Local Market Update – October 2026

A Research Tool Provided by SmartMLS

New Britain

Hartford County

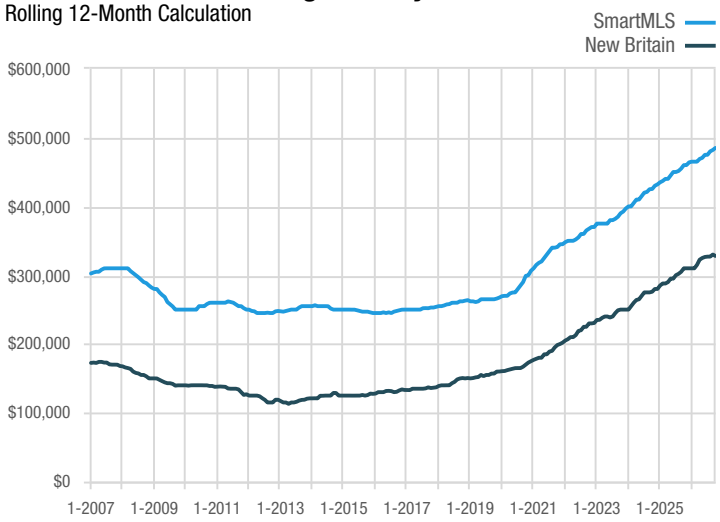
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	36	**30**	- 16.7%	350	**300**	- 14.3%
Pending Sales	31	**29**	- 6.5%	288	**244**	- 15.3%
Closed Sales	38	**34**	- 10.5%	286	**243**	- 15.0%
Days on Market Until Sale	12	**30**	+ 150.0%	19	**25**	+ 31.6%
Median Sales Price*	$347,450	**$330,000**	- 5.0%	$310,000	**$330,000**	+ 6.5%
Average Sales Price*	$345,797	**$365,269**	+ 5.6%	$318,345	**$337,670**	+ 6.1%
Percent of List Price Received*	103.1%	**102.8%**	- 0.3%	104.1%	**103.6%**	- 0.5%
Inventory of Homes for Sale	60	**55**	- 8.3%	—	**—**	—
Months Supply of Inventory	2.2	**2.2**	0.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**7**	0.0%	63	**70**	+ 11.1%
Pending Sales	3	**3**	0.0%	55	**46**	- 16.4%
Closed Sales	8	**4**	- 50.0%	56	**53**	- 5.4%
Days on Market Until Sale	20	**35**	+ 75.0%	18	**23**	+ 27.8%
Median Sales Price*	$245,000	**$188,700**	- 23.0%	$202,500	**$211,100**	+ 4.2%
Average Sales Price*	$233,613	**$246,850**	+ 5.7%	$193,500	**$226,040**	+ 16.8%
Percent of List Price Received*	101.9%	**97.2%**	- 4.6%	101.9%	**102.2%**	+ 0.3%
Inventory of Homes for Sale	9	**19**	+ 111.1%	—	**—**	—
Months Supply of Inventory	1.7	**4.0**	+ 135.3%	—	**—**	—

* 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.

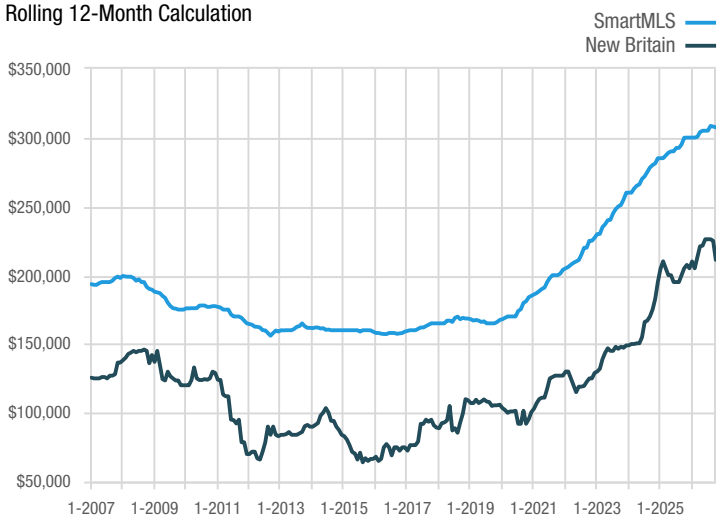
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.