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Median Sales Price of Single-Family Homes in Greater Hartford Increased 12 Percent *Pending sales increased 13 percent over last year*

(Hartford, Conn., June 12, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), the median sales price of single-family homes in Greater Hartford increased 11.9 percent (from \$420,000 to \$470,000), when compared to May of last year. Pending sales increased 12.8 percent (from 453 to 511) and closed sales dropped 14.3 percent (from 428 to 367). New listings increased 8.8 percent (from 611 to 665) and inventory rose 4.1 percent (from 710 to 739). The average days on market until sale jumped 18.8 percent (from 16 to 19 days), over May of 2025.

In year-to-date statistics, over May of last year, the median sales price rose 3.8 percent (from \$400,000 to \$415,000). Pending sales decreased 3.9 percent (from 2,232 to 2,202) and closed sales dropped 10.0 percent (from 1,601 to 1,441). New listings dipped 1.3 percent (from 2,232 to 2,202) and days on market increased 13.6 percent (from 22 to 25), from the beginning of the year, when compared to last year.

The median sales price of condominiums in Greater Hartford rose 3.4 percent (from \$291,000 to \$301,000), when compared to May of last year. Pending sales increased 58.4 percent (from 113 to 179) and closed sales decreased 6.3 percent (from 127 to 119). Inventory decreased 14.1 percent (from 206 to 177) and new listings increased 23.3 percent (from 159 to 196). Days on market until sale increased 6.3 percent (from 16 to 17 days), over May of 2025.

"Our housing market remained strong in May, with the increase in sales price and pending sales, reflecting continued buyer demand. Inventory growth creates more opportunities for buyers, while homes continue to sell at a healthy pace in a competitive market."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "More Americans are on the move, with home sales rising to the highest level since December. This is great news for the housing market and the economy. Improving affordability is helping drive this momentum."

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

May to May Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	611	665	8.84
Pending Sales	453	511	12.80
Closed Sales	428	367	-14.25
Median Sale Price	\$420,000	\$470,000	11.90
Average Days on Market	16	19	18.75
Inventory	710	739	4.08

Year-to-Date Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	2232	2202	-1.34
Pending Sales	1803	1733	-3.88
Closed Sales	1601	1441	-9.99
Median Sale Price	\$400,000	\$415,000	3.75
Average Days on Market	22	25	13.64

CONDOMINIUM

May to May Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	159	196	23.27
Pending Sales	113	179	58.41
Closed Sales	127	119	-6.30
Median Sale Price	\$291,000	\$301,000	3.44
Average Days on Market	16	17	6.25
Inventory	206	177	-14.08

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