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Inventory of Single-Family Homes in Greater Hartford Increased 2 Percent

Median sales price increased 3.5 percent over last year

(Hartford, Conn., May 14, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), inventory of single-family homes in Greater Hartford rose 1.9 percent (from 616 to 628), when compared to April of last year. The median sales price increased 3.5 percent (from \$420,000 to \$435,000). Closed sales dropped 11.2 percent (from 348 to 309) and pending sales dropped 1.7 percent (from 410 to 403). New listings increased 10.3 percent (from 535 to 590). The average days on market until sale rose 35.3 percent (from 17 to 23 days), over April of 2025.

In year-to-date statistics, over April of last year, closed sales decreased 8.5 percent (from 1,173 to 1,073). Pending sales decreased 8.6 percent (from 1350 to 1234) and new listings decreased 5.5 percent (from 1,621 to 1,532). The median sales price rose 3.8 percent (from \$390,000 to \$405,000) and the days on market increased 16.7 percent (24 to 28 days) from the beginning of the year, when compared to last year.

Condominium closed sales in Greater Hartford decreased 25.2 percent (from 107 to 80) and the median sales price increased 13.0 percent (from \$270,000 to \$305,000), when compared to April of last year. Inventory increased 0.6 percent (from 171 to 172) and new listings increased 12.8 percent (from 125 to 141). Pending sales decreased 5.9 percent (from 119 to 112) and days on market increased 53.3 percent (from 15 to 23 days), over April of 2025.

"An increase in inventory is typical for the spring market," said Holly Callanan, CEO of GHAR. "With home prices continuing to rise, it's so important for consumers to work with a knowledgeable Realtor early in the process."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Inventory still remains tight. Multiple offers, though not as intense as a few years ago, are still occurring. At the same time, days on market are lengthening on average, implying that consumers are taking their time before making decisions."

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

April to April Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	535	590	10.28
Pending Sales	410	403	-1.71
Closed Sales	348	309	-11.21
Median Sale Price	\$420,000	\$435,000	3.57
Average Days on Market	17	23	35.29
Inventory	616	628	1.95

Year-to-Date Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	1621	1532	-5.49
Pending Sales	1350	1234	-8.59
Closed Sales	1173	1073	-8.53
Median Sale Price	\$390,000	\$405,000	3.85
Average Days on Market	24	28	16.67

CONDOMINIUM

April to April Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	125	141	12.80
Pending Sales	119	112	-5.88
Closed Sales	107	80	-25.23
Median Sale Price	\$270,000	\$305,000	12.96
Average Days on Market	15	23	53.33
Inventory	171	172	0.58

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