

Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

New Britain

Hartford County

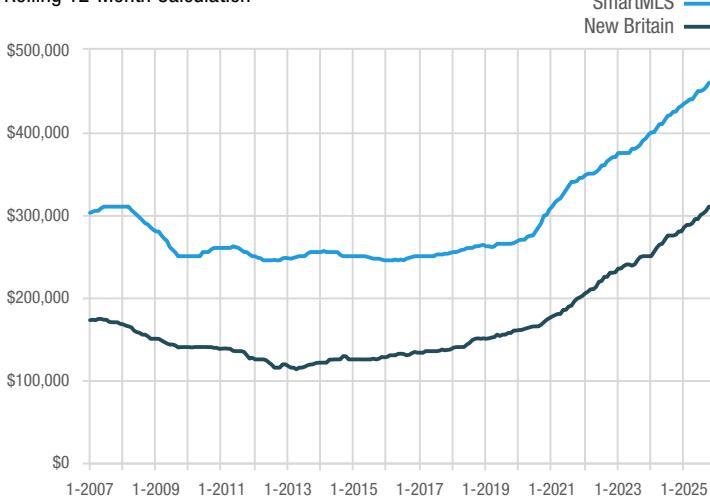
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		14	26	+ 85.7%	379	395	+ 4.2%
Pending Sales		21	31	+ 47.6%	318	344	+ 8.2%
Closed Sales		25	28	+ 12.0%	321	335	+ 4.4%
Days on Market Until Sale		17	28	+ 64.7%	20	20	0.0%
Median Sales Price*		\$300,000	\$283,000	- 5.7%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*		\$292,405	\$298,186	+ 2.0%	\$287,294	\$317,214	+ 10.4%
Percent of List Price Received*		102.9%	100.9%	- 1.9%	104.8%	103.7%	- 1.0%
Inventory of Homes for Sale		51	35	- 31.4%	—	—	—
Months Supply of Inventory		1.9	1.2	- 36.8%	—	—	—

Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		4	3	- 25.0%	68	72	+ 5.9%
Pending Sales		4	3	- 25.0%	57	66	+ 15.8%
Closed Sales		3	5	+ 66.7%	56	62	+ 10.7%
Days on Market Until Sale		16	10	- 37.5%	22	17	- 22.7%
Median Sales Price*		\$232,500	\$210,000	- 9.7%	\$195,000	\$205,000	+ 5.1%
Average Sales Price*		\$237,500	\$202,000	- 14.9%	\$182,115	\$195,113	+ 7.1%
Percent of List Price Received*		104.5%	98.3%	- 5.9%	104.5%	101.8%	- 2.6%
Inventory of Homes for Sale		6	7	+ 16.7%	—	—	—
Months Supply of Inventory		1.3	1.3	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.