Local Market Update – October 2026

A Research Tool Provided by SmartMLS

West Hartford

Hartford County

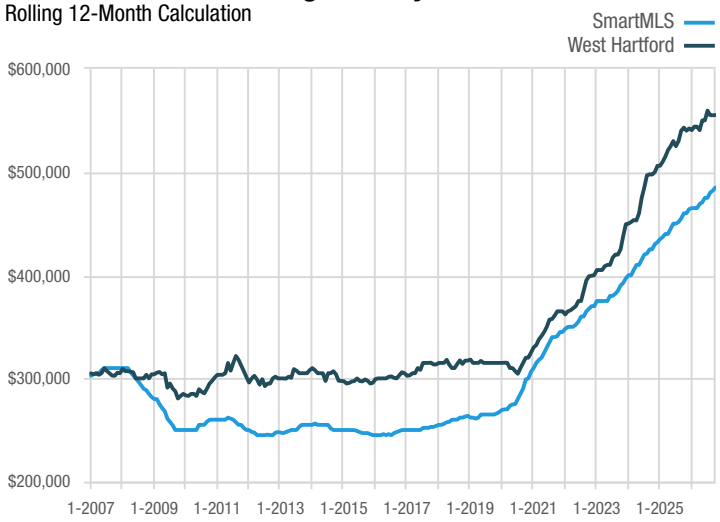
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	51	**40**	- 21.6%	557	**592**	+ 6.3%
Pending Sales	55	**51**	- 7.3%	477	**498**	+ 4.4%
Closed Sales	64	**56**	- 12.5%	458	**486**	+ 6.1%
Days on Market Until Sale	18	**24**	+ 33.3%	14	**15**	+ 7.1%
Median Sales Price*	$530,000	**$510,000**	- 3.8%	$547,500	**$565,000**	+ 3.2%
Average Sales Price*	$592,560	**$590,387**	- 0.4%	$599,867	**$642,252**	+ 7.1%
Percent of List Price Received*	104.9%	**104.4%**	- 0.5%	108.3%	**108.7%**	+ 0.4%
Inventory of Homes for Sale	71	**71**	0.0%	—	**—**	—
Months Supply of Inventory	1.5	**1.5**	0.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**16**	+ 60.0%	124	**150**	+ 21.0%
Pending Sales	11	**10**	- 9.1%	98	**106**	+ 8.2%
Closed Sales	13	**12**	- 7.7%	103	**96**	- 6.8%
Days on Market Until Sale	13	**40**	+ 207.7%	17	**20**	+ 17.6%
Median Sales Price*	$245,000	**$405,000**	+ 65.3%	$340,000	**$340,950**	+ 0.3%
Average Sales Price*	$254,846	**$463,083**	+ 81.7%	$380,032	**$375,384**	- 1.2%
Percent of List Price Received*	102.8%	**99.2%**	- 3.5%	104.0%	**101.0%**	- 2.9%
Inventory of Homes for Sale	36	**33**	- 8.3%	—	**—**	—
Months Supply of Inventory	3.5	**3.3**	- 5.7%	—	**—**	—

* 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.

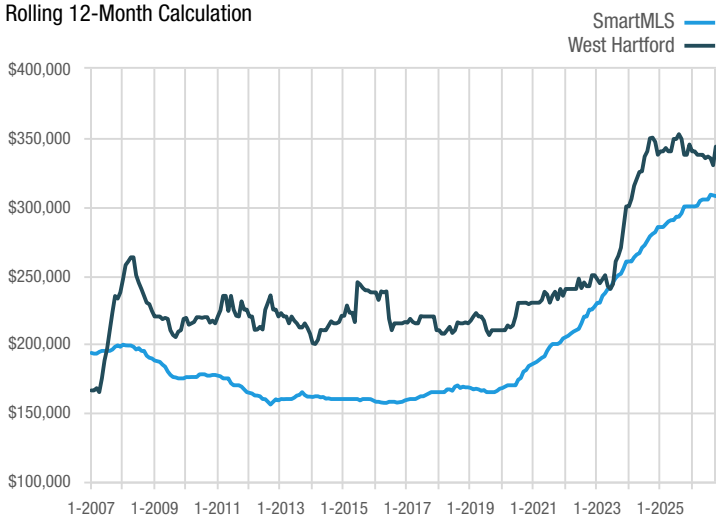
Median Sales Price - Single Family

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.