Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Rocky Hill

Hartford County

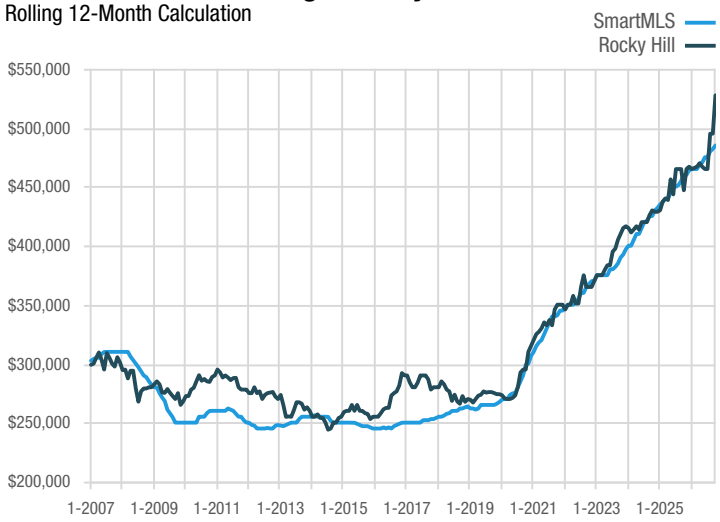
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**13**	+ 44.4%	91	**117**	+ 28.6%
Pending Sales	7	**9**	+ 28.6%	75	**80**	+ 6.7%
Closed Sales	14	**11**	- 21.4%	75	**80**	+ 6.7%
Days on Market Until Sale	13	**22**	+ 69.2%	19	**16**	- 15.8%
Median Sales Price*	$414,500	**$515,000**	+ 24.2%	$465,000	**$520,000**	+ 11.8%
Average Sales Price*	$450,964	**$603,636**	+ 33.9%	$521,805	**$614,188**	+ 17.7%
Percent of List Price Received*	102.0%	**103.6%**	+ 1.6%	103.8%	**104.3%**	+ 0.5%
Inventory of Homes for Sale	13	**23**	+ 76.9%	—	—	—
Months Supply of Inventory	1.8	**3.0**	+ 66.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	11	**12**	+ 9.1%	90	**106**	+ 17.8%
Pending Sales	7	**7**	0.0%	72	**87**	+ 20.8%
Closed Sales	13	**12**	- 7.7%	73	**87**	+ 19.2%
Days on Market Until Sale	17	**27**	+ 58.8%	15	**19**	+ 26.7%
Median Sales Price*	$300,000	**$295,000**	- 1.7%	$300,000	**$300,000**	0.0%
Average Sales Price*	$284,392	**$323,492**	+ 13.7%	$301,329	**$312,982**	+ 3.9%
Percent of List Price Received*	103.4%	**101.5%**	- 1.8%	103.1%	**103.1%**	0.0%
Inventory of Homes for Sale	13	**17**	+ 30.8%	—	—	—
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	—	—	—

* 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.

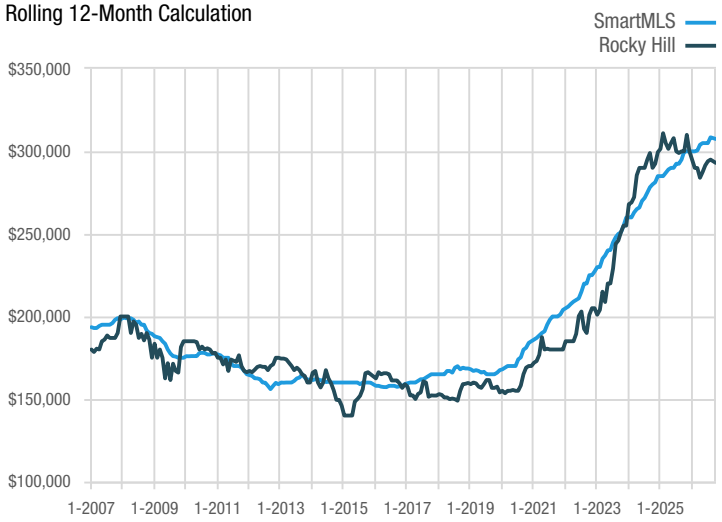
Median Sales Price - Single Family

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.