Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Windsor

Hartford County

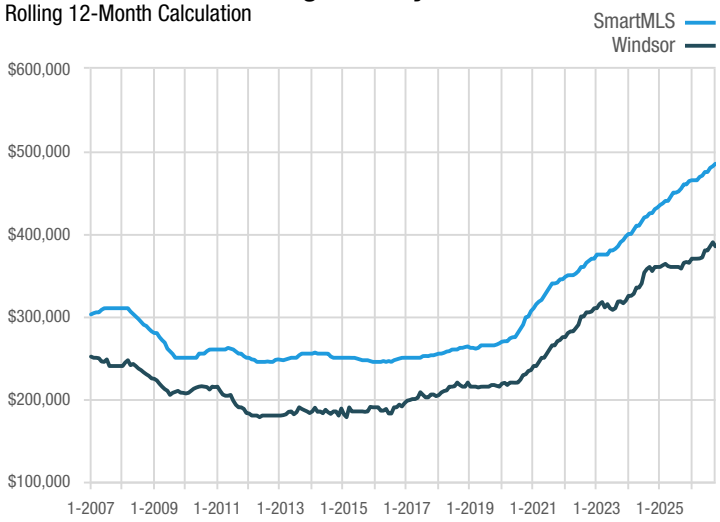
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	42	**15**	- 64.3%	273	**233**	- 14.7%
Pending Sales	26	**10**	- 61.5%	225	**198**	- 12.0%
Closed Sales	19	**20**	+ 5.3%	216	**206**	- 4.6%
Days on Market Until Sale	28	**29**	+ 3.6%	23	**23**	0.0%
Median Sales Price*	$425,000	**$355,000**	- 16.5%	$366,750	**$390,500**	+ 6.5%
Average Sales Price*	$426,779	**$380,375**	- 10.9%	$381,860	**$408,077**	+ 6.9%
Percent of List Price Received*	106.9%	**102.6%**	- 4.0%	105.3%	**104.0%**	- 1.2%
Inventory of Homes for Sale	43	**44**	+ 2.3%	—	—	—
Months Supply of Inventory	2.0	**2.2**	+ 10.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	71	**57**	- 19.7%
Pending Sales	4	**5**	+ 25.0%	71	**46**	- 35.2%
Closed Sales	6	**6**	0.0%	69	**44**	- 36.2%
Days on Market Until Sale	26	**20**	- 23.1%	16	**18**	+ 12.5%
Median Sales Price*	$167,500	**$309,500**	+ 84.8%	$320,000	**$344,250**	+ 7.6%
Average Sales Price*	$211,167	**$307,333**	+ 45.5%	$295,630	**$330,456**	+ 11.8%
Percent of List Price Received*	97.2%	**103.0%**	+ 6.0%	103.0%	**104.3%**	+ 1.3%
Inventory of Homes for Sale	3	**9**	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	**2.0**	+ 300.0%	—	—	—

* 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.

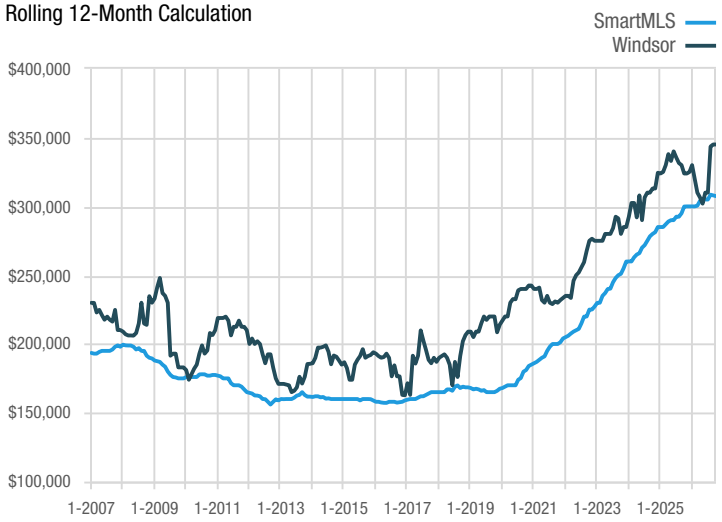
Median Sales Price - Single Family

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.