Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Simsbury

Hartford County

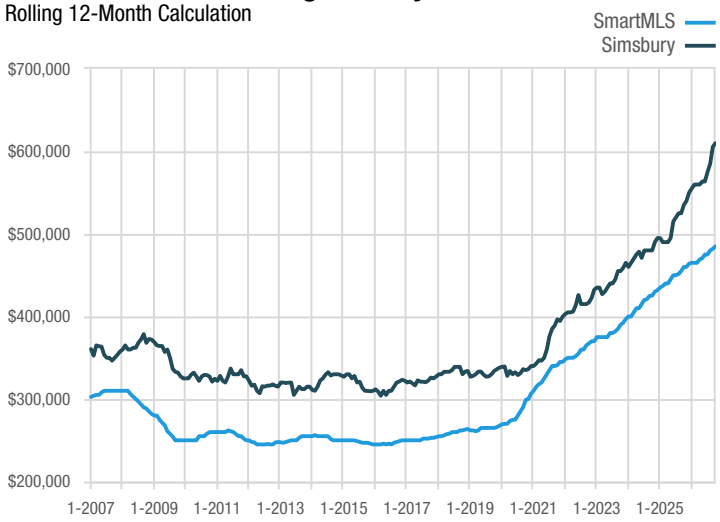
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**20**	- 13.0%	280	**296**	+ 5.7%
Pending Sales	27	**19**	- 29.6%	228	**238**	+ 4.4%
Closed Sales	28	**25**	- 10.7%	223	**227**	+ 1.8%
Days on Market Until Sale	13	**17**	+ 30.8%	13	**15**	+ 15.4%
Median Sales Price*	$575,000	**$610,000**	+ 6.1%	$552,000	**$625,000**	+ 13.2%
Average Sales Price*	$628,911	**$663,300**	+ 5.5%	$590,034	**$657,215**	+ 11.4%
Percent of List Price Received*	106.1%	**106.9%**	+ 0.8%	109.0%	**108.3%**	- 0.6%
Inventory of Homes for Sale	36	**39**	+ 8.3%	—	**—**	—
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	8	**8**	0.0%	69	**62**	- 10.1%
Pending Sales	9	**4**	- 55.6%	58	**46**	- 20.7%
Closed Sales	11	**7**	- 36.4%	58	**43**	- 25.9%
Days on Market Until Sale	16	**7**	- 56.3%	11	**14**	+ 27.3%
Median Sales Price*	$369,000	**$270,000**	- 26.8%	$325,000	**$323,500**	- 0.5%
Average Sales Price*	$364,673	**$316,571**	- 13.2%	$349,099	**$338,183**	- 3.1%
Percent of List Price Received*	104.8%	**104.6%**	- 0.2%	105.8%	**105.7%**	- 0.1%
Inventory of Homes for Sale	9	**15**	+ 66.7%	—	**—**	—
Months Supply of Inventory	1.5	**3.3**	+ 120.0%	—	**—**	—

* 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.

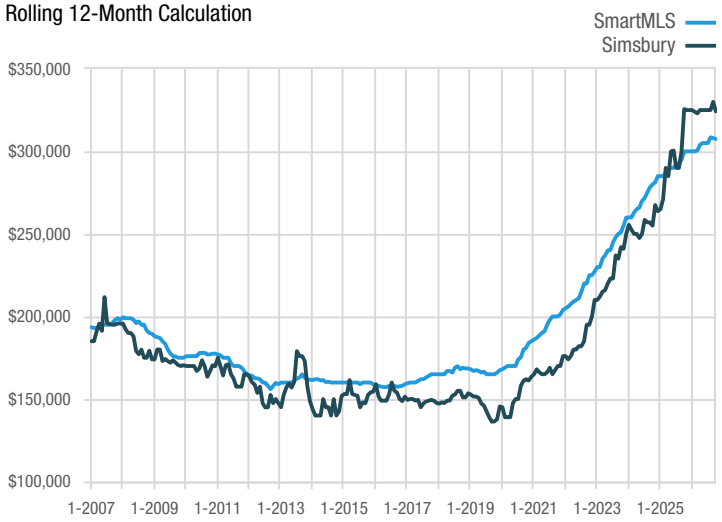
Median Sales Price - Single Family

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.

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