

Keara Langston  
Communications Director  
Greater Hartford Association of REALTORS®  
860.561.1800  
[klangston@GHARonline.com](mailto:klangston@GHARonline.com)

## Closed Sales of Single-Family Homes in Greater Hartford Increases 2 Percent *Median sales price up 1 percent*

(Hartford, Conn., March 16, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), closed sales of single-family homes in Greater Hartford increased 2.0 percent (from 249 to 254) when compared to February of last year. The median sales price rose 0.9 percent (from \$380,000 to \$383,500) and pending sales dropped 15.3 percent (from 300 to 254). Housing inventory decreased 6.1 percent (from 475 to 446) and new listings dropped 16.2 percent (from 302 to 253). The average days on market until sale increased 22.2 percent (from 27 to 33 days), over February of 2025.

Year-to-date statistics, over February of last year, show a 6.6 percent decrease in closed sales (from 549 to 513). Pending sales decreased 12.7 percent (from 599 to 523) and new listings decreased 12.1 percent (from 618 to 543). The median sales price rose 3.7 percent (from \$376,000 to \$390,000) and the days on market increased 11.1 percent (27 to 30 days) from the beginning of the year, when compared to last year.

Condominium closed sales in Greater Hartford decreased 8.6 percent (from 81 to 88) and the median sales price dropped 7.0 percent (from \$285,000 to \$265,000), when compared to February of last year. Inventory decreased 11.5 percent (from 165 to 146) and new listings decreased 27.0 percent (from 122 to 89). Pending sales increased 18.9 percent (from 90 to 107) and days on market increased 60.0 percent (from 20 to 32 days), over February of 2025.

"The increase in sales is a sign that buyers are active," said Holly Callanan, CEO of GHAR. "Negotiating in this market can be a challenge, so working with an experienced Realtor is important."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Housing affordability is improving, and consumers are responding, Still, there is a long way to go to return to pre-pandemic levels of transaction activity. There are more than 6 million more jobs than in 2019, yet home sales per year are down by one million."

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**

### **February to February Comparison**

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	302	253	-16.23
Pending Sales	300	254	-15.33
Closed Sales	249	254	2.01
Median Sale Price	\$380,000	\$383,500	0.92
Average Days on Market	27	33	22.22
Inventory	475	446	-6.11

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

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	618	543	-12.14
Pending Sales	599	523	-12.69
Closed Sales	549	513	-6.56
Median Sale Price	\$376,000	\$390,000	3.72
Average Days on Market	27	30	11.11

## **CONDOMINIUM**

### **February to February Comparison**

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	122	89	-27.05
Pending Sales	90	107	18.89
Closed Sales	81	88	8.64
Median Sale Price	\$285,000	\$265,000	-7.02
Average Days on Market	20	32	60.00
Inventory	165	146	-11.52

###