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Median Sales Price of Single-Family Homes in Greater Hartford Up 8 Percent *Closed sales down 14 percent over January of 2025*

(Hartford, Conn., February 13, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), the median sales price of single-family homes in Greater Hartford increased 7.8 percent (from \$371,000 to \$400,000), when compared to January of last year. Closed sales decreased 14.3 percent (from 300 to 257) and pending sales dipped 8.4 percent (from 299 to 274). Inventory fell 6.2 percent (from 520 to 488) and new listings dropped 10.1 percent (from 316 to 284). The average days on market until sale increased 3.8 percent (from 26 to 27 days), during this same year over year comparison.

The median sales price of condominiums in Greater Hartford decreased 7.4 percent (from \$289,950 to \$268,500), when compared to January of 2025. Closed sales decreased 26.9 percent (from 104 to 76) and pending sales fell 12.1 percent (from 99 to 87). Condo inventory increased 19.3 percent (from 145 to 173) and new listings decreased 9.3 percent (from 107 to 97). The days on market until sale increased 9.1 percent (from 22 to 24 days), compared to January of last year.

"Tight inventory is likely the cause of increased prices. Until more houses are on the market, affordability will continue to be an issue," said GHAR CEO, Holly Callanan.

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Due to low supply, the median home price reached a new high for the month of January. Homeowners are in a financially comfortable position as a result. Since January 2020, a typical homeowner would have accumulated \$130,500 in housing 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**January to January Comparison**

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	316	284	-10.13
Pending Sales	299	274	-8.36
Closed Sales	300	257	-14.33
Median Sale Price	\$371,000	\$400,000	7.82
Average Days on Market	26	27	3.85
Inventory	520	488	-6.15

CONDOMINIUM**January to January Comparison**

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	107	97	-9.35
Pending Sales	99	87	-12.12
Closed Sales	104	76	-26.92
Median Sale Price	\$289,950	\$268,500	-7.40
Average Days on Market	22	24	9.09
Inventory	145	173	19.31

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