Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Wethersfield

Hartford County

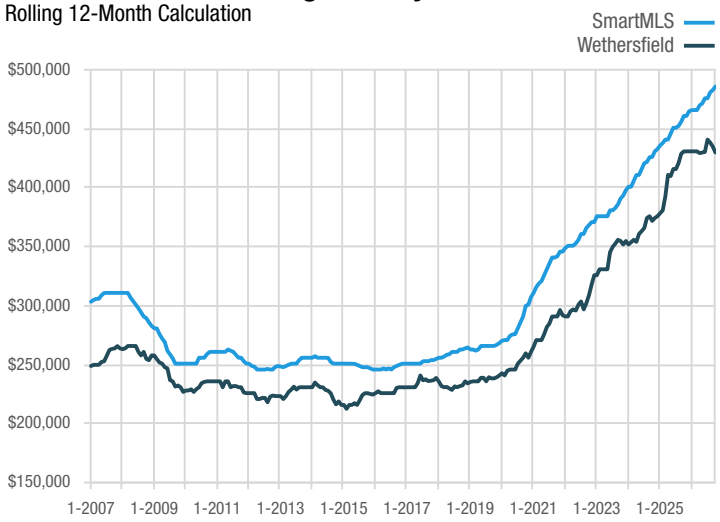
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**28**	- 15.2%	251	**261**	+ 4.0%
Pending Sales	16	**25**	+ 56.3%	203	**215**	+ 5.9%
Closed Sales	15	**26**	+ 73.3%	203	**214**	+ 5.4%
Days on Market Until Sale	16	**14**	- 12.5%	15	**22**	+ 46.7%
Median Sales Price*	$445,000	**$407,500**	- 8.4%	$439,900	**$432,050**	- 1.8%
Average Sales Price*	$456,327	**$441,192**	- 3.3%	$470,174	**$469,183**	- 0.2%
Percent of List Price Received*	100.6%	**102.7%**	+ 2.1%	105.6%	**104.3%**	- 1.2%
Inventory of Homes for Sale	48	**37**	- 22.9%	—	**—**	—
Months Supply of Inventory	2.5	**1.8**	- 28.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**1**	- 85.7%	39	**29**	- 25.6%
Pending Sales	6	**3**	- 50.0%	33	**26**	- 21.2%
Closed Sales	2	**3**	+ 50.0%	29	**27**	- 6.9%
Days on Market Until Sale	20	**38**	+ 90.0%	13	**30**	+ 130.8%
Median Sales Price*	$246,500	**$160,000**	- 35.1%	$300,000	**$260,000**	- 13.3%
Average Sales Price*	$246,500	**$179,967**	- 27.0%	$273,603	**$272,853**	- 0.3%
Percent of List Price Received*	101.6%	**92.4%**	- 9.1%	103.6%	**100.1%**	- 3.4%
Inventory of Homes for Sale	6	**4**	- 33.3%	—	**—**	—
Months Supply of Inventory	1.8	**1.3**	- 27.8%	—	**—**	—

* 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.

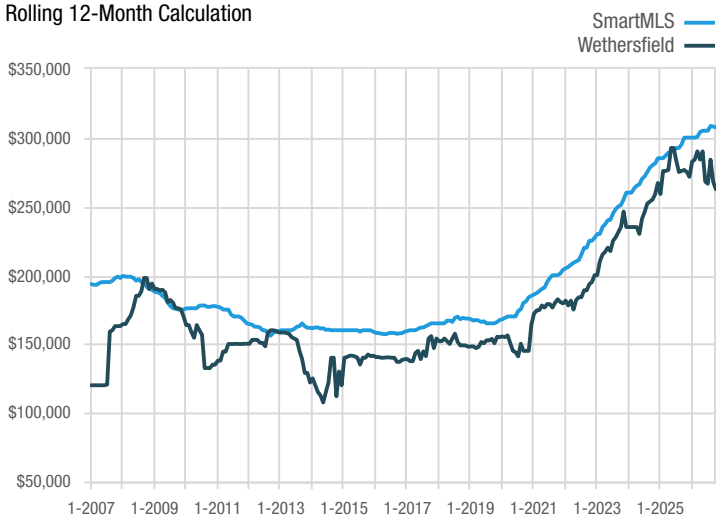
Median Sales Price - Single Family

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.