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## Median Sales Price of Single-Family Homes in Greater Hartford Up 7.7 Percent *Closed sales drop 14 percent over November of 2024*

(Hartford, Conn., December 15, 2025) – According to the Greater Hartford Association of REALTORS® (GHAR), the median sales price of single-family homes in Greater Hartford increased 7.7 percent (from \$376,000 to \$405,000), when compared to November of last year. Closed sales decreased 14.3 percent (from 419 to 359) and pending sales increased 0.8 percent (from 371 to 374). Inventory grew 0.9 percent (from 700 to 706) and new listings dropped 1.4 percent (from 364 to 359). 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 November of 2024, closed sales of single-family homes dropped 0.9 percent (from 4408 to 4368) and pending sales increased 0.5 percent (from 4477 to 4500). The median sales price went up 6.3 percent (from \$395,125 to \$420,000). New listings increased 0.8 percent (from 5376 to 5417) and the days on market decreased 5.0 percent (from 20 to 19) from the beginning of the year, when compared to last year.

Condominium closed sales in Greater Hartford decreased 27.8 percent (from 126 to 91), when compared to November of 2024. Pending sales dipped 16.9 percent (from 130 to 108) and the median sales price increased 1.2 percent (from \$276,625 to \$280,000). Condo inventory increased 15.7 percent (from 191 to 221) and new listings rose 11.0 percent (from 109 to 121). The days on market until sale increased 28.6 percent (from 14 to 18 days), compared to November of last year.

“Rising prices, stable days on market, and a slight increase in pending sales shows signs that buyer demand is steady in the Greater Hartford housing market,” said GHAR CEO, Holly Callanan.

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: “First-time homebuyers are facing headwinds in the Northeast due to a lack of supply and in the West because of high home prices. First-time buyers fared better in the Midwest because of the plentiful supply of affordable houses and in the South because there is sufficient inventory.”

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](http://www.gharonline.com).

## **SINGLE-FAMILY RESIDENTIAL**

### **November to November Comparison**

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	364	359	-1.37
Pending Sales	371	374	0.81
Closed Sales	419	359	-14.32
Median Sale Price	\$376,000	\$405,000	7.71
Average Days on Market	20	20	0.00
Inventory	700	706	0.86

### **Year-to-Date Comparison**

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	5376	5417	0.76
Pending Sales	4477	4500	0.51
Closed Sales	4408	4368	-0.91
Median Sale Price	\$395,125	\$420,000	6.30
Average Days on Market	20	19	-5.00

## **CONDOMINIUM**

### **November to November Comparison**

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	109	121	11.01
Pending Sales	130	108	-16.92
Closed Sales	126	91	-27.78
Median Sale Price	\$276,625	\$280,000	1.22
Average Days on Market	14	18	28.57
Inventory	191	221	15.71

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