Local Market Update – October 2026

A Research Tool Provided by SmartMLS

South Windsor

Hartford County

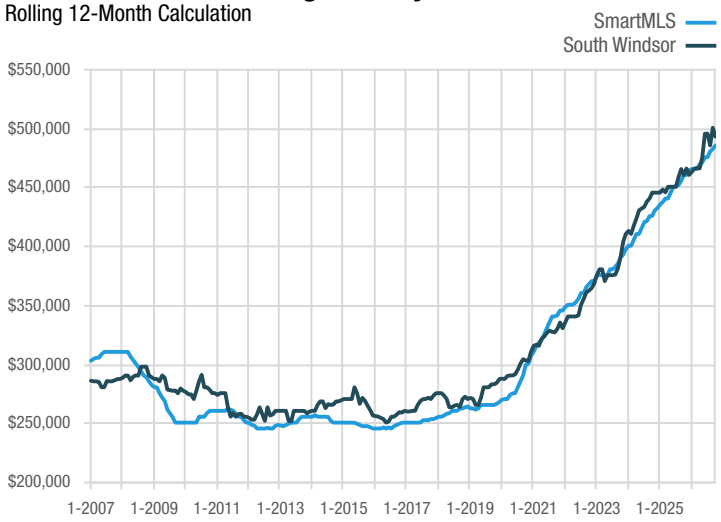
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	20	**23**	+ 15.0%	229	**233**	+ 1.7%
Pending Sales	18	**17**	- 5.6%	184	**187**	+ 1.6%
Closed Sales	22	**18**	- 18.2%	175	**177**	+ 1.1%
Days on Market Until Sale	19	**13**	- 31.6%	19	**14**	- 26.3%
Median Sales Price*	$485,000	**$472,500**	- 2.6%	$460,000	**$512,500**	+ 11.4%
Average Sales Price*	$491,452	**$486,278**	- 1.1%	$510,549	**$549,000**	+ 7.5%
Percent of List Price Received*	103.4%	**101.2%**	- 2.1%	104.7%	**104.5%**	- 0.2%
Inventory of Homes for Sale	23	**35**	+ 52.2%	—	**—**	—
Months Supply of Inventory	1.3	**2.0**	+ 53.8%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**12**	+ 33.3%	99	**122**	+ 23.2%
Pending Sales	14	**7**	- 50.0%	96	**113**	+ 17.7%
Closed Sales	15	**12**	- 20.0%	97	**108**	+ 11.3%
Days on Market Until Sale	25	**20**	- 20.0%	19	**17**	- 10.5%
Median Sales Price*	$300,000	**$233,250**	- 22.3%	$280,000	**$328,750**	+ 17.4%
Average Sales Price*	$296,293	**$290,242**	- 2.0%	$309,097	**$334,919**	+ 8.4%
Percent of List Price Received*	101.0%	**100.4%**	- 0.6%	103.6%	**103.0%**	- 0.6%
Inventory of Homes for Sale	8	**10**	+ 25.0%	—	**—**	—
Months Supply of Inventory	0.8	**1.0**	+ 25.0%	—	**—**	—

* 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.

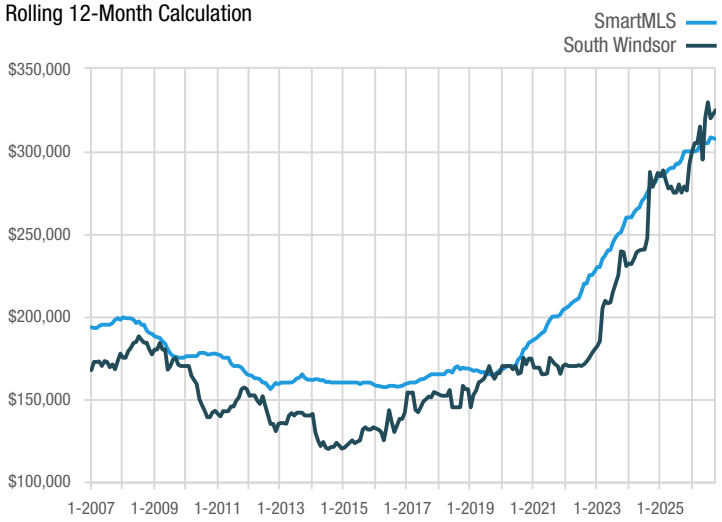
Median Sales Price - Single Family

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.