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## Median Sales Price of Single-Family Homes in Greater Hartford Increases 7 Percent *Closed sales drop 11 percent over last year*

(Hartford, Conn., April 14, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), the median sales price of single-family homes Greater Hartford rose 6.9 percent (from \$385,000 to \$411,500) when compared to March of last year. Closed sales of single-family homes decreased 11.2 percent (from 276 to 245) and pending sales dropped 2.9 percent (from 341 to 331). Housing inventory decreased 14.4 percent (from 557 to 477) and new listings dropped 16.7 percent (from 468 to 390). The average days on market until sale rose 16.0 percent (from 25 to 29 days), over March of 2025.

In year-to-date statistics, over March of last year, closed sales decreased 7.8 percent (from 825 to 761). Pending sales decreased 10.3 percent (from 940 to 843) and new listings decreased 13.7 percent (from 1,086 to 937). The median sales price rose 5.3 percent (from \$380,000 to \$400,000) and the days on market increased 15.4 percent (25 to 30 days) from the beginning of the year, when compared to last year.

Condominium closed sales in Greater Hartford decreased 11.0 percent (from 118 to 105) and the median sales price dropped 8.1 percent (from \$295,000 to \$271,000), when compared to March of last year. Inventory decreased 16.4 percent (from 177 to 148) and new listings decreased 5.7 percent (from 141 to 133). Pending sales decreased 10.7 percent (from 121 to 108) and days on market increased 4.5 percent (from 22 to 23 days), over March of 2025.

"Our March housing market suggests demand is still strong enough to push prices higher," said Holly Callanan, CEO of GHAR. "We'll have to wait and see if the spring market brings an increase in inventory."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "March home sales remained sluggish and below last year's pace. Lower consumer confidence and softer job growth continue to hold back buyers."

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**

### **March to March Comparison**

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	468	390	-16.67
Pending Sales	341	331	-2.93
Closed Sales	276	245	-11.23
Median Sale Price	\$385,000	\$411,500	6.88
Average Days on Market	25	29	16.00
Inventory	557	477	-14.36

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

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	1086	937	-13.72
Pending Sales	940	843	-10.32
Closed Sales	825	761	-7.76
Median Sale Price	\$380,000	\$400,000	5.26
Average Days on Market	26	30	15.38

## **CONDOMINIUM**

### **March to March Comparison**

	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>% Change</u></b>
New Listings	141	133	-5.67
Pending Sales	121	108	-10.74
Closed Sales	118	105	-11.02
Median Sale Price	\$295,000	\$271,000	-8.14
Average Days on Market	22	23	4.55
Inventory	177	148	-16.38

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