Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Marlborough

Hartford County

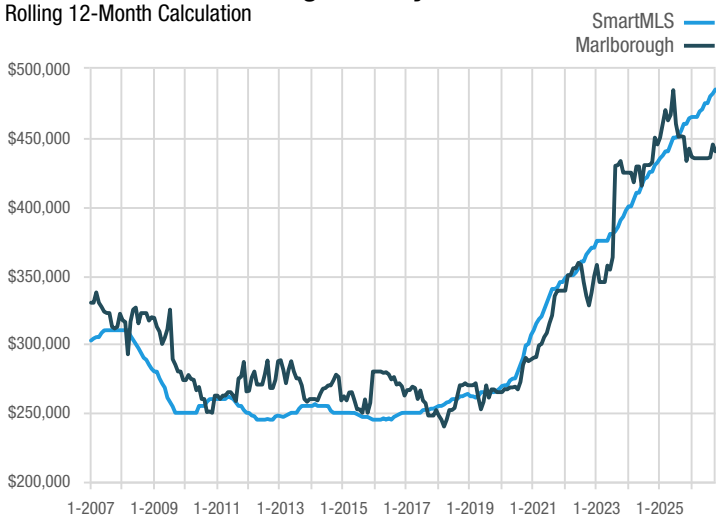
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**8**	- 20.0%	74	**85**	+ 14.9%
Pending Sales	7	**9**	+ 28.6%	61	**66**	+ 8.2%
Closed Sales	9	**10**	+ 11.1%	60	**65**	+ 8.3%
Days on Market Until Sale	7	**29**	+ 314.3%	23	**27**	+ 17.4%
Median Sales Price*	$436,000	**$411,500**	- 5.6%	$446,000	**$445,000**	- 0.2%
Average Sales Price*	$535,639	**$472,730**	- 11.7%	$507,265	**$490,168**	- 3.4%
Percent of List Price Received*	107.1%	**99.4%**	- 7.2%	105.3%	**103.3%**	- 1.9%
Inventory of Homes for Sale	13	**19**	+ 46.2%	—	**—**	—
Months Supply of Inventory	2.1	**3.0**	+ 42.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**0**	- 100.0%	5	**3**	- 40.0%
Pending Sales	1	**0**	- 100.0%	4	**3**	- 25.0%
Closed Sales	0	**0**	0.0%	3	**3**	0.0%
Days on Market Until Sale	—	**—**	—	10	**11**	+ 10.0%
Median Sales Price*	—	**—**	—	$320,100	**$340,000**	+ 6.2%
Average Sales Price*	—	**—**	—	$326,700	**$339,667**	+ 4.0%
Percent of List Price Received*	—	**—**	—	105.0%	**100.3%**	- 4.5%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.8	**—**	—	—	**—**	—

* 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.

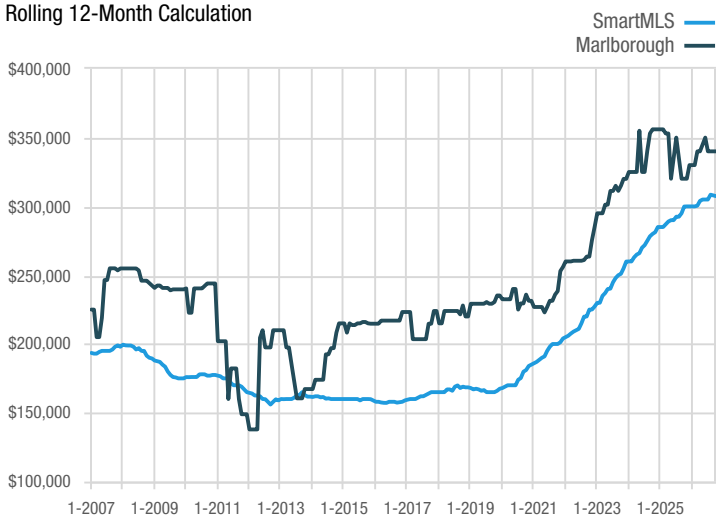
Median Sales Price - Single Family

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.