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Closed Sales of Single-Family Homes in Greater Hartford Jumps 11 Percent *Median sales price up 12 percent over October 2024*

(Hartford, Conn., November 20, 2025) – According to the Greater Hartford Association of REALTORS® (GHAR), closed sales of single-family homes in Greater Hartford increased 11.2 percent (from 411 to 457), when compared to October of last year. The median sales price increased 11.9 percent (from \$385,000 to \$431,000) and pending sales rose 1.6 percent (from 449 to 442). Inventory grew 1.0 percent (from 789 to 797) and new listings increased 1.5 percent (from 538 to 546). The average days on market until sale remained unchanged at 20 days, during this same year over year timeframe.

In year-to-date statistics, when compared to October of 2024, closed sales of single-family homes rose 0.4 percent (from 3989 to 4004) and pending sales increased 0.9 percent (from 4106 to 4145). The median sales price went up 5.0 percent (from \$400,000 to \$420,000). New listings increased 1.0 percent (from 5012 to 5062) and the days on market decreased 10.0 percent (from 20 to 18) from the beginning of the year, when compared to last year.

Over October of 2024, condominium closed sales in Greater Hartford increased 20.3 percent (from 123 to 148) and pending sales rose 1.5 percent (from 133 to 135). The median sales price increased 8.4 percent (from \$267,500 to \$290,000) and inventory decreased 0.9 percent (from 227 to 225). New listings dropped 7.4 percent (from 175 to 162) and days on market increased 18.8 percent (from 16 to 19 days), compared to October of last year.

“The Greater Hartford housing market is still competitive, with sales and prices rising by double digits. Homes continue to sell quickly, averaging just 20 days on the market,” said GHAR CEO, Holly Callanan.

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Inventory is matching a five-year high, though it remains below pre-COVID levels. Many homeowners are financially comfortable, resulting in very few distressed properties and forced sales. Home prices continue to rise in most parts of the country, further contributing to overall household wealth."

The Greater Hartford Association of REALTORS® (GHAR) is the largest local real estate trade association in Connecticut, serving over 5100 members in the Greater Hartford and Litchfield County real estate brokerage communities. The Association provides technology, training, networking and business support to members, and supports a healthy real estate market by upholding high professional and ethical standards through a Code of Ethics, ongoing education and certification programs. As the advocate for the real estate brokerage industry, GHAR is the Voice for Real Estate® in the Greater Hartford region. For more information, call 1.860.561.1800 or visit www.gharonline.com.

SINGLE-FAMILY RESIDENTIAL

October to October Comparison

	<u>2024</u>	<u>2025</u>	<u>% Change</u>
New Listings	538	546	1.49
Pending Sales	449	442	-1.56
Closed Sales	411	457	11.19
Median Sale Price	\$385,000	\$431,000	11.95
Average Days on Market	20	20	0.00
Inventory	789	797	1.01

Year-to-Date Comparison

	<u>2024</u>	<u>2025</u>	<u>% Change</u>
New Listings	5012	5062	1.00
Pending Sales	4106	4145	0.95
Closed Sales	3989	4004	0.38
Median Sale Price	\$400,000	\$420,000	5.00
Average Days on Market	20	18	-10.00

CONDOMINIUM

October to October Comparison

	<u>2024</u>	<u>2025</u>	<u>% Change</u>
New Listings	175	162	-7.43
Pending Sales	133	135	1.50
Closed Sales	123	148	20.33
Median Sale Price	\$267,500	\$290,000	8.41
Average Days on Market	16	19	18.75
Inventory	227	225	-0.88

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