Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Windsor Locks

Hartford County

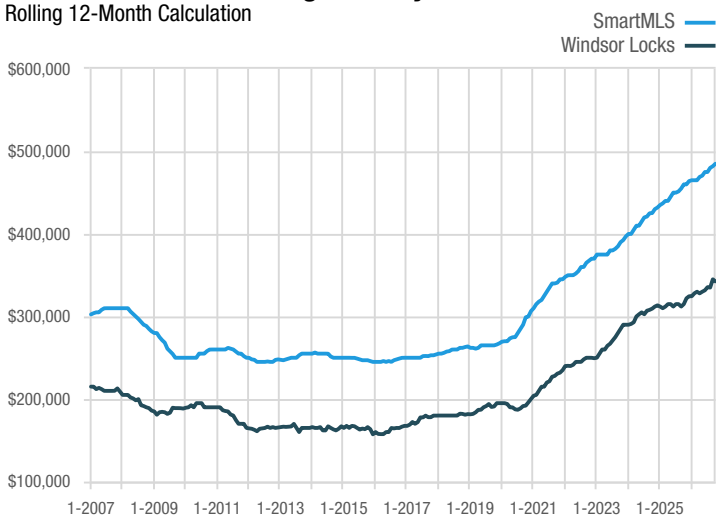
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**22**	+ 37.5%	139	**112**	- 19.4%
Pending Sales	8	**10**	+ 25.0%	103	**82**	- 20.4%
Closed Sales	7	**14**	+ 100.0%	97	**79**	- 18.6%
Days on Market Until Sale	27	**23**	- 14.8%	15	**23**	+ 53.3%
Median Sales Price*	$312,000	**$323,250**	+ 3.6%	$315,000	**$350,000**	+ 11.1%
Average Sales Price*	$337,643	**$350,377**	+ 3.8%	$327,342	**$351,952**	+ 7.5%
Percent of List Price Received*	100.6%	**101.5%**	+ 0.9%	105.3%	**104.5%**	- 0.8%
Inventory of Homes for Sale	24	**25**	+ 4.2%	—	**—**	—
Months Supply of Inventory	2.5	**2.9**	+ 16.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**8**	+ 300.0%	40	**50**	+ 25.0%
Pending Sales	2	**1**	- 50.0%	35	**37**	+ 5.7%
Closed Sales	3	**5**	+ 66.7%	37	**37**	0.0%
Days on Market Until Sale	22	**12**	- 45.5%	12	**17**	+ 41.7%
Median Sales Price*	$282,500	**$330,000**	+ 16.8%	$284,000	**$297,500**	+ 4.8%
Average Sales Price*	$356,333	**$331,300**	- 7.0%	$299,531	**$302,953**	+ 1.1%
Percent of List Price Received*	99.5%	**101.9%**	+ 2.4%	103.3%	**103.9%**	+ 0.6%
Inventory of Homes for Sale	3	**13**	+ 333.3%	—	**—**	—
Months Supply of Inventory	0.8	**3.9**	+ 387.5%	—	**—**	—

* 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.

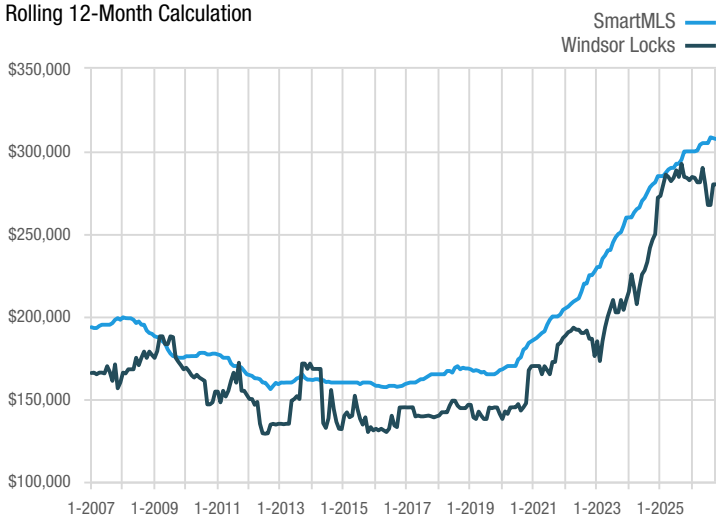
Median Sales Price - Single Family

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.