Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Plainville

Hartford County

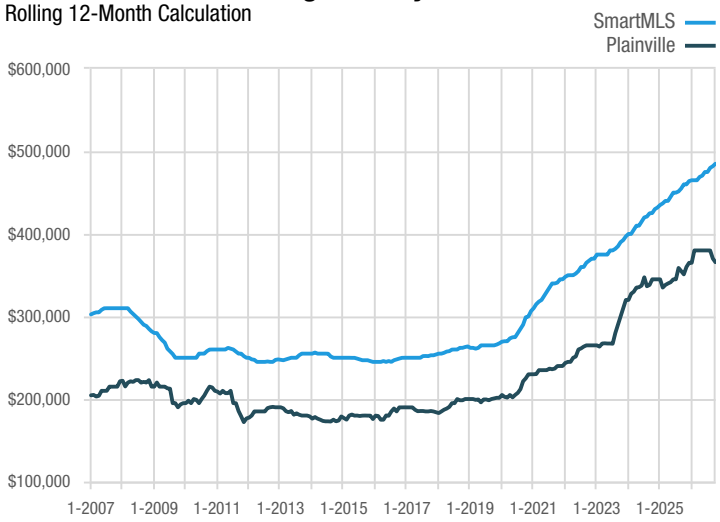
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**17**	- 19.0%	157	**137**	- 12.7%
Pending Sales	20	**14**	- 30.0%	135	**115**	- 14.8%
Closed Sales	19	**14**	- 26.3%	132	**109**	- 17.4%
Days on Market Until Sale	13	**17**	+ 30.8%	15	**20**	+ 33.3%
Median Sales Price*	$380,000	**$356,500**	- 6.2%	$354,900	**$365,000**	+ 2.8%
Average Sales Price*	$412,812	**$396,571**	- 3.9%	$383,508	**$393,428**	+ 2.6%
Percent of List Price Received*	102.6%	**106.5%**	+ 3.8%	104.7%	**104.6%**	- 0.1%
Inventory of Homes for Sale	23	**25**	+ 8.7%	—	—	—
Months Supply of Inventory	1.8	**2.2**	+ 22.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**3**	- 50.0%	46	**34**	- 26.1%
Pending Sales	3	**5**	+ 66.7%	41	**31**	- 24.4%
Closed Sales	4	**4**	0.0%	40	**30**	- 25.0%
Days on Market Until Sale	15	**23**	+ 53.3%	9	**13**	+ 44.4%
Median Sales Price*	$457,500	**$207,000**	- 54.8%	$255,000	**$252,500**	- 1.0%
Average Sales Price*	$426,250	**$208,500**	- 51.1%	$267,743	**$269,010**	+ 0.5%
Percent of List Price Received*	106.6%	**100.7%**	- 5.5%	105.0%	**103.0%**	- 1.9%
Inventory of Homes for Sale	5	**3**	- 40.0%	—	—	—
Months Supply of Inventory	1.3	**0.9**	- 30.8%	—	—	—

* 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.

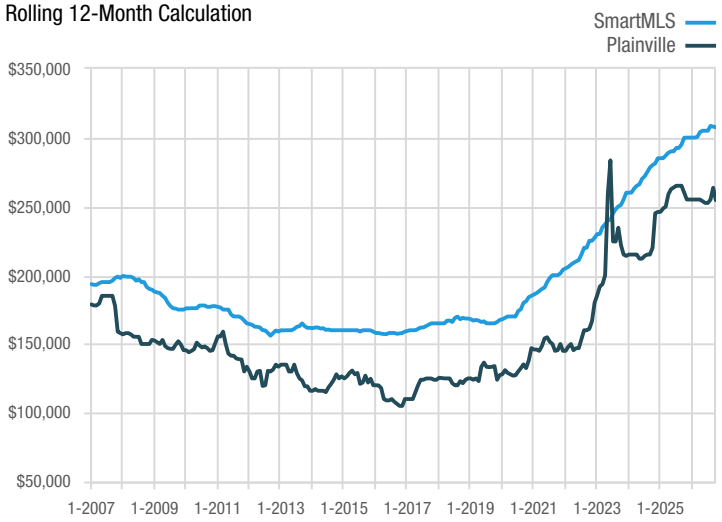
Median Sales Price - Single Family

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.