

Monthly Indicators

Greater Hartford Association of REALTORS®



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 16.7 percent for Single Family homes and 5.7 percent for Townhouse/Condo homes. Pending Sales decreased 2.9 percent for Single Family homes and 10.7 percent for Townhouse/Condo homes. Inventory decreased 14.4 percent for Single Family homes and 16.4 percent for Townhouse/Condo homes.

Median Sales Price increased 6.9 percent to \$411,500 for Single Family homes but decreased 8.1 percent to \$271,000 for Townhouse/Condo homes. Days on Market increased 16.0 percent for Single Family homes and 4.5 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 14.3 percent for Single Family homes and 13.3 percent for Townhouse/Condo homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

- 11.2%

Change in
Closed Sales
All Properties

+ 6.4%

Change in
Median Sales Price
All Properties

- 14.9%

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		468	390	- 16.7%	1,086	937	- 13.7%
Pending Sales		341	331	- 2.9%	940	843	- 10.3%
Closed Sales		276	245	- 11.2%	825	761	- 7.8%
Days on Market Until Sale		25	29	+ 16.0%	26	30	+ 15.4%
Median Sales Price		\$385,000	\$411,500	+ 6.9%	\$380,000	\$400,000	+ 5.3%
Average Sales Price		\$447,562	\$471,555	+ 5.4%	\$440,246	\$459,265	+ 4.3%
Percent of List Price Received		105.2%	104.5%	- 0.7%	103.7%	103.0%	- 0.7%
Housing Affordability Index		114	109	- 4.4%	116	112	- 3.4%
Inventory of Homes for Sale		557	477	- 14.4%	—	—	—
Months Supply of Inventory		1.4	1.2	- 14.3%	—	—	—

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.

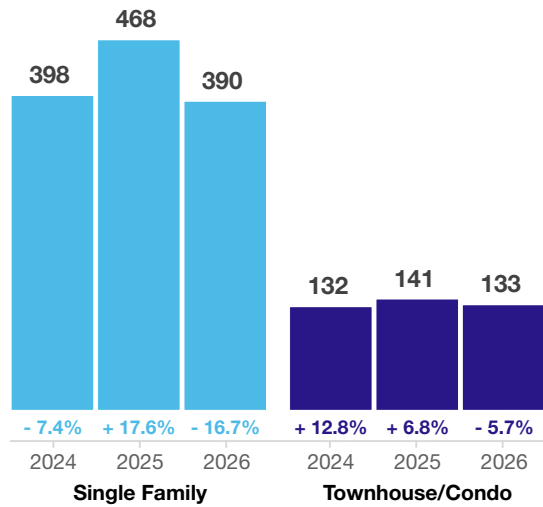


Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		141	133	- 5.7%	370	320	- 13.5%
Pending Sales		121	108	- 10.7%	310	296	- 4.5%
Closed Sales		118	105	- 11.0%	303	272	- 10.2%
Days on Market Until Sale		22	23	+ 4.5%	21	26	+ 23.8%
Median Sales Price		\$295,000	\$271,000	- 8.1%	\$290,000	\$270,000	- 6.9%
Average Sales Price		\$313,629	\$290,791	- 7.3%	\$308,157	\$299,011	- 3.0%
Percent of List Price Received		103.4%	101.8%	- 1.5%	102.1%	101.1%	- 1.0%
Housing Affordability Index		151	169	+ 11.9%	154	169	+ 9.7%
Inventory of Homes for Sale		177	148	- 16.4%	—	—	—
Months Supply of Inventory		1.5	1.3	- 13.3%	—	—	—

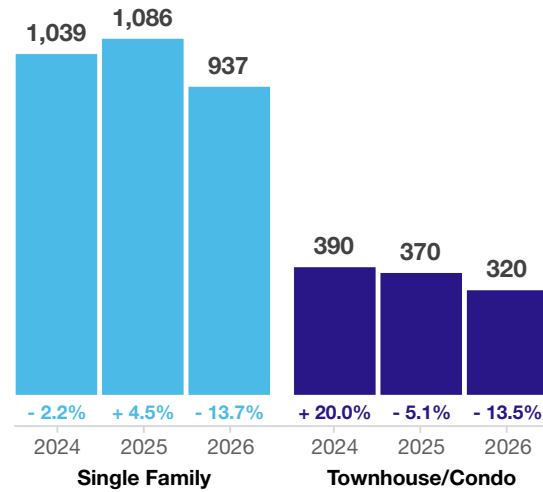
New Listings

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

March

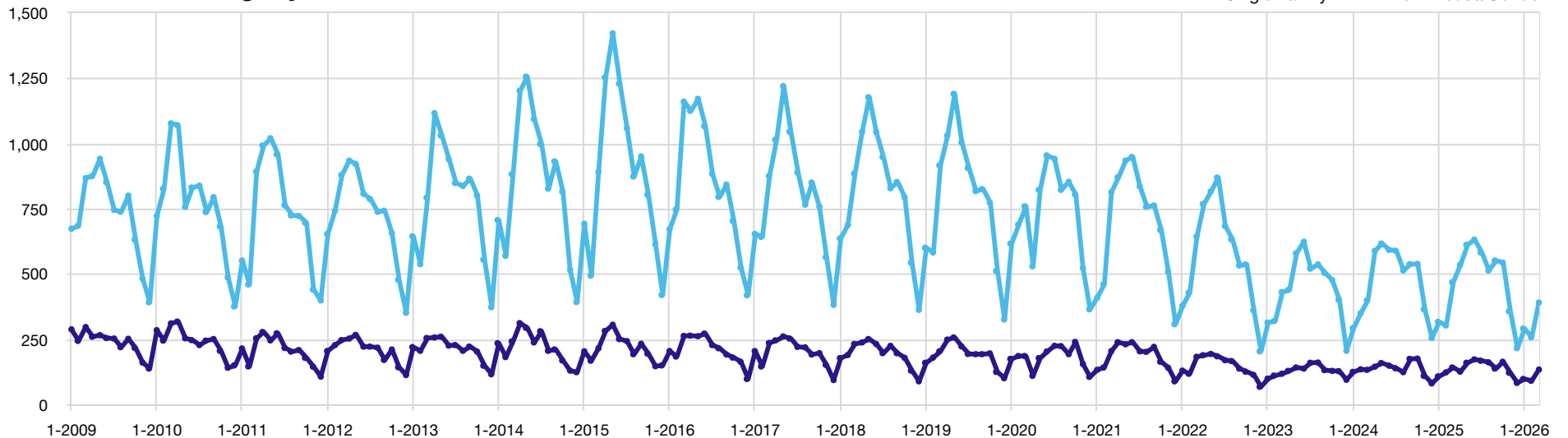


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	551	+2.6%	137	-21.3%
Oct-2025	543	+0.9%	163	-6.9%
Nov-2025	356	-2.2%	121	+11.0%
Dec-2025	215	-15.4%	82	+2.5%
Jan-2026	290	-8.2%	97	-9.3%
Feb-2026	257	-14.9%	90	-26.2%
Mar-2026	390	-16.7%	133	-5.7%
12-Month Avg	456	-3.6%	134	-0.7%

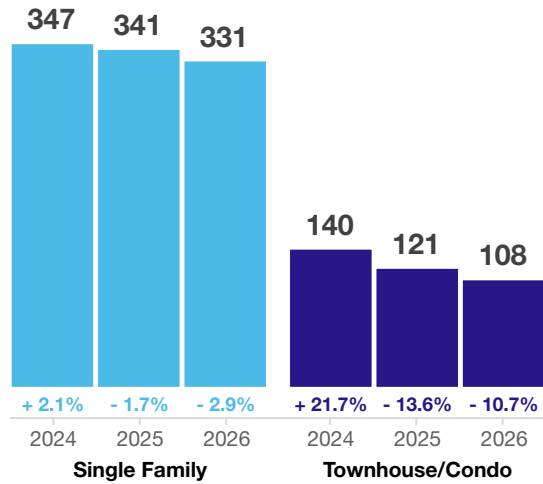
Historical New Listings by Month



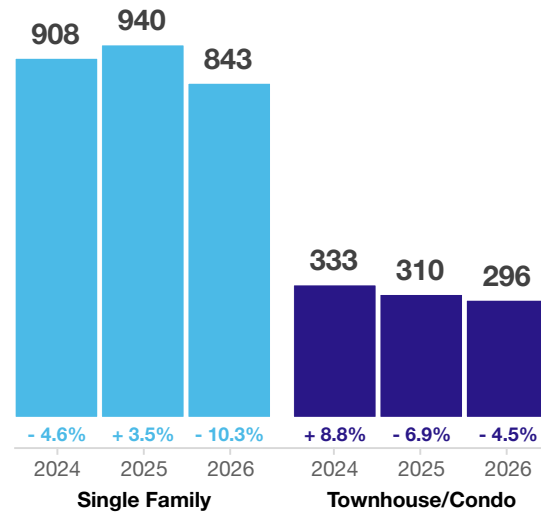
Pending Sales

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

March

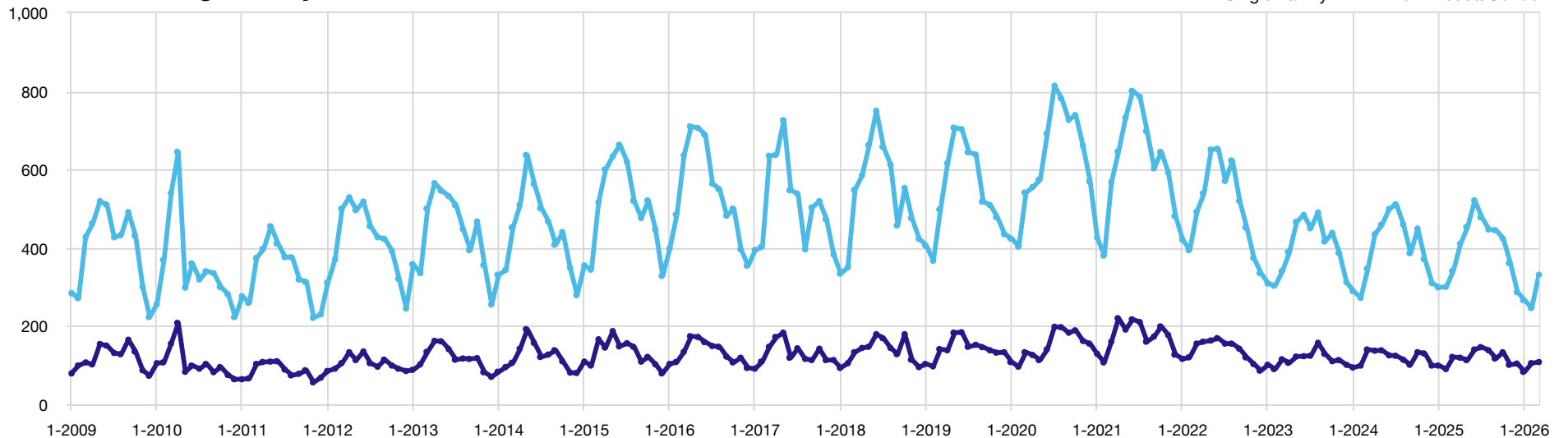


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	361	-2.7%	101	-22.3%
Dec-2025	287	-7.4%	104	+5.1%
Jan-2026	266	-11.0%	83	-16.2%
Feb-2026	246	-18.0%	105	+16.7%
Mar-2026	331	-2.9%	108	-10.7%
12-Month Avg	389	-3.2%	117	-0.8%

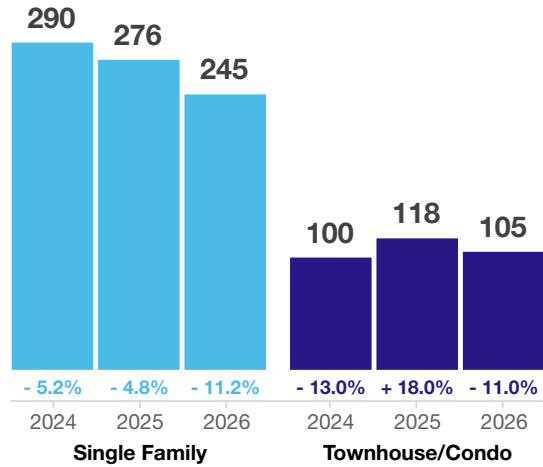
Historical Pending Sales by Month



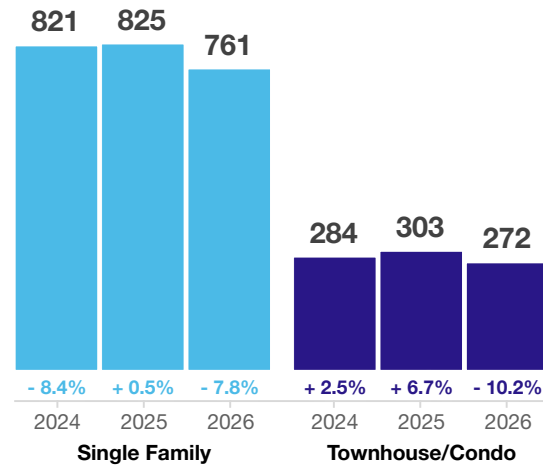
Closed Sales

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

March

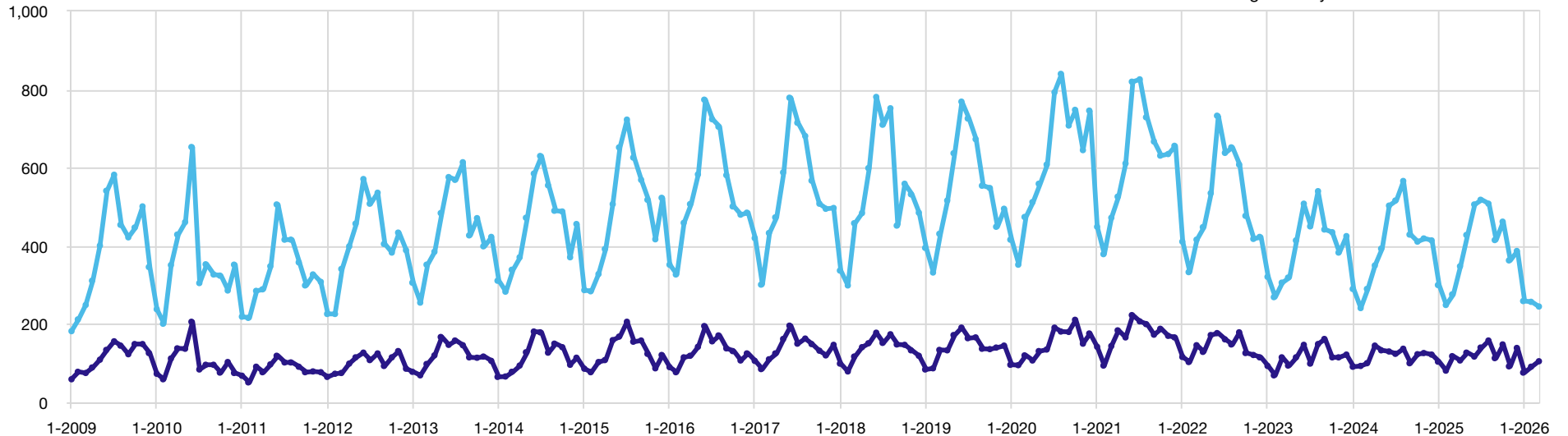


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	257	+ 3.2%	91	+ 12.3%
Mar-2026	245	- 11.2%	105	- 11.0%
12-Month Avg	391	- 2.7%	118	- 1.7%

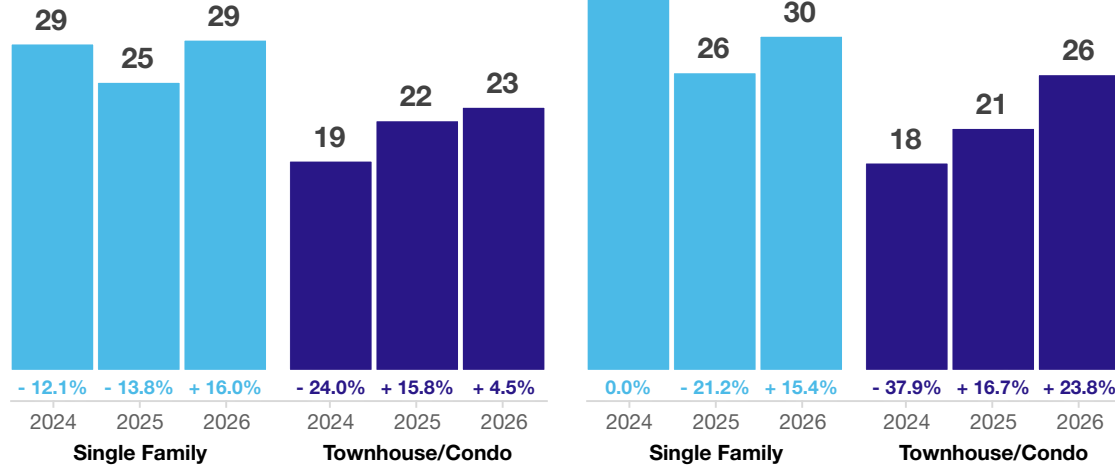
Historical Closed Sales by Month



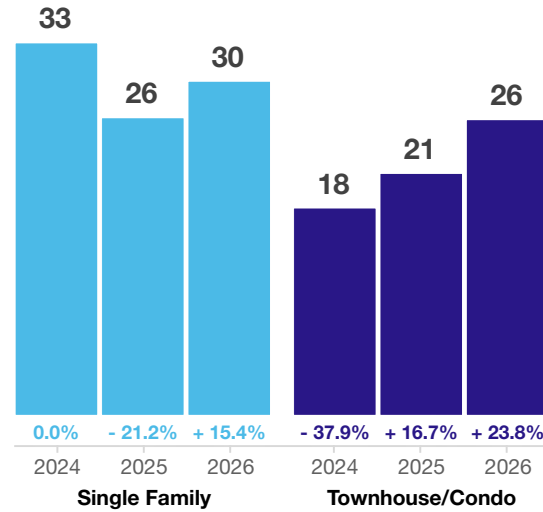
Days on Market Until Sale

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

March



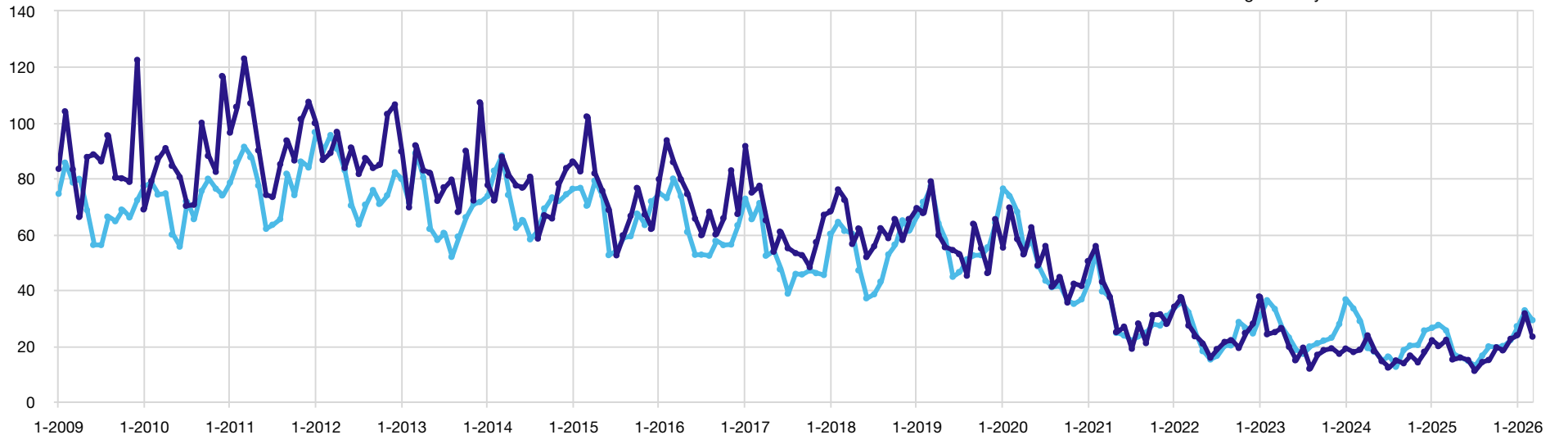
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	29	+ 16.0%	23	+ 4.5%
12-Month Avg*	19	- 0.6%	18	+ 4.2%

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

Historical Days on Market Until Sale by Month

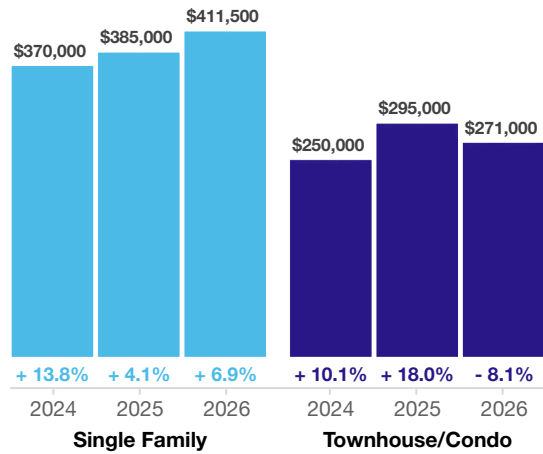


Median Sales Price

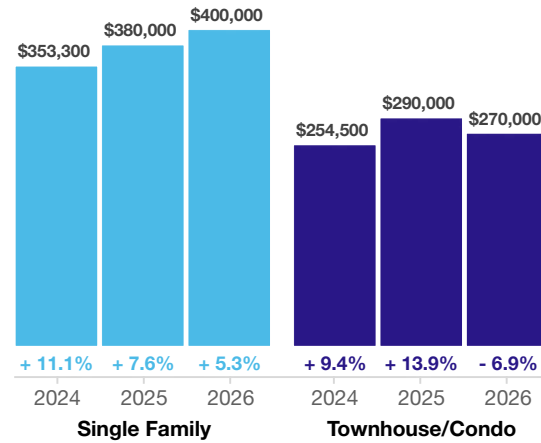
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



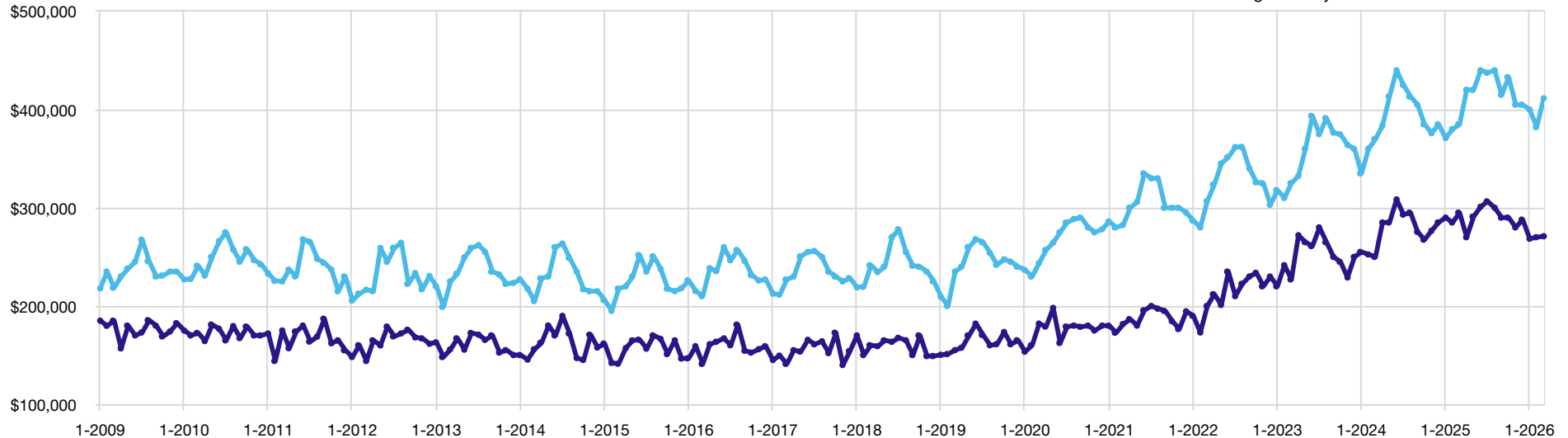
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$382,000	+ 0.5%	\$270,000	- 5.3%
Mar-2026	\$411,500	+ 6.9%	\$271,000	- 8.1%
12-Month Avg*	\$420,000	+ 5.0%	\$289,900	+ 1.7%

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

Historical Median Sales Price by Month

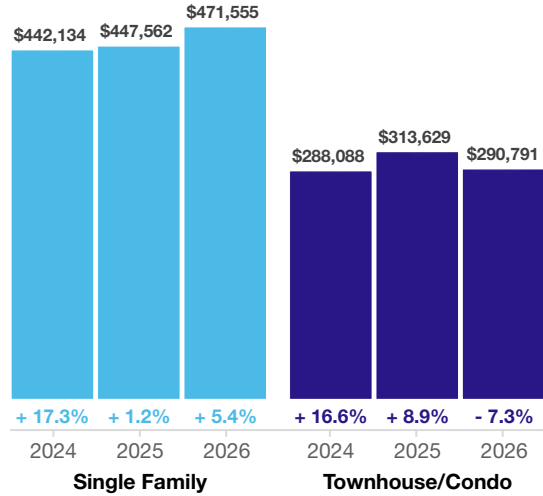


Average Sales Price

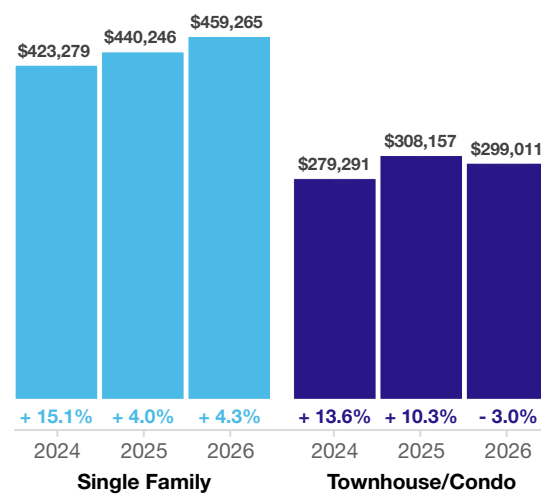
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



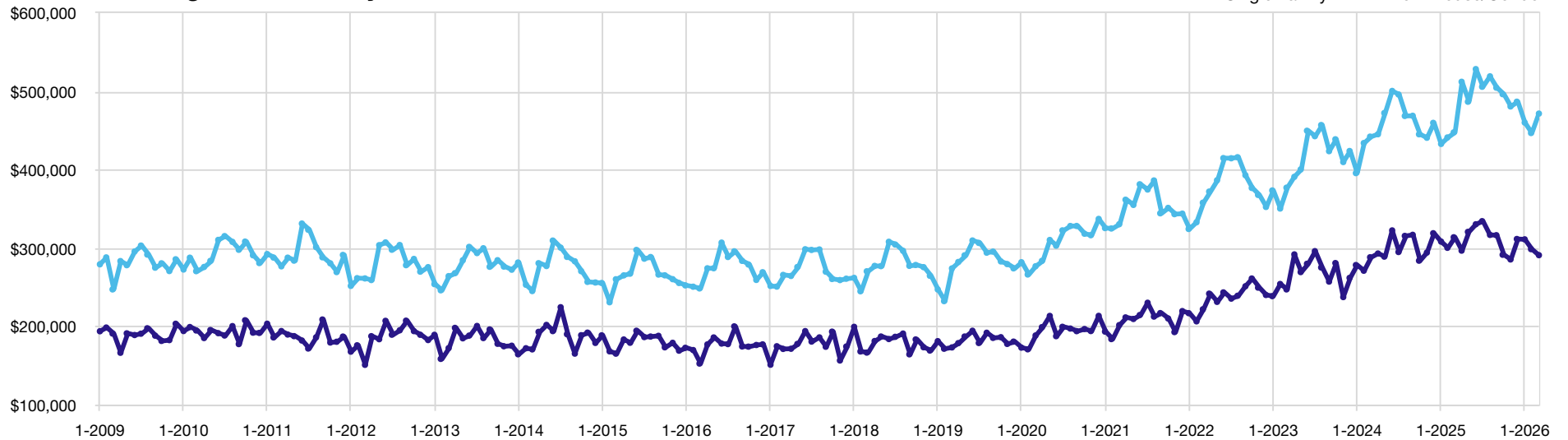
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$446,753	+ 1.3%	\$298,490	- 0.6%
Mar-2026	\$471,555	+ 5.4%	\$290,791	- 7.3%
12-Month Avg*	\$496,332	+ 7.1%	\$309,721	+ 1.9%

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

Historical Average Sales Price by Month

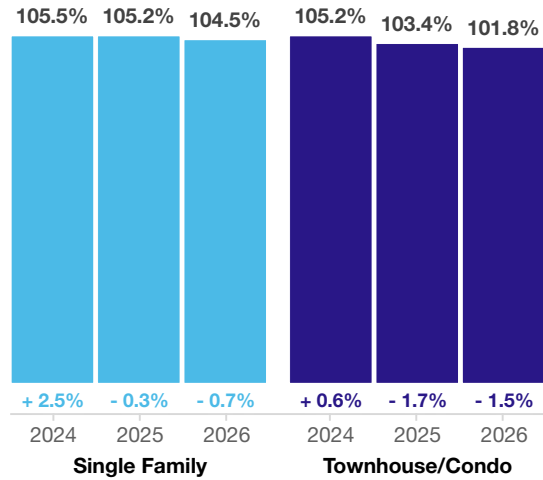


Percent of List Price Received

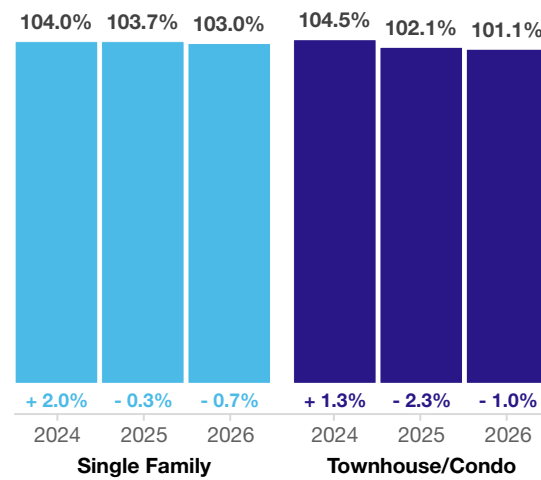
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



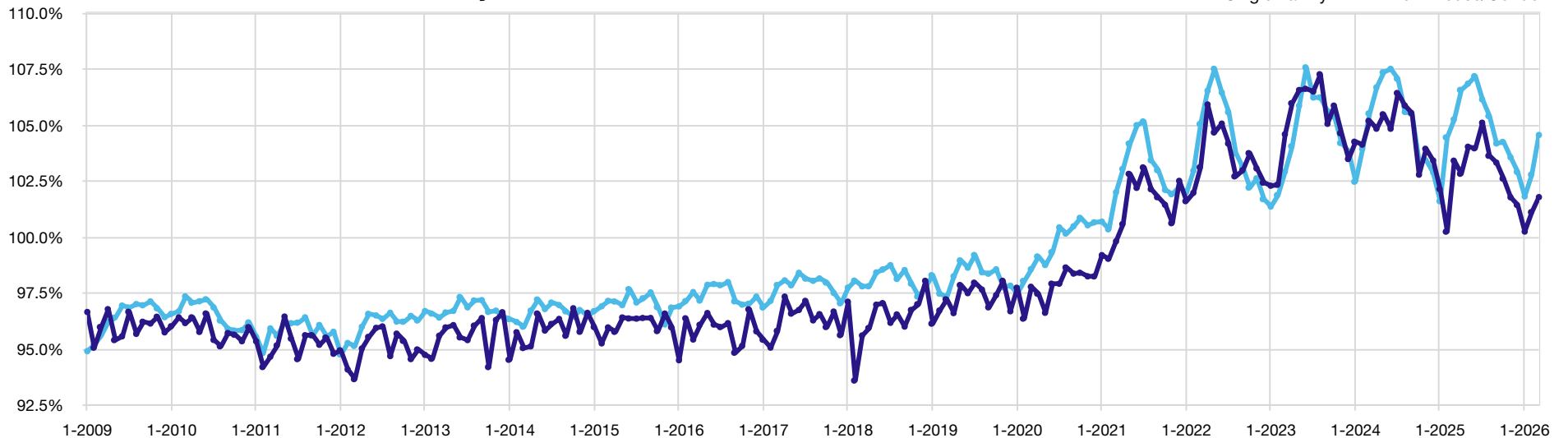
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	101.1%	+ 0.9%
Mar-2026	104.5%	- 0.7%	101.8%	- 1.5%
12-Month Avg*	104.9%	- 0.3%	102.8%	- 1.4%

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

Historical Percent of List Price Received by Month

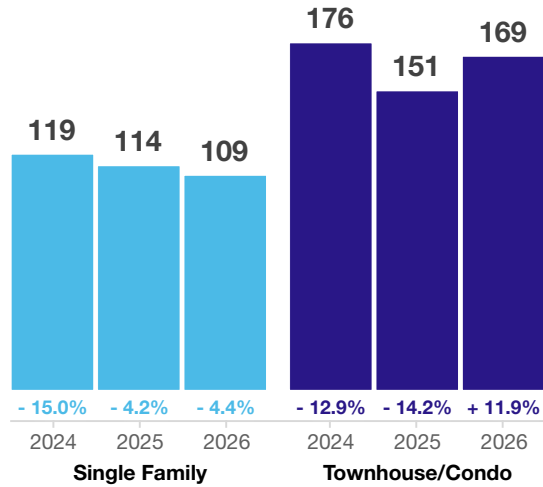


Housing Affordability Index

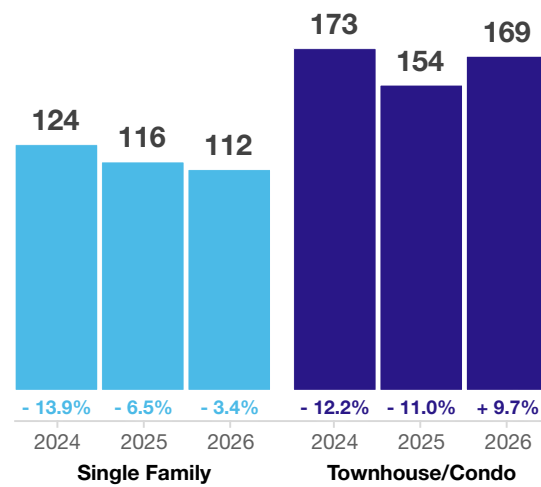
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March

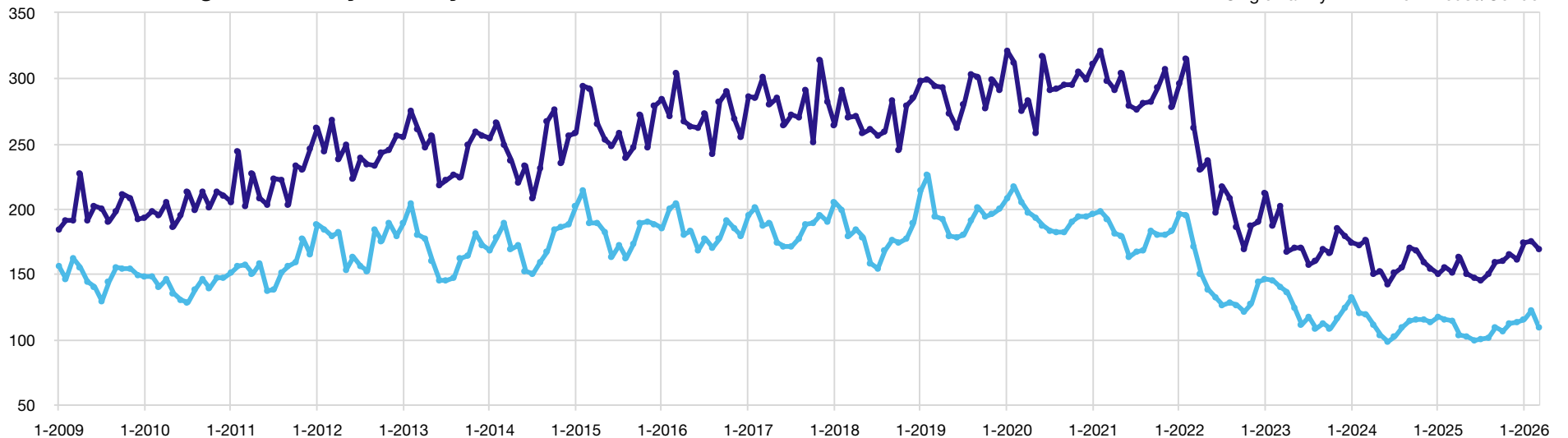


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	122	+ 6.1%	175	+ 12.9%
Mar-2026	109	- 4.4%	169	+ 11.9%
12-Month Avg	108	- 2.7%	160	+ 3.2%

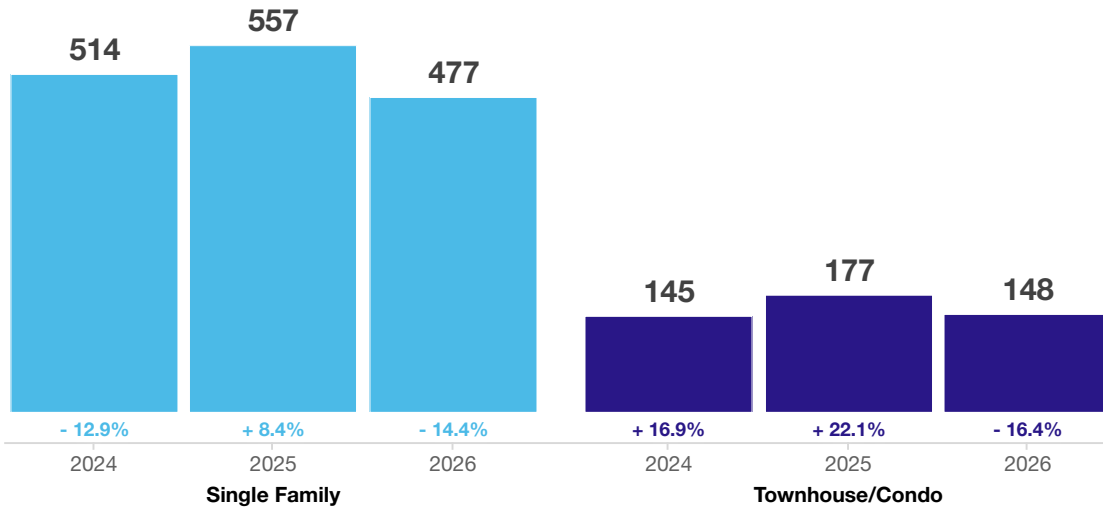
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

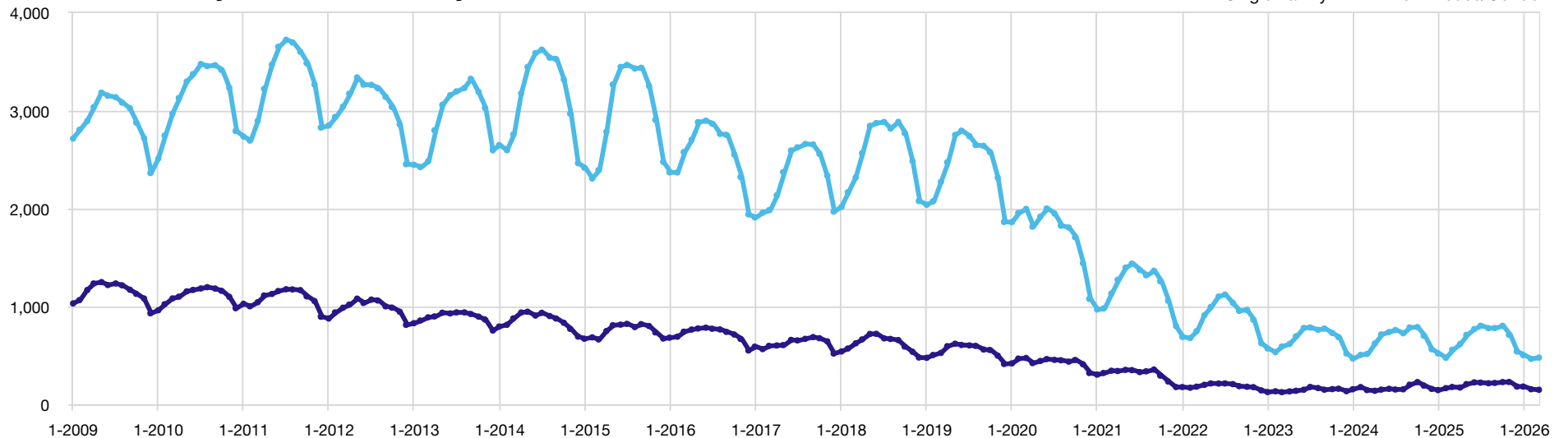
The number of properties available for sale in active status at the end of a given month.

March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	779	- 0.8%	218	+ 9.0%
Oct-2025	802	+ 1.6%	227	0.0%
Nov-2025	710	+ 1.4%	228	+ 19.4%
Dec-2025	540	- 4.1%	181	+ 15.3%
Jan-2026	503	- 3.3%	181	+ 24.8%
Feb-2026	464	- 2.3%	154	- 6.7%
Mar-2026	477	- 14.4%	148	- 16.4%
12-Month Avg	663	+ 0.2%	198	+ 17.9%

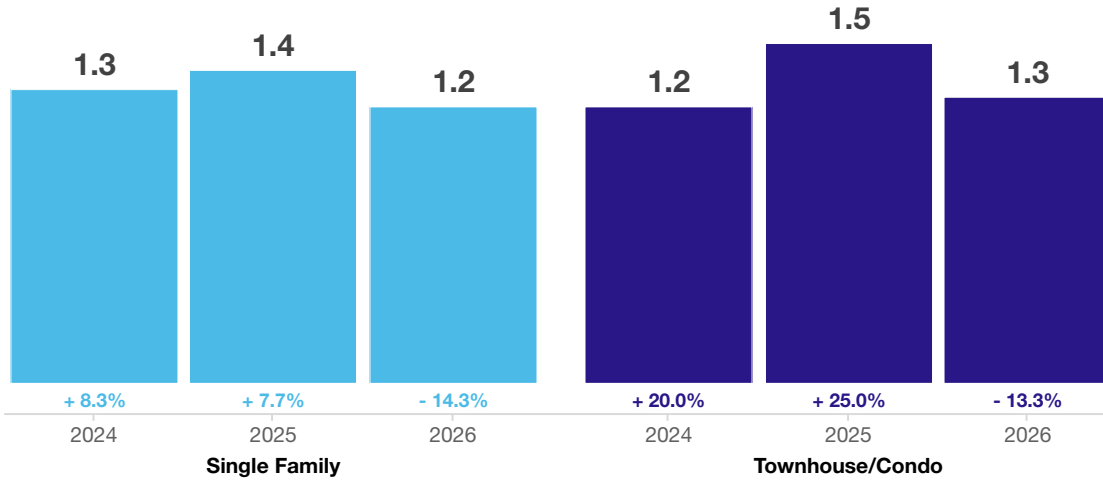
Historical Inventory of Homes for Sale by Month



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.

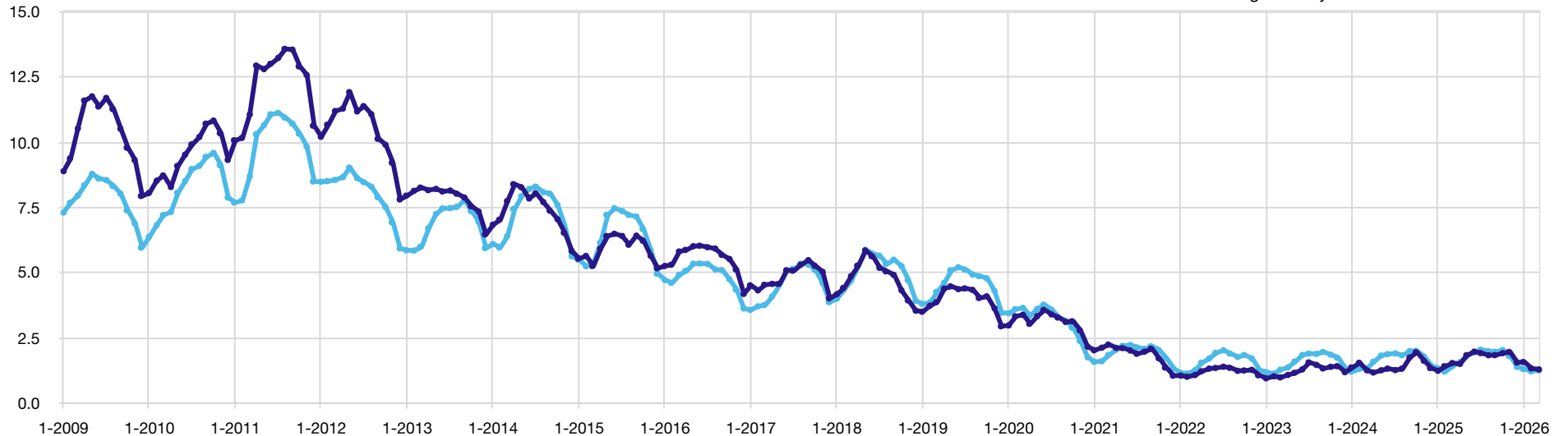
March



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.2	0.0%	1.3	- 7.1%
Mar-2026	1.2	- 14.3%	1.3	- 13.3%
12-Month Avg*	1.7	+ 0.7%	1.7	+ 19.9%

* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		609	523	- 14.1%	1,456	1,257	- 13.7%
Pending Sales		462	439	- 5.0%	1,250	1,139	- 8.9%
Closed Sales		394	350	- 11.2%	1,128	1,033	- 8.4%
Days on Market Until Sale		24	27	+ 12.5%	25	29	+ 16.0%
Median Sales Price		\$357,000	\$380,000	+ 6.4%	\$351,500	\$365,000	+ 3.8%
Average Sales Price		\$407,450	\$417,170	+ 2.4%	\$404,765	\$417,028	+ 3.0%
Percent of List Price Received		104.7%	103.7%	- 1.0%	103.2%	102.5%	- 0.7%
Housing Affordability Index		123	118	- 4.1%	125	123	- 1.6%
Inventory of Homes for Sale		734	625	- 14.9%	—	—	—
Months Supply of Inventory		1.4	1.2	- 14.3%	—	—	—