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## Closed Sales of Single-Family Homes in Greater Hartford Drop 7 Percent *Median Sales Price up 5.5 Percent over December of 2024*

(Hartford, Conn., January 15, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), closed sales of single-family homes in Greater Hartford decreased 7.2 percent (from 414 to 384), when compared to December of last year. The median sales price increased 5.5 percent (from \$385,000 to \$406,000) and pending sales decreased 3.9 percent (from 310 to 298). Inventory fell 5.2 percent (from 563 to 534) and new listings dropped 15.4 percent (from 254 to 215). The average days on market until sale decreased 12.0 percent (from 25 to 22 days), during this same year over year comparison.

In year-to-date statistics, when compared to December of 2024, closed sales of single-family homes decreased 1.3 percent (from 4822 to 4757) and pending sales remained unchanged at 4786. The median sales price increased 5.8 percent (from \$395,000 to \$418,000). New listings also remained unchanged at 5629 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 increased 13.9 percent (from 122 to 139), when compared to December of 2024. Pending sales rose 10.1 percent (from 99 to 109) and the median sales price increased 1.0 percent (from \$285,000 to \$287,900). Condo inventory increased 12.1 percent (from 157 to 176) and new listings rose 1.3 percent (from 80 to 81). The days on market until sale increased 22.2 percent (from 18 to 22 days), compared to December of last year.

"Fewer new listings and limited inventory, which is typical for the winter season, seem to be pushing prices higher in the Greater Hartford housing market," said GHAR CEO, Holly Callanan.

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "2025 was another tough year for homebuyers, marked by record-high home prices and historically low home sales. However, in the fourth quarter, conditions began improving, with lower mortgage rates and slower home price growth."

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**

### **December to December Comparison**

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	254	215	-15.35
Pending Sales	310	298	-3.87
Closed Sales	414	384	-7.25
Median Sale Price	\$386,000	\$406,000	5.18
Average Days on Market	25	22	-12.00
Inventory	563	534	-5.15

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

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	5630	5629	-0.02
Pending Sales	4784	4786	0.04
Closed Sales	4822	4757	-1.35
Median Sale Price	\$395,000	\$418,000	5.82
Average Days on Market	20	19	-5.00

## **CONDOMINIUM**

### **December to December Comparison**

	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>% Change</u></b>
New Listings	80	81	1.25
Pending Sales	99	109	10.10
Closed Sales	122	139	13.93
Median Sale Price	\$285,000	\$287,900	1.02
Average Days on Market	18	22	22.22
Inventory	157	176	12.10

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