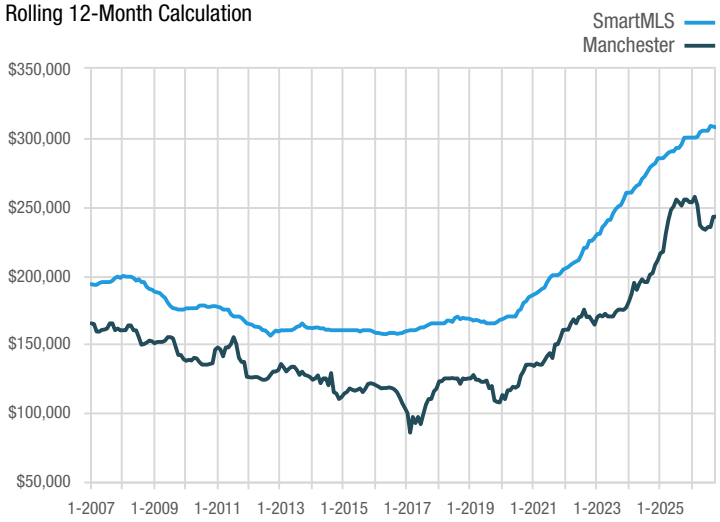
Median Sales Price - Single Family

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.