Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Southington

Hartford County

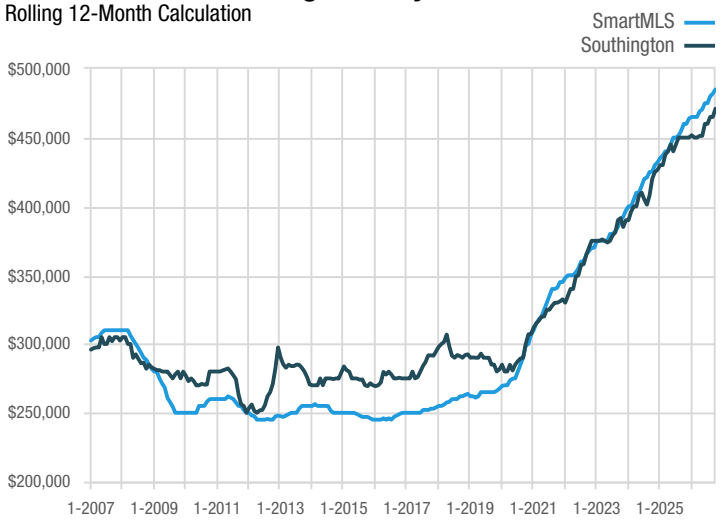
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	47	**45**	- 4.3%	408	**358**	- 12.3%
Pending Sales	39	**44**	+ 12.8%	353	**309**	- 12.5%
Closed Sales	42	**32**	- 23.8%	336	**290**	- 13.7%
Days on Market Until Sale	14	**17**	+ 21.4%	17	**20**	+ 17.6%
Median Sales Price*	$440,500	**$471,000**	+ 6.9%	$450,500	**$475,000**	+ 5.4%
Average Sales Price*	$473,164	**$492,420**	+ 4.1%	$499,076	**$526,392**	+ 5.5%
Percent of List Price Received*	101.7%	**104.9%**	+ 3.1%	103.0%	**103.3%**	+ 0.3%
Inventory of Homes for Sale	53	**48**	- 9.4%	—	**—**	—
Months Supply of Inventory	1.6	**1.7**	+ 6.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**6**	- 40.0%	115	**109**	- 5.2%
Pending Sales	13	**11**	- 15.4%	99	**91**	- 8.1%
Closed Sales	13	**11**	- 15.4%	92	**85**	- 7.6%
Days on Market Until Sale	52	**17**	- 67.3%	19	**26**	+ 36.8%
Median Sales Price*	$294,000	**$275,000**	- 6.5%	$325,000	**$305,000**	- 6.2%
Average Sales Price*	$337,395	**$325,491**	- 3.5%	$327,863	**$321,772**	- 1.9%
Percent of List Price Received*	100.5%	**102.9%**	+ 2.4%	103.1%	**102.1%**	- 1.0%
Inventory of Homes for Sale	12	**15**	+ 25.0%	—	**—**	—
Months Supply of Inventory	1.3	**1.7**	+ 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.

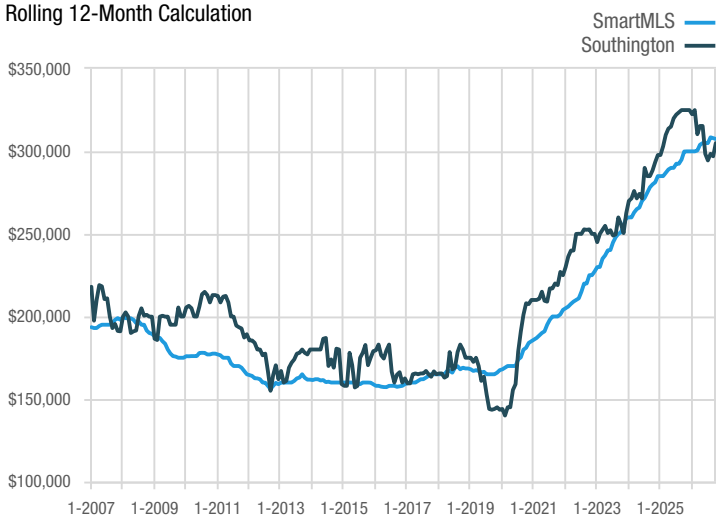
Median Sales Price - Single Family

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.