

Monthly Indicators

Greater Hartford Association of REALTORS®



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 16.2 percent for Single Family homes and 27.0 percent for Townhouse/Condo homes. Pending Sales decreased 15.3 percent for Single Family homes but increased 18.9 percent for Townhouse/Condo homes. Inventory decreased 6.1 percent for Single Family homes and 11.5 percent for Townhouse/Condo homes.

Median Sales Price increased 0.9 percent to \$383,500 for Single Family homes but decreased 7.0 percent to \$265,000 for Townhouse/Condo homes. Days on Market increased 22.2 percent for Single Family homes and 60.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 8.3 percent for Single Family homes and 14.3 percent for Townhouse/Condo homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

+ 3.6%

Change in
Closed Sales
All Properties

+ 1.2%

Change in
Median Sales Price
All Properties

- 7.5%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Greater Hartford Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		302	253	- 16.2%	618	543	- 12.1%
Pending Sales		300	254	- 15.3%	599	523	- 12.7%
Closed Sales		249	254	+ 2.0%	549	513	- 6.6%
Days on Market Until Sale		27	33	+ 22.2%	27	30	+ 11.1%
Median Sales Price		\$380,000	\$383,500	+ 0.9%	\$376,000	\$390,000	+ 3.7%
Average Sales Price		\$441,073	\$447,207	+ 1.4%	\$436,568	\$453,718	+ 3.9%
Percent of List Price Received		104.4%	102.8%	- 1.5%	102.9%	102.3%	- 0.6%
Housing Affordability Index		115	121	+ 5.2%	116	119	+ 2.6%
Inventory of Homes for Sale		475	446	- 6.1%	—	—	—
Months Supply of Inventory		1.2	1.1	- 8.3%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

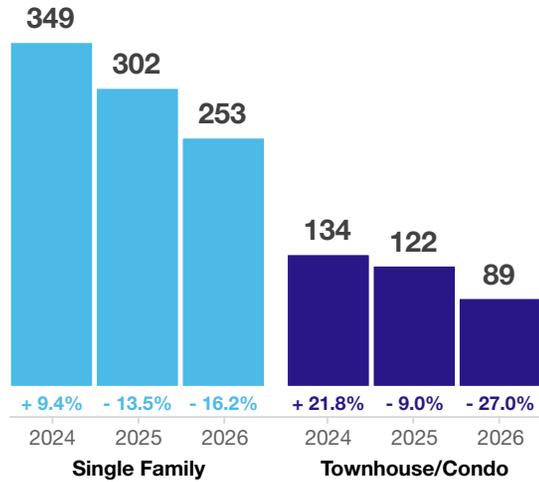


Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		122	89	- 27.0%	229	186	- 18.8%
Pending Sales		90	107	+ 18.9%	189	191	+ 1.1%
Closed Sales		81	88	+ 8.6%	185	164	- 11.4%
Days on Market Until Sale		20	32	+ 60.0%	21	28	+ 33.3%
Median Sales Price		\$285,000	\$265,000	- 7.0%	\$285,000	\$268,500	- 5.8%
Average Sales Price		\$300,208	\$299,444	- 0.3%	\$304,667	\$304,796	+ 0.0%
Percent of List Price Received		100.2%	100.9%	+ 0.7%	101.3%	100.6%	- 0.7%
Housing Affordability Index		155	178	+ 14.8%	155	176	+ 13.5%
Inventory of Homes for Sale		165	146	- 11.5%	—	—	—
Months Supply of Inventory		1.4	1.2	- 14.3%	—	—	—

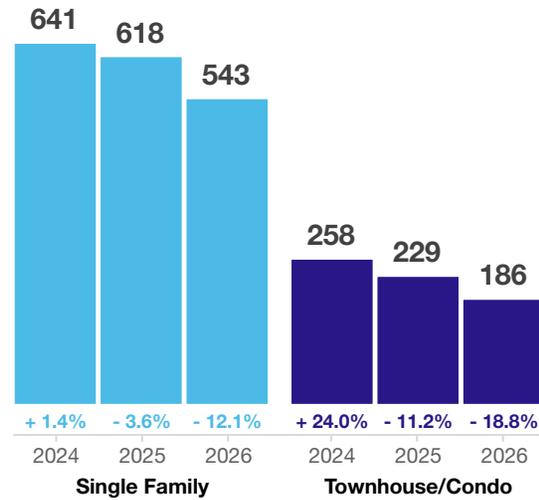
New Listings

A count of the properties that have been newly listed on the market in a given month.

February

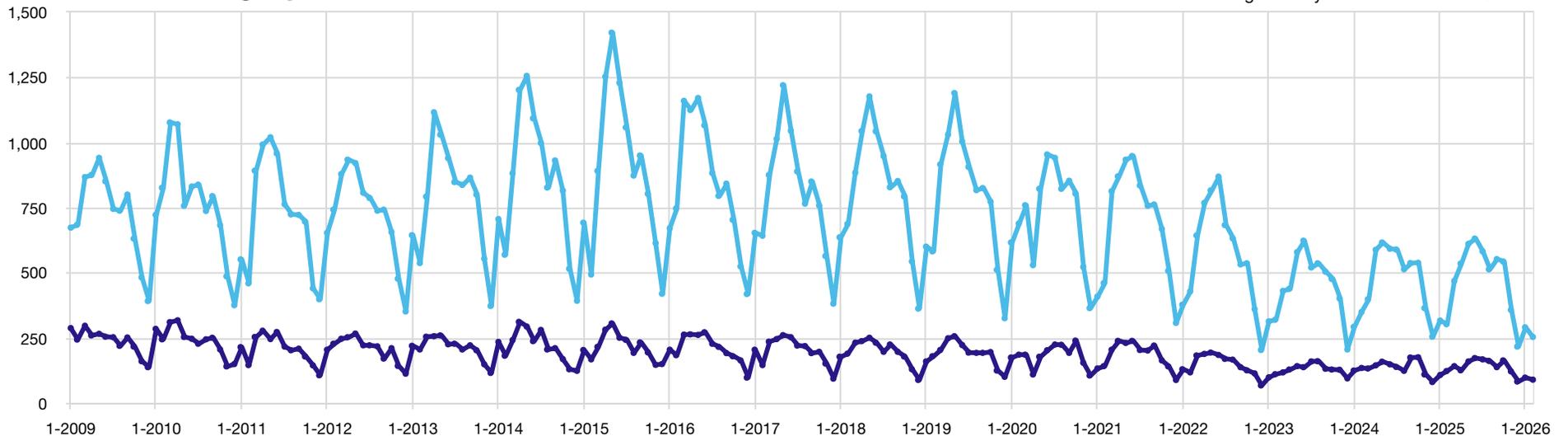


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	468	+ 17.6%	141	+ 6.8%
Apr-2025	535	- 9.0%	125	- 13.2%
May-2025	611	- 0.8%	159	+ 0.6%
Jun-2025	631	+ 6.6%	172	+ 16.2%
Jul-2025	582	- 1.2%	167	+ 21.0%
Aug-2025	513	0.0%	161	+ 30.9%
Sep-2025	552	+ 2.8%	137	- 21.3%
Oct-2025	543	+ 0.9%	163	- 6.9%
Nov-2025	357	- 1.9%	121	+ 11.0%
Dec-2025	216	- 15.0%	82	+ 2.5%
Jan-2026	290	- 8.2%	97	- 9.3%
Feb-2026	253	- 16.2%	89	- 27.0%
12-Month Avg	463	- 0.9%	135	+ 0.7%

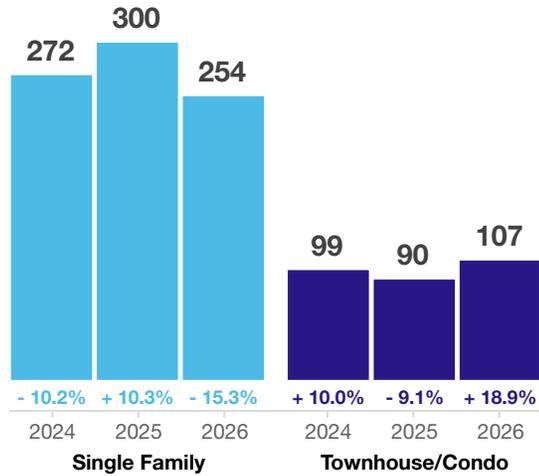
Historical New Listings by Month



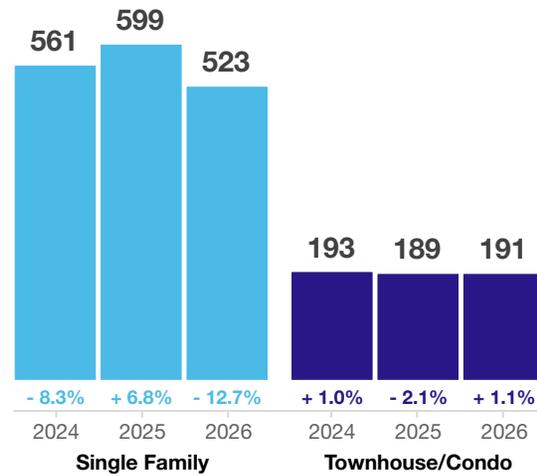
Pending Sales

A count of the properties on which offers have been accepted in a given month.

February

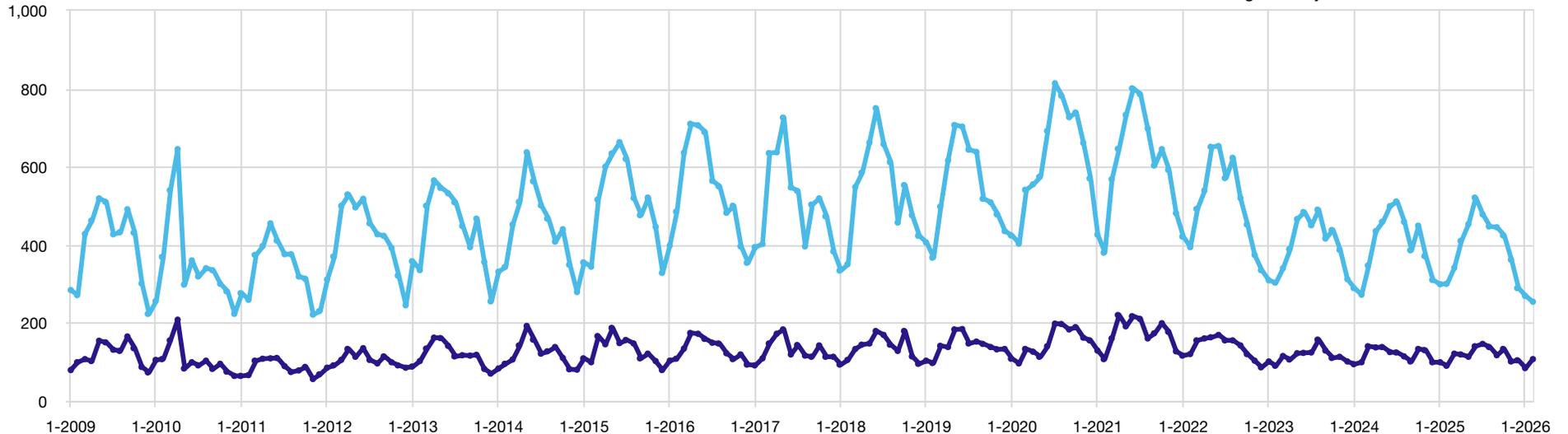


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	341	- 1.7%	121	- 13.6%
Apr-2025	410	- 5.7%	119	- 13.1%
May-2025	453	- 1.3%	113	- 18.1%
Jun-2025	521	+ 4.4%	140	+ 12.0%
Jul-2025	478	- 6.5%	146	+ 17.7%
Aug-2025	447	- 2.6%	138	+ 21.1%
Sep-2025	445	+ 15.3%	117	+ 15.8%
Oct-2025	424	- 5.6%	133	0.0%
Nov-2025	362	- 2.4%	101	- 22.3%
Dec-2025	289	- 6.8%	104	+ 5.1%
Jan-2026	269	- 10.0%	84	- 15.2%
Feb-2026	254	- 15.3%	107	+ 18.9%
12-Month Avg	391	- 2.7%	119	0.0%

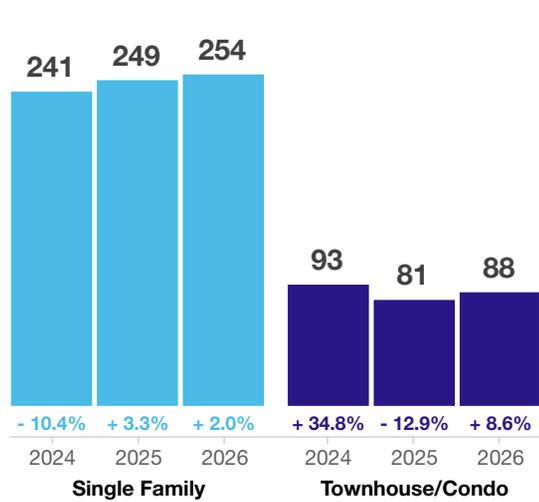
Historical Pending Sales by Month



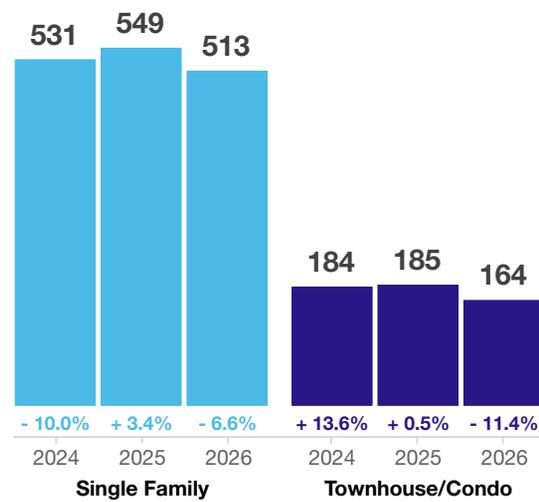
Closed Sales

A count of the actual sales that closed in a given month.

February

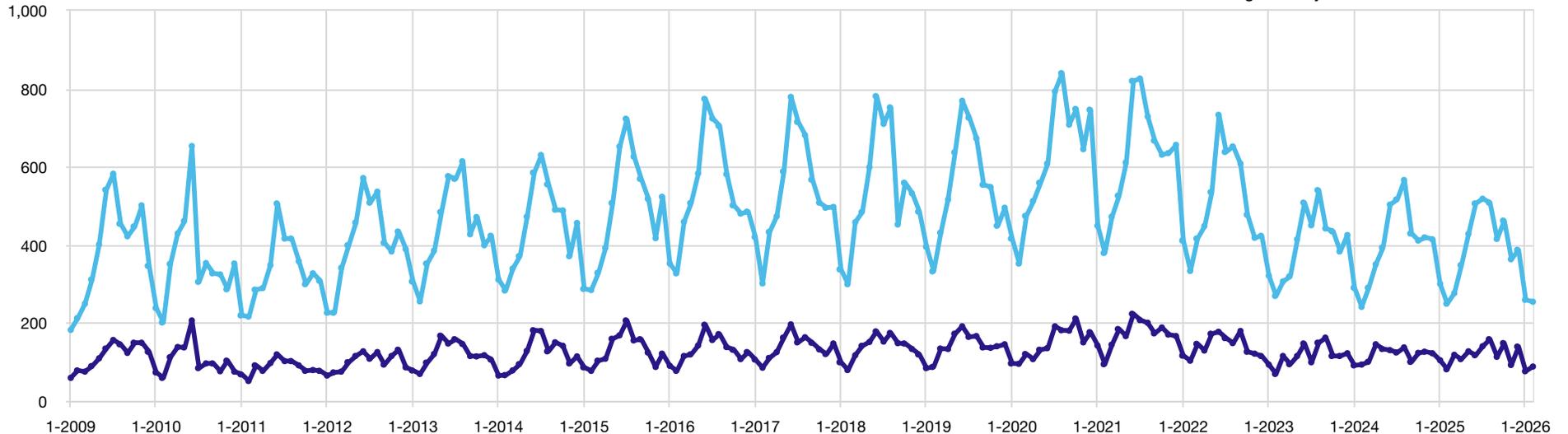


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	276	- 4.8%	118	+ 18.0%
Apr-2025	348	- 0.6%	107	- 26.2%
May-2025	428	+ 8.9%	127	- 4.5%
Jun-2025	506	+ 0.6%	117	- 10.0%
Jul-2025	518	+ 0.4%	140	+ 12.9%
Aug-2025	508	- 10.2%	158	+ 15.3%
Sep-2025	415	- 3.3%	113	+ 13.0%
Oct-2025	462	+ 12.4%	148	+ 20.3%
Nov-2025	363	- 13.4%	92	- 27.0%
Dec-2025	387	- 6.5%	139	+ 13.9%
Jan-2026	259	- 13.7%	76	- 26.9%
Feb-2026	254	+ 2.0%	88	+ 8.6%
12-Month Avg	394	- 2.2%	119	0.0%

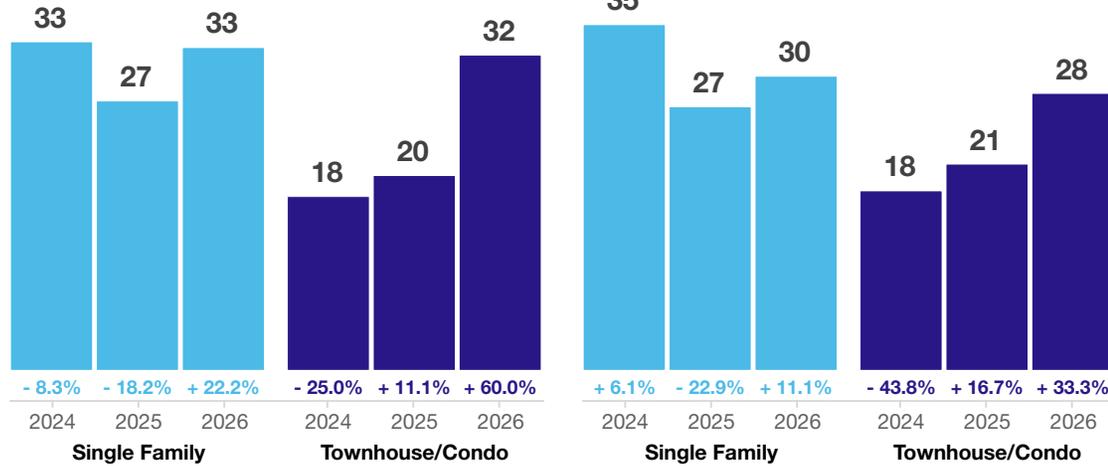
Historical Closed Sales by Month



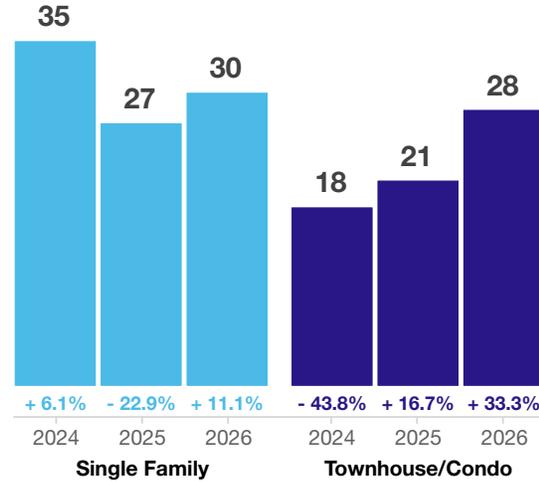
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

February



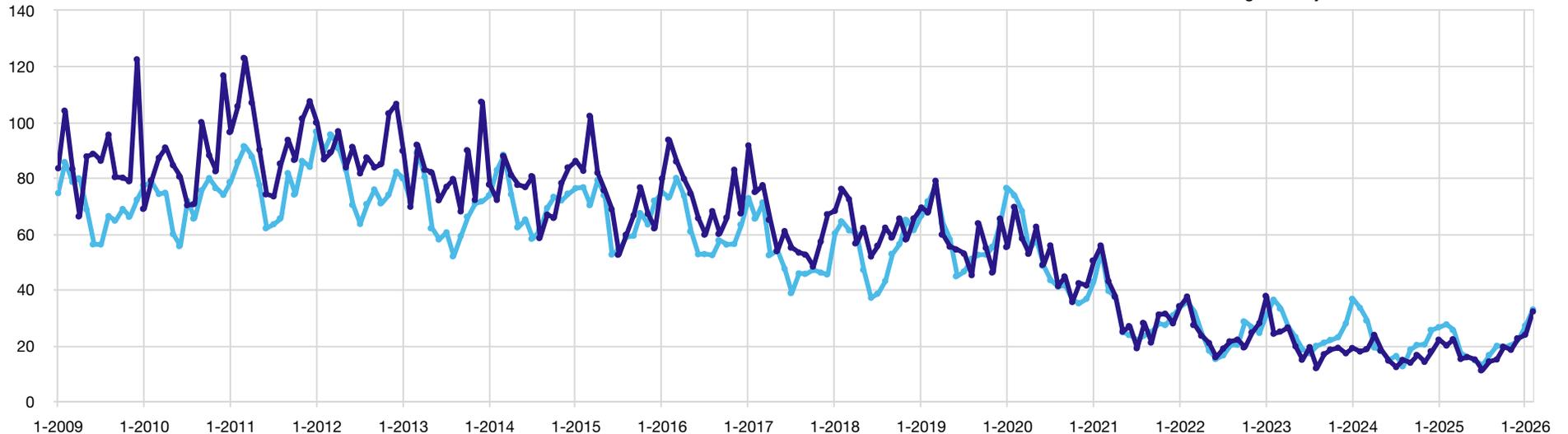
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	25	- 13.8%	22	+ 15.8%
Apr-2025	17	- 10.5%	15	- 37.5%
May-2025	16	- 11.1%	16	- 11.1%
Jun-2025	15	0.0%	15	+ 7.1%
Jul-2025	13	- 18.8%	11	- 8.3%
Aug-2025	16	+ 33.3%	14	- 6.7%
Sep-2025	20	+ 11.1%	15	+ 7.1%
Oct-2025	19	- 5.0%	19	+ 18.8%
Nov-2025	20	0.0%	18	+ 28.6%
Dec-2025	22	- 12.0%	22	+ 22.2%
Jan-2026	27	+ 3.8%	24	+ 9.1%
Feb-2026	33	+ 22.2%	32	+ 60.0%
12-Month Avg*	19	- 2.5%	18	+ 5.8%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

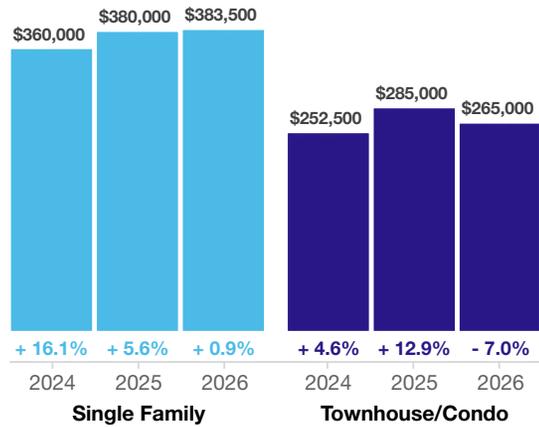


Median Sales Price

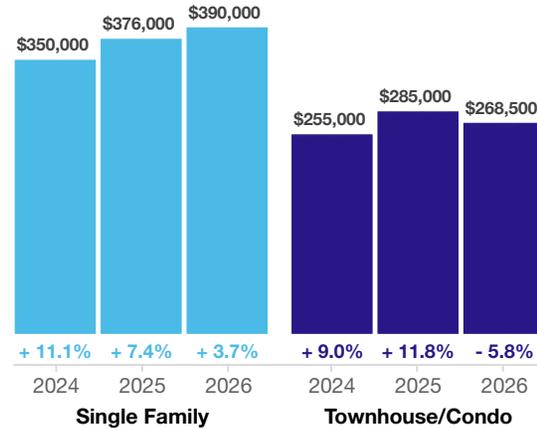
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



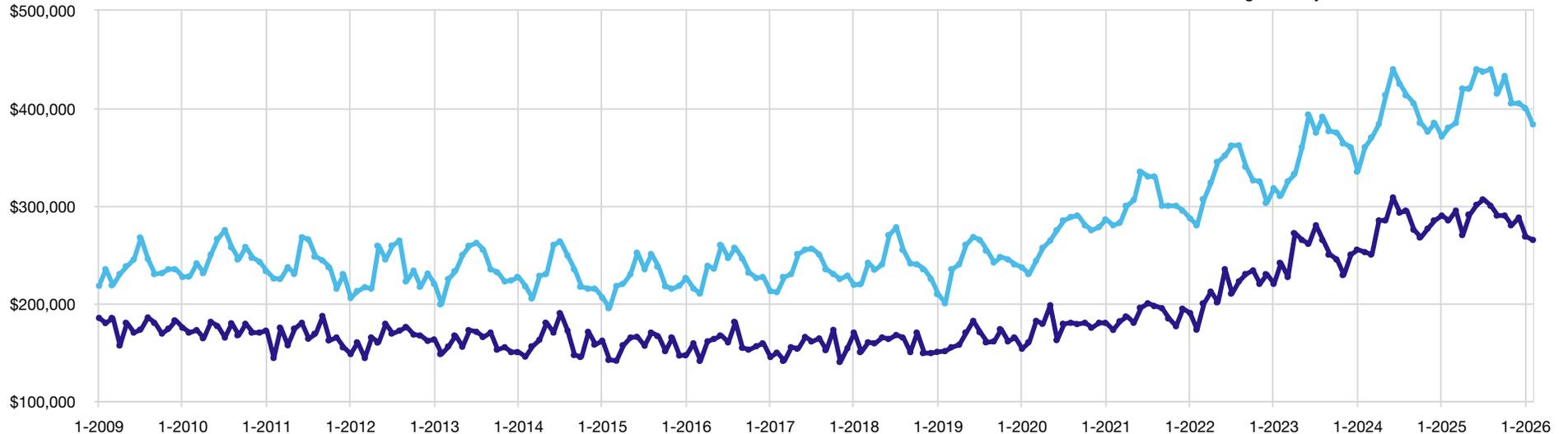
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$385,000	+ 4.1%	\$295,000	+ 18.0%
Apr-2025	\$420,169	+ 9.5%	\$270,000	- 5.3%
May-2025	\$420,000	+ 1.6%	\$291,000	+ 2.1%
Jun-2025	\$440,000	0.0%	\$301,000	- 2.4%
Jul-2025	\$437,500	+ 2.9%	\$306,500	+ 4.6%
Aug-2025	\$440,000	+ 6.5%	\$300,000	+ 1.7%
Sep-2025	\$415,000	+ 2.5%	\$290,000	+ 5.3%
Oct-2025	\$433,000	+ 12.5%	\$290,000	+ 8.4%
Nov-2025	\$405,000	+ 7.7%	\$280,000	+ 1.2%
Dec-2025	\$405,000	+ 5.2%	\$287,900	+ 1.0%
Jan-2026	\$400,000	+ 7.8%	\$268,500	- 7.4%
Feb-2026	\$383,500	+ 0.9%	\$265,000	- 7.0%
12-Month Avg*	\$420,000	+ 5.0%	\$290,000	+ 1.8%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

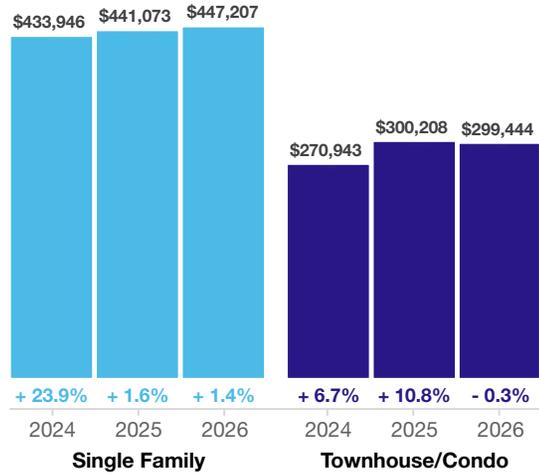


Average Sales Price

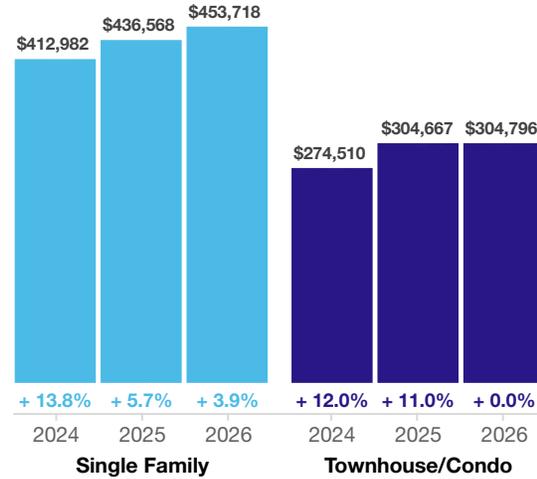
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



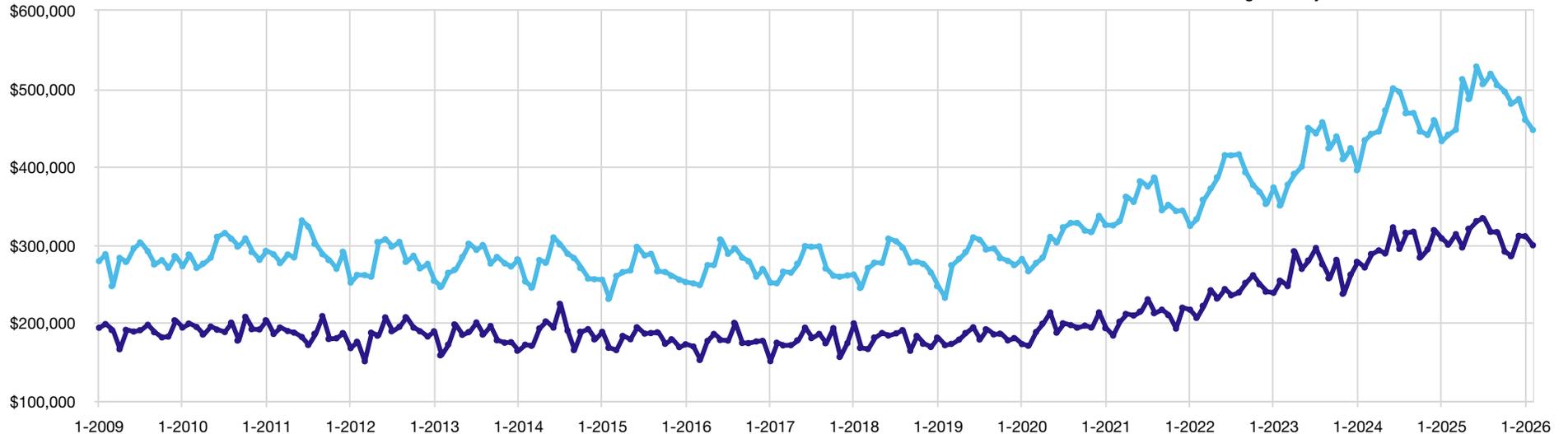
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$447,562	+ 1.2%	\$313,629	+ 8.9%
Apr-2025	\$512,168	+ 15.0%	\$296,587	+ 1.3%
May-2025	\$486,703	+ 3.1%	\$320,529	+ 10.9%
Jun-2025	\$528,365	+ 5.6%	\$330,258	+ 2.4%
Jul-2025	\$505,807	+ 2.0%	\$334,206	+ 13.4%
Aug-2025	\$519,119	+ 10.8%	\$316,669	+ 0.4%
Sep-2025	\$504,662	+ 7.7%	\$316,314	- 0.1%
Oct-2025	\$496,360	+ 11.5%	\$291,335	+ 2.7%
Nov-2025	\$480,694	+ 9.1%	\$285,327	- 3.0%
Dec-2025	\$486,733	+ 5.9%	\$311,428	- 2.3%
Jan-2026	\$460,103	+ 6.3%	\$310,992	+ 0.9%
Feb-2026	\$447,207	+ 1.4%	\$299,444	- 0.3%
12-Month Avg*	\$494,818	+ 6.9%	\$311,524	+ 3.2%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

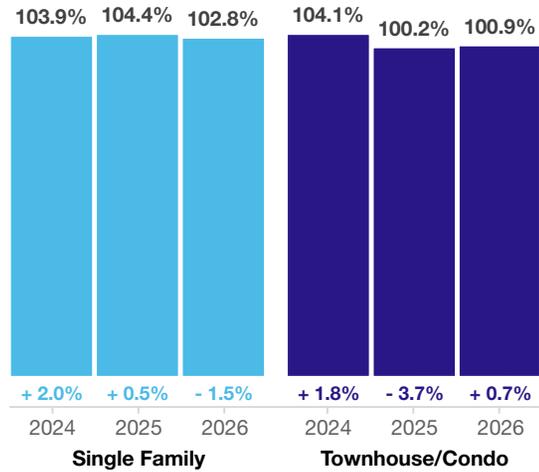


Percent of List Price Received

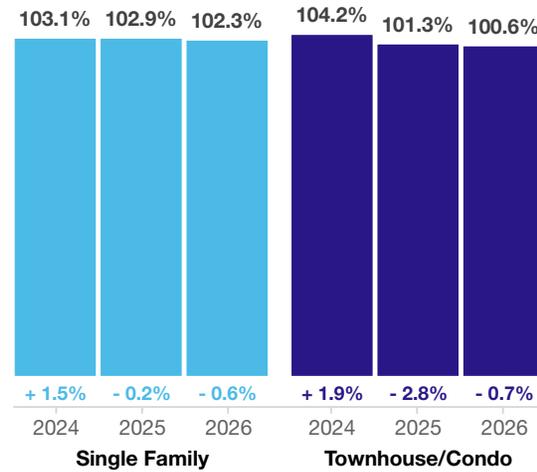
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



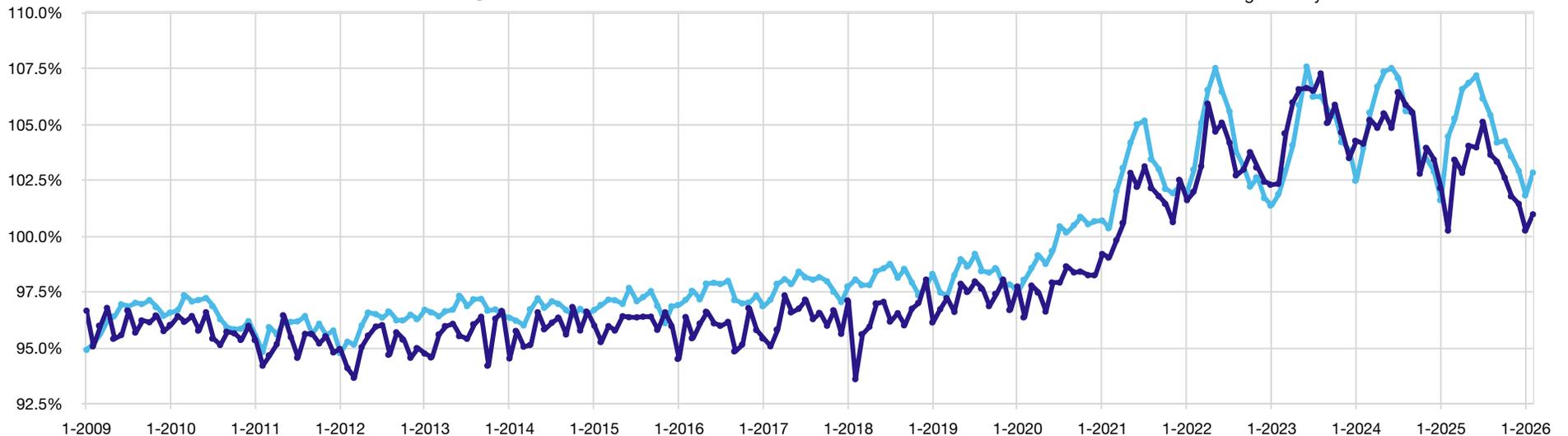
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	105.2%	- 0.3%	103.4%	- 1.7%
Apr-2025	106.6%	- 0.1%	102.8%	- 1.9%
May-2025	106.8%	- 0.5%	104.0%	- 1.4%
Jun-2025	107.2%	- 0.3%	103.9%	- 0.9%
Jul-2025	106.1%	- 0.9%	105.1%	- 1.2%
Aug-2025	105.4%	- 0.2%	103.6%	- 2.2%
Sep-2025	104.2%	- 1.2%	103.3%	- 2.1%
Oct-2025	104.2%	+ 0.8%	102.6%	- 0.2%
Nov-2025	103.5%	+ 0.1%	101.8%	- 2.0%
Dec-2025	102.9%	0.0%	101.4%	- 1.9%
Jan-2026	101.8%	+ 0.2%	100.2%	- 1.9%
Feb-2026	102.8%	- 1.5%	100.9%	+ 0.7%
12-Month Avg*	105.0%	- 0.3%	102.9%	- 1.4%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

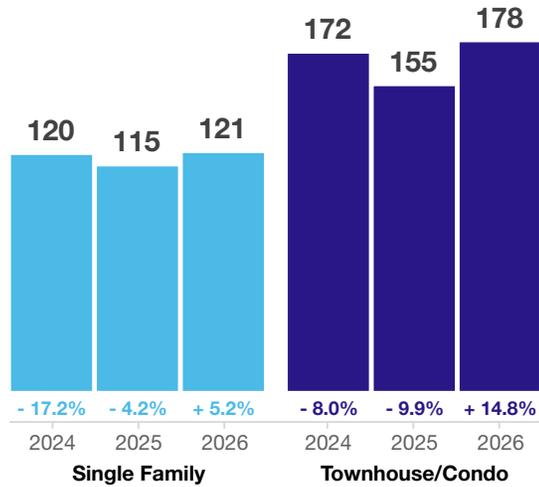


Housing Affordability Index

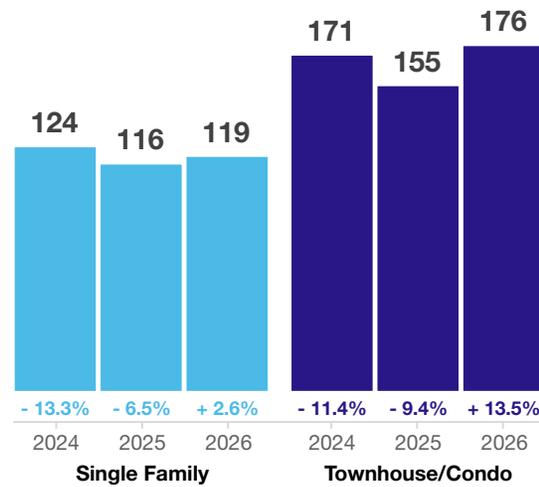
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

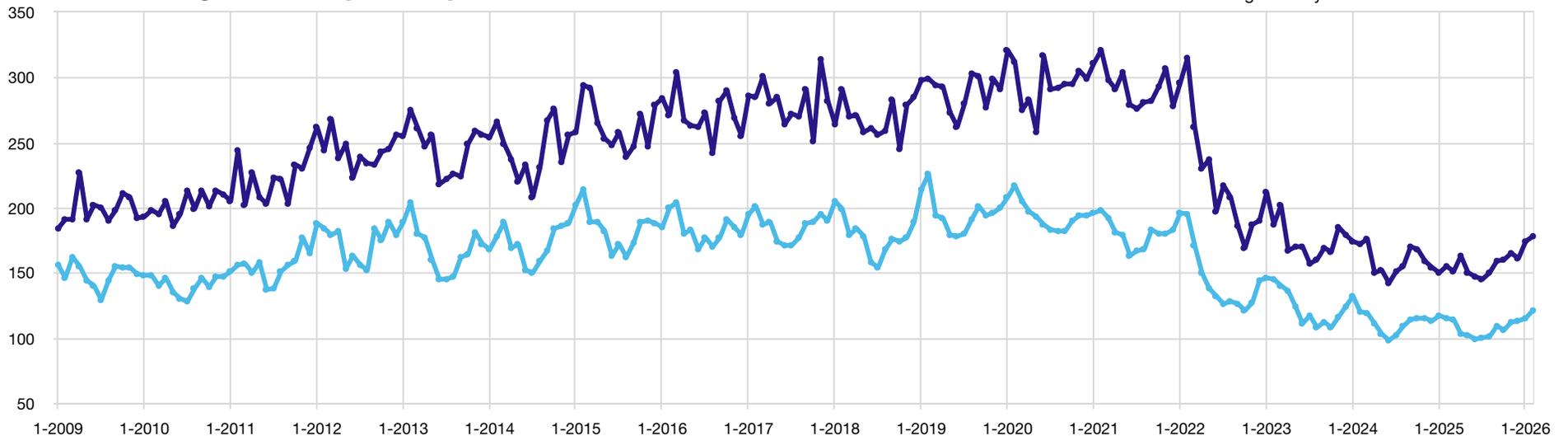


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	114	- 4.2%	151	- 14.2%
Apr-2025	103	- 7.2%	163	+ 8.7%
May-2025	102	- 1.0%	150	- 1.3%
Jun-2025	99	+ 1.0%	147	+ 3.5%
Jul-2025	100	- 2.0%	145	- 4.0%
Aug-2025	101	- 7.3%	150	- 3.2%
Sep-2025	109	- 4.4%	159	- 6.5%
Oct-2025	106	- 7.8%	160	- 4.8%
Nov-2025	112	- 2.6%	165	+ 3.8%
Dec-2025	113	0.0%	161	+ 4.5%
Jan-2026	115	- 1.7%	174	+ 16.0%
Feb-2026	121	+ 5.2%	178	+ 14.8%
12-Month Avg	108	- 2.7%	159	+ 1.3%

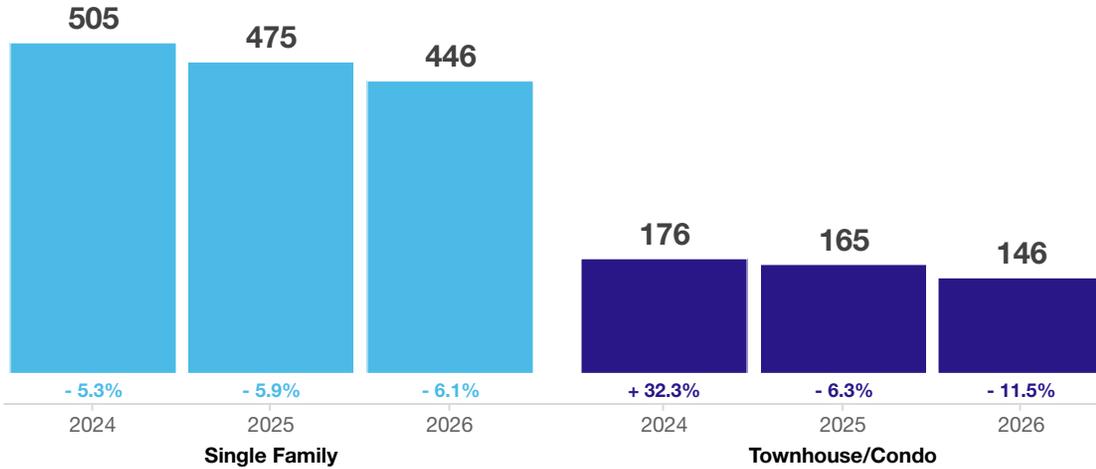
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

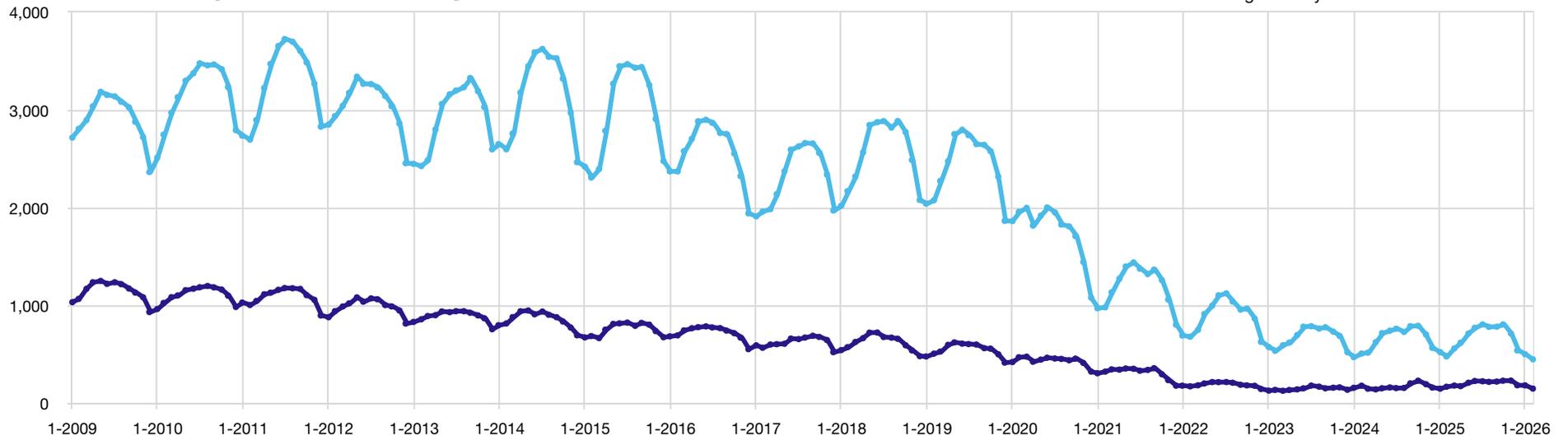
The number of properties available for sale in active status at the end of a given month.

February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	557	+ 8.4%	177	+ 22.1%
Apr-2025	616	- 0.8%	171	+ 23.9%
May-2025	710	- 0.6%	206	+ 37.3%
Jun-2025	769	+ 4.1%	224	+ 41.8%
Jul-2025	803	+ 5.8%	221	+ 46.4%
Aug-2025	778	+ 7.2%	215	+ 40.5%
Sep-2025	780	- 0.6%	218	+ 9.0%
Oct-2025	803	+ 1.8%	227	0.0%
Nov-2025	710	+ 1.4%	228	+ 19.4%
Dec-2025	537	- 4.6%	180	+ 14.6%
Jan-2026	498	- 4.2%	179	+ 23.4%
Feb-2026	446	- 6.1%	146	- 11.5%
12-Month Avg	667	+ 1.2%	199	+ 20.6%

Historical Inventory of Homes for Sale by Month

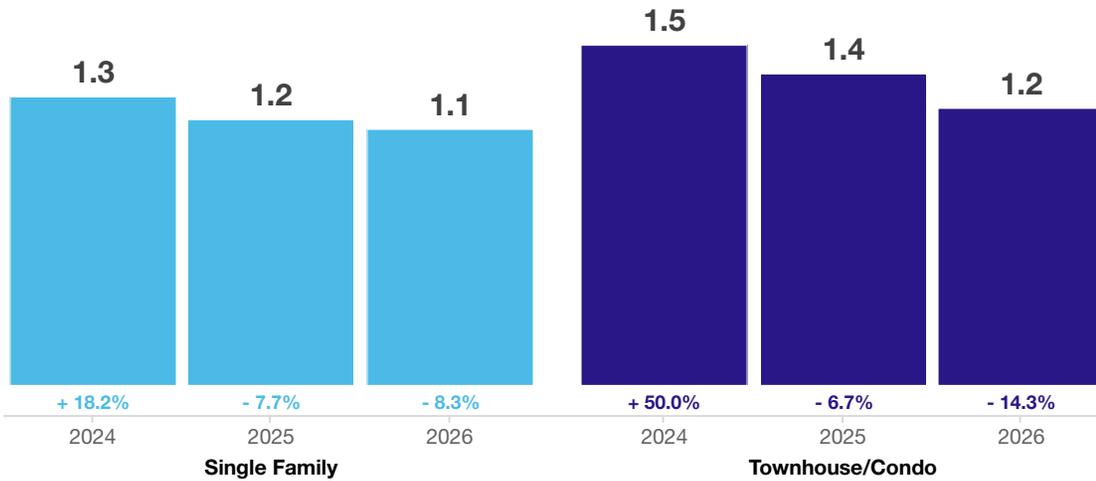


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



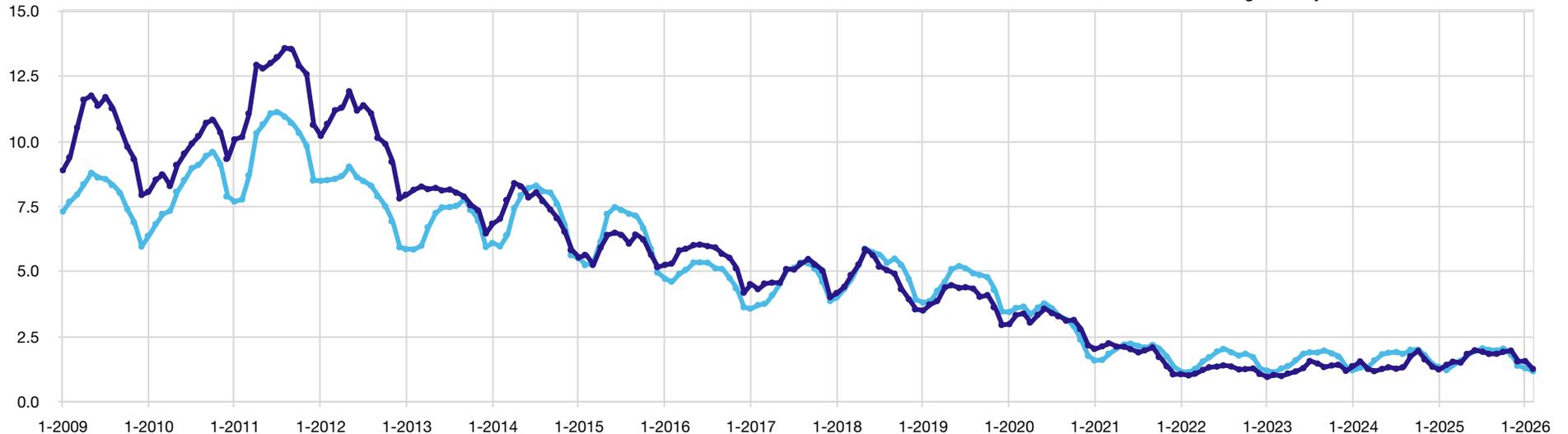
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1.4	+ 7.7%	1.5	+ 25.0%
Apr-2025	1.5	- 6.3%	1.5	+ 36.4%
May-2025	1.8	0.0%	1.8	+ 50.0%
Jun-2025	1.9	+ 5.6%	1.9	+ 46.2%
Jul-2025	2.0	+ 5.3%	1.9	+ 58.3%
Aug-2025	2.0	+ 11.1%	1.8	+ 38.5%
Sep-2025	1.9	- 5.0%	1.8	+ 5.9%
Oct-2025	2.0	0.0%	1.9	0.0%
Nov-2025	1.8	0.0%	1.9	+ 18.8%
Dec-2025	1.4	0.0%	1.5	+ 15.4%
Jan-2026	1.3	0.0%	1.5	+ 25.0%
Feb-2026	1.1	- 8.3%	1.2	- 14.3%
12-Month Avg*	1.7	+ 1.6%	1.7	+ 22.8%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		424	342	- 19.3%	847	729	- 13.9%
Pending Sales		390	361	- 7.4%	788	714	- 9.4%
Closed Sales		330	342	+ 3.6%	734	677	- 7.8%
Days on Market Until Sale		26	33	+ 26.9%	25	29	+ 16.0%
Median Sales Price		\$351,250	\$355,500	+ 1.2%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$406,497	\$409,186	+ 0.7%	\$403,323	\$417,642	+ 3.6%
Percent of List Price Received		103.4%	102.3%	- 1.1%	102.5%	101.9%	- 0.6%
Housing Affordability Index		124	131	+ 5.6%	124	129	+ 4.0%
Inventory of Homes for Sale		640	592	- 7.5%	—	—	—
Months Supply of Inventory		1.2	1.2	0.0%	—	—	—