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Closed Sales of Single-Family Homes in Greater Hartford Increased 10 Percent

Pending sales increased 16 percent over last year

(Hartford, Conn., July 13, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), closed sales of single-family homes in Greater Hartford increased 10.5 percent (from 506 to 559), when compared to June of last year. Pending sales increased 15.7 percent (from 521 to 603) and the median sales price increased 9.5 percent (from $440,000 to $482,000). New listings increased 9.5 percent (from 630 to 690) and inventory dipped 1.2 percent (from 768 to 759). The average days on market until sale dropped 13.3 percent (from 16 to 19 days), over June of 2025.

In year-to-date statistics, over June of last year, closed sales dropped 4.9 percent (from 2,107 to 2,004) and pending sales remained unchanged at 2,323. The median sales price rose 5.2 percent (from $408,694 to $430,000). New listings increased 1.2 percent (from 2,862 to 2,896) and days on market increased 4.8 percent (from 21 to 22), from the beginning of the year, when compared to last year.

In the Greater Hartford condominium market, the median sales price rose 16.3 percent (from $301,000 to $350,000), when compared to June of last year. Pending sales increased 7.9 percent (from 140 to 151) and closed sales increased 39.3 percent (from 117 to 163). Inventory decreased 13.8 percent (from 224 to 193) and new listings increased 4.7 percent (from 172 to 180). Days on market until sale remained unchanged at 15 days), over June of 2025.

"The rise in closed and pending sales is a welcome sign. With inventory still lagging, it’s important to discuss all options with an experienced REALTOR early in the process."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: “The back-and-forth in monthly home sales activity, driven by mild fluctuations in mortgage rates, shows how sensitive home buyers are to affordability conditions. However, job gains—more than half a million since the beginning of the year—will continue to provide support for the housing market.”

SINGLE-FAMILY RESIDENTIAL

June to June Comparison

	2025	2026	% Change
New Listings	630	690	9.52
Pending Sales	521	603	15.74
Closed Sales	506	559	10.47
Median Sale Price	$440,000	$482,000	9.55
Average Days on Market	15	13	-13.33
Inventory	768	759	-1.17

Year-to-Date Comparison

	2025	2026	% Change
New Listings	2862	2896	1.19
Pending Sales	2324	2323	-0.04
Closed Sales	2107	2004	-4.89
Median Sale Price	$408,694	$430,000	5.21
Average Days on Market	21	22	4.76

CONDOMINIUM

June to June Comparison

	2025	2026	% Change
New Listings	172	180	4.65
Pending Sales	140	151	7.86
Closed Sales	117	163	39.32
Median Sale Price	$301,000	$350,000	16.28
Average Days on Market	15	15	0.00
Inventory	224	193	-13.84

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