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Closed Sales of Single-Family Homes in Greater Hartford Increased 12 Percent

Median sales price up 8.6 percent over last year

(Hartford, Conn., August 11, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), closed sales of single-family homes in Greater Hartford increased 12.0 percent (from 518 to 580), when compared to July of last year. The median sales price increased 8.6 percent (from $437,500 to $475,000). Pending sales increased 6.7 percent (from 478 to 510) and new listings decreased 3.6 percent (from 582 to 561). Inventory dropped 6.6 percent (from 803 to 750). The average days on market until sale increased 15.4 percent (from 13 to 15 days), over July of 2025.

In year-to-date statistics, over July of last year, closed sales dropped 1.5 percent (from 2,625 to 2,586) and pending sales increased 0.1 percent (from 2,802 to 2,805). The median sales price rose 7.1 percent (from $412,750 to $442,000). New listings increased 0.4 percent (from 3,444 to 3,459) and days on market increased 10.5 percent (from 19 to 21), from the beginning of the year, when compared to last year.

The condominium market saw the median sales price dip 1.0 percent (from $306,500 to $303,500), when compared to July of last year. Pending sales decreased 21.2 percent (from 146 to 115) and closed sales increased 5.7 percent (from 140 to 148). Inventory rose 7.7 percent (from 221 to 238) and new listings increased 7.2 percent (from 167 to 179). Days on market until sale increased 63.6 percent (from 11 to 18 days), over July of 2025.

"Greater Hartford's housing market stayed strong in July, with home sales, prices, and pending sales all rising," stated GHAR CEO, Holly Callanan. "Hopefully, this is a positive sign for the months ahead."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Home sales have been remarkably stable, even amid the rising mortgage rate environment of the past few months. Year-to-date sales are up 2.4% and there's no doubt that the housing market would be thriving if average mortgage rates were to return near 6%."

SINGLE-FAMILY RESIDENTIAL

July to July Comparison

	2025	2026	% Change
New Listings	582	561	-3.61
Pending Sales	478	510	6.69
Closed Sales	518	580	11.97
Median Sale Price	$437,500	$475,000	8.57
Average Days on Market	13	15	15.38
Inventory	803	750	-6.60

Year-to-Date Comparison

	2025	2026	% Change
New Listings	3444	3459	0.44
Pending Sales	2802	2805	0.11
Closed Sales	2625	2586	-1.49
Median Sale Price	$412,750	$442,000	7.09
Average Days on Market	19	21	10.53

CONDOMINIUM

July to July Comparison

	2025	2026	% Change
New Listings	167	179	7.19
Pending Sales	146	115	-21.23
Closed Sales	140	148	5.71
Median Sale Price	$306,500	$303,500	-0.98
Average Days on Market	11	18	63.64
Inventory	221	238	7.69

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