

Keara Langston
Communications Director
Greater Hartford Association of REALTORS®
860.561.1800
klangston@GHARonline.com

Inventory of Single-Family Homes in Greater Hartford Increased 8 Percent

Median sales price rose 11 percent over last year

(Hartford, Conn., October 15, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), inventory of single-family homes in Greater Hartford increased 8.4 percent (from 778 to 843) when compared to September of last year. The median sales price increased 10.8 percent (from \$415,000 to \$460,000). Closed sales rose 6.5 percent (from 416 to 443) and pending sales increased 2.9 percent (from 445 to 458). New listings jumped up 7.1 percent (from 551 to 590) and the average days on market until sale decreased 10.0 percent (from 20 to 18 days), over September of 2025.

In year-to-date statistics, when compared to September of last year, closed sales dipped 0.8 percent (from 3,549 to 3,521) and pending sales decreased 0.7 percent (from 3,693 to 3,666). The median sales price rose 7.2 percent (from \$419,700 to \$450,000). New listings increased 1.4 percent (from 4,508 to 4,571) and days on market increased 5.3 percent (from 19 to 20), from the beginning of the year, when compared to the same month last year.

The condominium market in Greater Hartford experienced an increase in inventory of 9.2 percent (from 218 to 238) when compared to September of 2025. The median sales price increased 8.6 percent (from \$290,000 to \$315,000) and inventory rose 9.2 percent (from 218 to 238). Pending sales increased 14.5 percent (from 117 to 134) and closed sales remained unchanged at 113. New listings increased 17.5 percent (from 137 to 161) and the days on market until sale increased 53.3 percent (from 15 to 23 days), over September of last year.

"The rise in new listings and inventory is good news for buyers in Greater Hartford," stated GHAR CEO, Holly Callanan. "As houses sell quickly, working with a REALTOR® who knows the local market can make all the difference."

In the national outlook, Lawrence Yun, National Association of REALTORS® chief economist stated: "Higher inventory and lengthening days on market give buyers improved negotiating power. Home sellers need to be realistic about local market conditions, which could require price discounts and other incentives to attract 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.

SINGLE-FAMILY RESIDENTIAL**September to September Comparison**

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	551	590	7.08
Pending Sales	445	458	2.92
Closed Sales	416	443	6.49
Median Sale Price	\$415,000	\$460,000	10.84
Average Days on Market	20	18	-10.00
Inventory	778	843	8.35

Year-to-Date Comparison

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	4508	4571	1.40
Pending Sales	3693	3666	-0.73
Closed Sales	3549	3521	-0.79
Median Sale Price	\$419,700	\$450,000	7.22
Average Days on Market	19	20	5.26

CONDOMINIUM**September to September Comparison**

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
New Listings	137	161	17.52
Pending Sales	117	134	14.53
Closed Sales	113	113	0.00
Median Sale Price	\$290,000	\$315,000	8.62
Average Days on Market	15	23	53.33
Inventory	218	238	9.17

###