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Inventory of Single-Family Homes in Greater Hartford Increased 11 Percent

Median sales price down 1 percent over last year

(Hartford, Conn., November 12, 2026) – According to the Greater Hartford Association of REALTORS® (GHAR), inventory of single-family homes in Greater Hartford increased 10.8 percent (from 800 to 886) when compared to October of last year. The median sales price dipped 1.1 percent (from $435,000 to $430,000). Closed sales decreased 4.3 percent (from 462 to 442) and pending sales increased 1.7 percent (from 423 to 430). New listings rose 2.2 percent (from 542 to 554) and the average days on market until sale increased 21.1 percent (from 19 to 23 days), over October of 2025.

In year-to-date statistics, when compared to October of last year, closed sales dipped 1.1 percent (from 4,012 to 3,968) and pending sales decreased 1.0 percent (from 4,115 to 4,073). The median sales price rose 7.1 percent (from $420,000 to $450,000). New listings increased 1.5 percent (from 5,050 to 5,126) 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.

Inventory of condominiums in Greater Hartford increased 17.6 percent (from 227 to 267), when compared to October of 2025. The median sales price increased 1.7 percent (from $290,000 to $295,000). Pending sales dropped 18.8 percent (from 133 to 108) and closed sales decreased 11.5 percent (from 148 to 131). New listings declined 3.7 percent (from 163 to 157) and the days on market until sale increased 21.1 percent (from 19 to 23 days), over October of last year.

"We’re seeing a healthier housing market take shape. Inventory is growing and prices have declined for the first time since June of 2025,” stated GHAR CEO, Holly Callanan. “This means buyers have more options and a bit more time to make decisions.”

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

October to October Comparison

	2025	2026	% Change
New Listings	542	554	2.21
Pending Sales	423	430	1.65
Closed Sales	462	442	-4.33
Median Sale Price	$435,000	$430,000	-1.15
Average Days on Market	19	23	21.05
Inventory	800	886	10.75

Year-to-Date Comparison

	2025	2026	% Change
New Listings	5050	5126	1.50
Pending Sales	4115	4073	-1.02
Closed Sales	4012	3968	-1.10
Median Sale Price	$420,000	$450,000	7.14
Average Days on Market	19	20	5.26

CONDOMINIUM

October to October Comparison

	2025	2026	% Change
New Listings	163	157	-3.68
Pending Sales	133	108	-18.80
Closed Sales	148	131	-11.49
Median Sale Price	$290,000	$295,000	1.72
Average Days on Market	19	23	21.05
Inventory	227	267	17.62

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