

Monthly Indicators

Greater Hartford Association of REALTORS®



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 10.3 percent for Single Family homes and 12.8 percent for Townhouse/Condo homes. Pending Sales decreased 1.7 percent for Single Family homes and 5.9 percent for Townhouse/Condo homes. Inventory increased 1.9 percent for Single Family homes and 0.6 percent for Townhouse/Condo homes.

Median Sales Price increased 3.5 percent to \$435,000 for Single Family homes and 13.0 percent to \$305,000 for Townhouse/Condo homes. Days on Market increased 35.3 percent for Single Family homes and 53.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 6.7 percent for Single Family homes but remained flat for Townhouse/Condo homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

- 14.5%

Change in
Closed Sales
All Properties

+ 3.9%

Change in
Median Sales Price
All Properties

+ 1.7%

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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		535	590	+ 10.3%	1,621	1,532	- 5.5%
Pending Sales		410	403	- 1.7%	1,350	1,234	- 8.6%
Closed Sales		348	309	- 11.2%	1,173	1,073	- 8.5%
Days on Market Until Sale		17	23	+ 35.3%	24	28	+ 16.7%
Median Sales Price		\$420,169	\$435,000	+ 3.5%	\$390,000	\$405,000	+ 3.8%
Average Sales Price		\$512,168	\$498,904	- 2.6%	\$461,584	\$469,852	+ 1.8%
Percent of List Price Received		106.6%	105.4%	- 1.1%	104.5%	103.7%	- 0.8%
Housing Affordability Index		103	105	+ 1.9%	111	112	+ 0.9%
Inventory of Homes for Sale		616	628	+ 1.9%	—	—	—
Months Supply of Inventory		1.5	1.6	+ 6.7%	—	—	—

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.

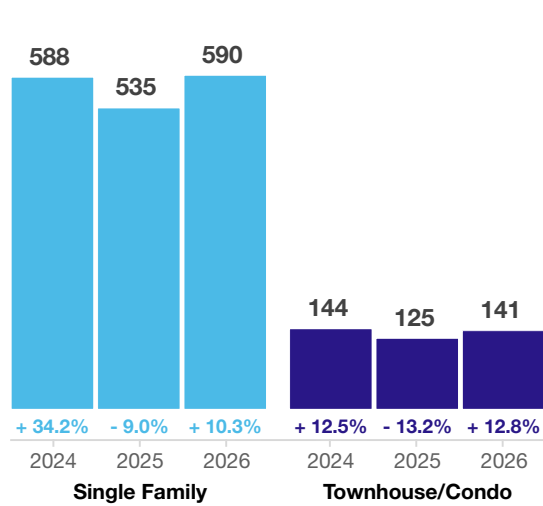


Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		125	141	+ 12.8%	495	464	- 6.3%
Pending Sales		119	112	- 5.9%	429	407	- 5.1%
Closed Sales		107	80	- 25.2%	410	352	- 14.1%
Days on Market Until Sale		15	23	+ 53.3%	20	25	+ 25.0%
Median Sales Price		\$270,000	\$305,000	+ 13.0%	\$285,000	\$281,015	- 1.4%
Average Sales Price		\$296,587	\$323,047	+ 8.9%	\$305,137	\$304,474	- 0.2%
Percent of List Price Received		102.8%	102.5%	- 0.3%	102.3%	101.4%	- 0.9%
Housing Affordability Index		163	152	- 6.7%	154	165	+ 7.1%
Inventory of Homes for Sale		171	172	+ 0.6%	—	—	—
Months Supply of Inventory		1.5	1.5	0.0%	—	—	—

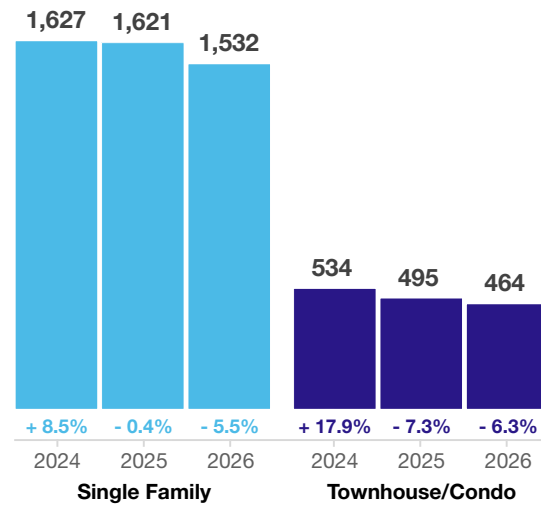
New Listings

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

April

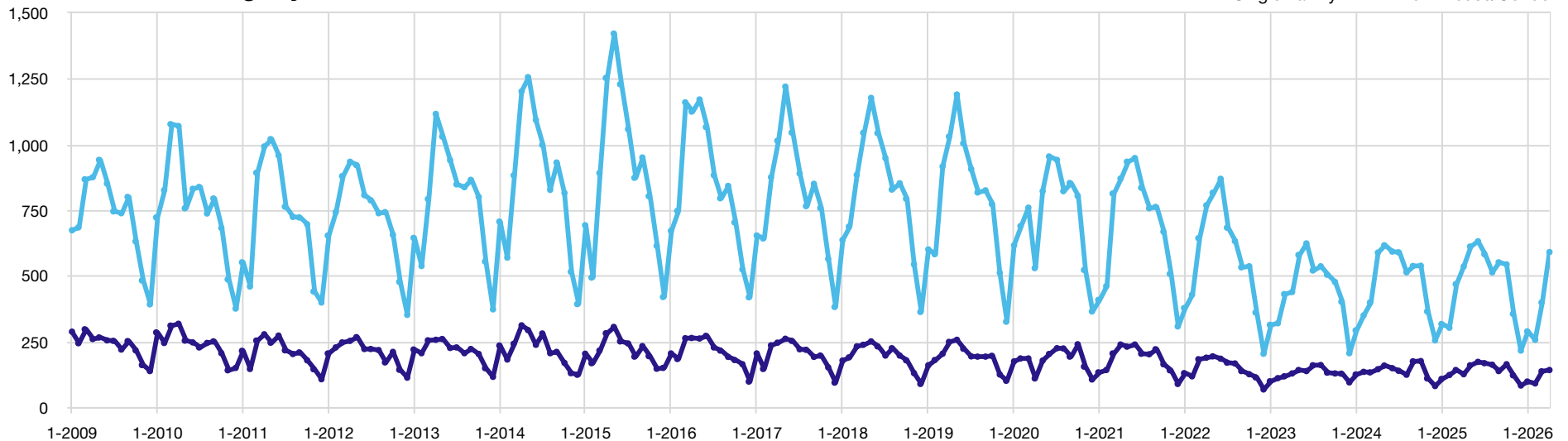


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	355	-2.5%	121	+11.0%
Dec-2025	215	-15.4%	82	+2.5%
Jan-2026	288	-8.9%	97	-9.3%
Feb-2026	256	-15.2%	90	-26.2%
Mar-2026	398	-15.0%	136	-3.5%
Apr-2026	590	+10.3%	141	+12.8%
12-Month Avg	461	-1.7%	136	+2.3%

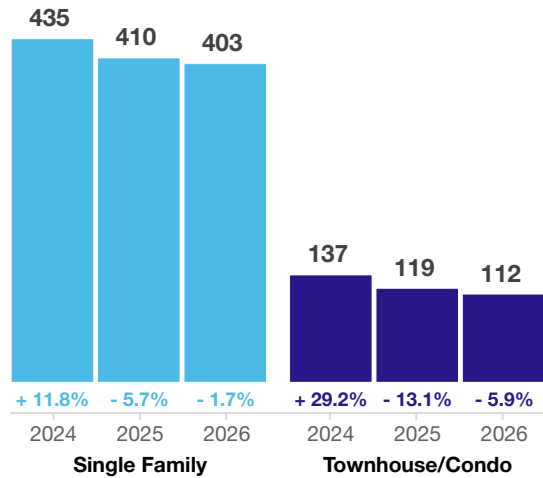
Historical New Listings by Month



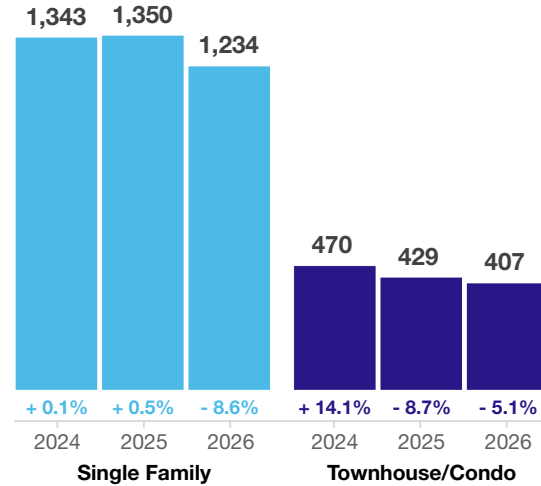
Pending Sales

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

April

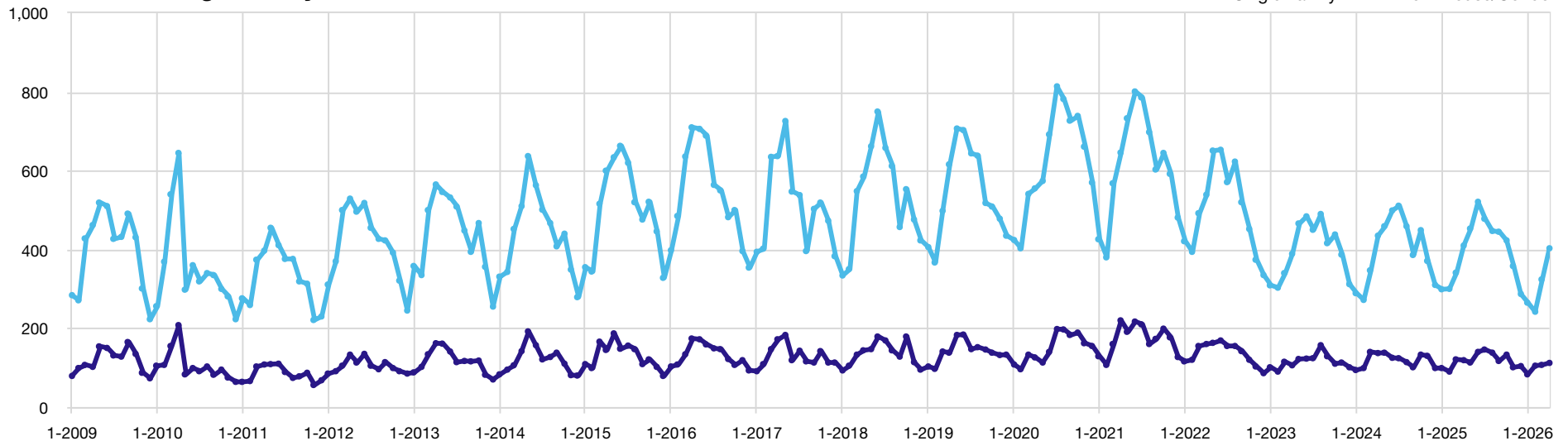


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	423	- 5.8%	133	0.0%
Nov-2025	358	- 3.5%	101	- 22.3%
Dec-2025	287	- 7.4%	104	+ 5.1%
Jan-2026	265	- 11.4%	83	- 16.2%
Feb-2026	242	- 19.3%	105	+ 16.7%
Mar-2026	324	- 5.0%	107	- 11.6%
Apr-2026	403	- 1.7%	112	- 5.9%
12-Month Avg	387	- 3.3%	117	+ 0.9%

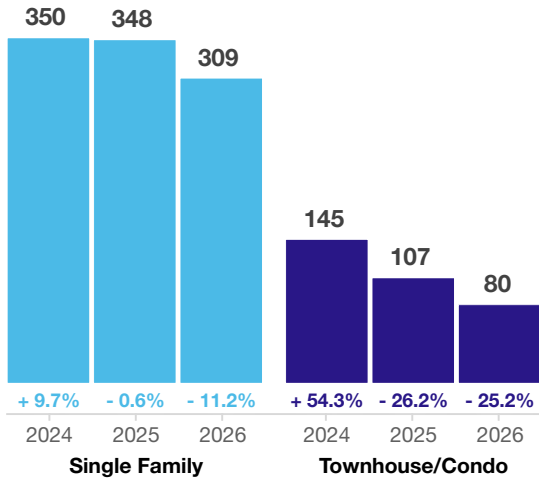
Historical Pending Sales by Month



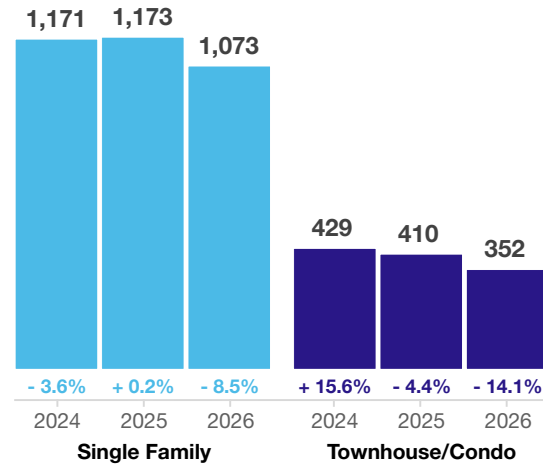
Closed Sales

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

April

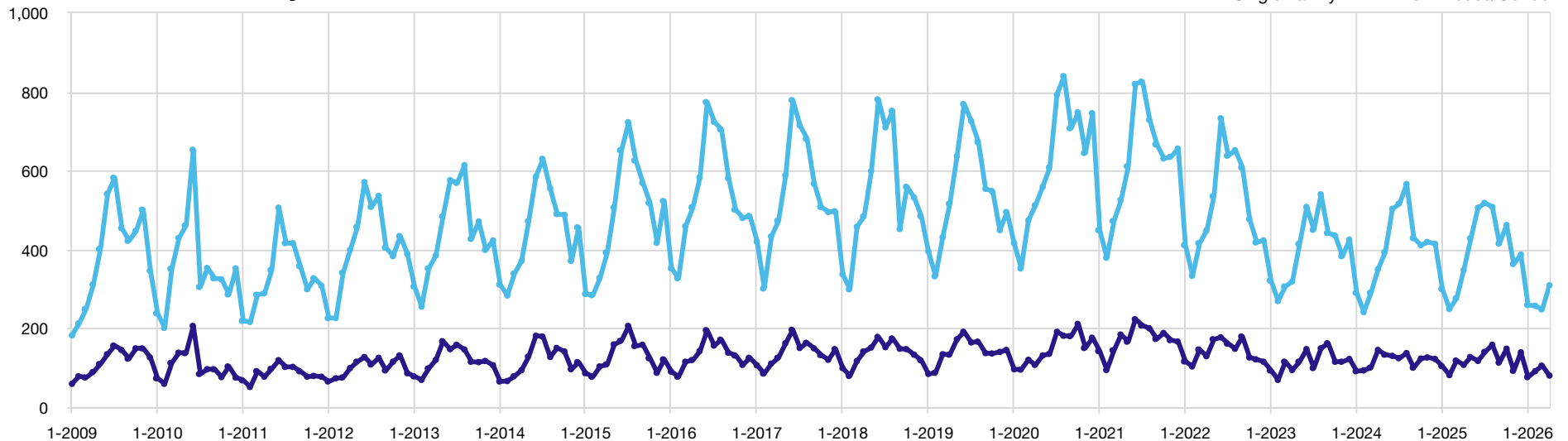


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	248	- 10.1%	105	- 11.0%
Apr-2026	309	- 11.2%	80	- 25.2%
12-Month Avg	388	- 3.5%	116	- 0.9%

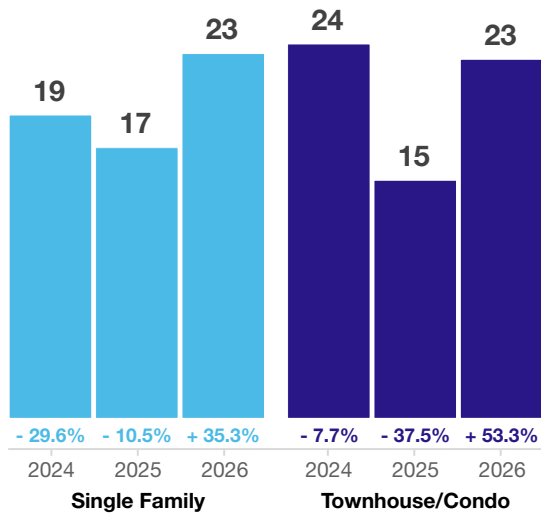
Historical Closed Sales by Month



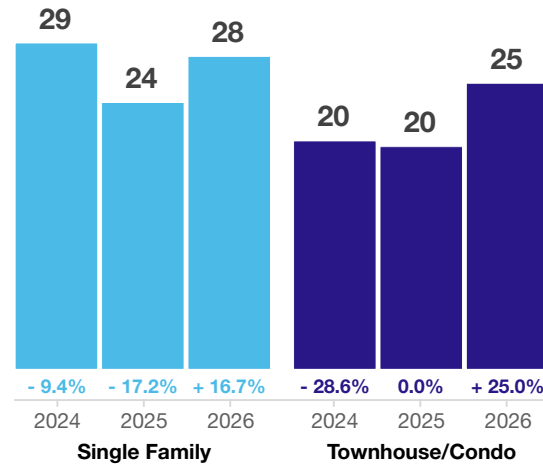
Days on Market Until Sale

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

April



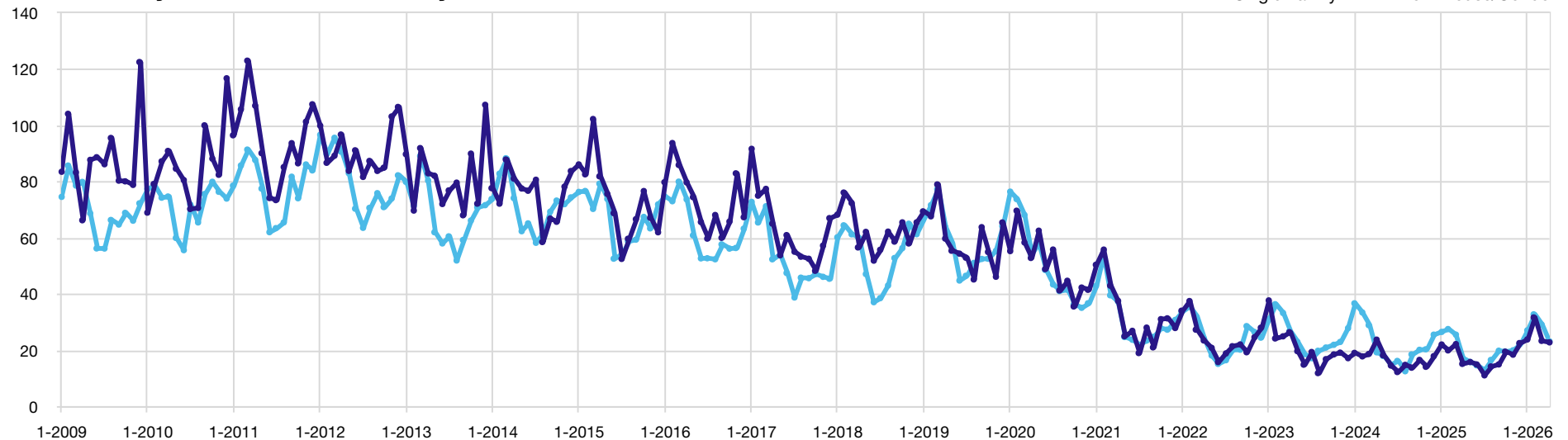
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Apr-2026	23	+ 35.3%	23	+ 53.3%
12-Month Avg*	20	+ 2.4%	19	+ 12.5%

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

Historical Days on Market Until Sale by Month

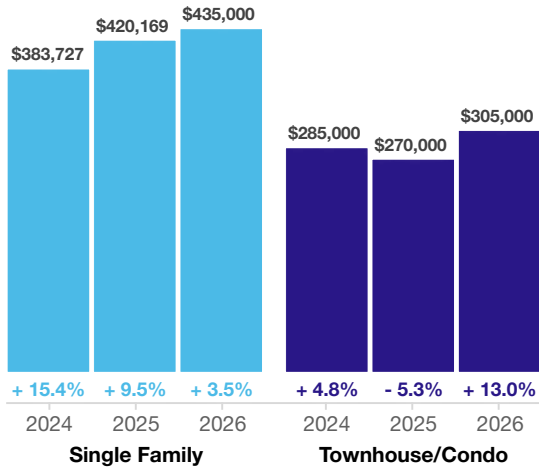


Median Sales Price

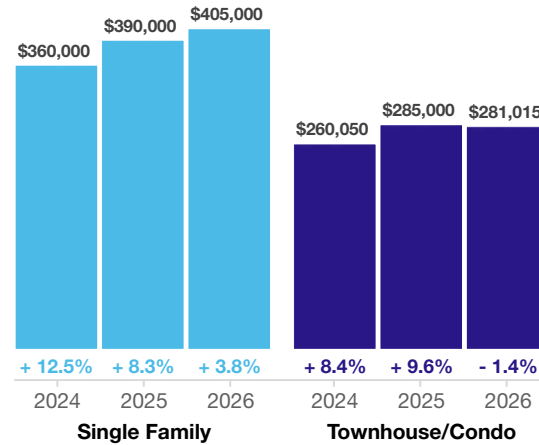
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



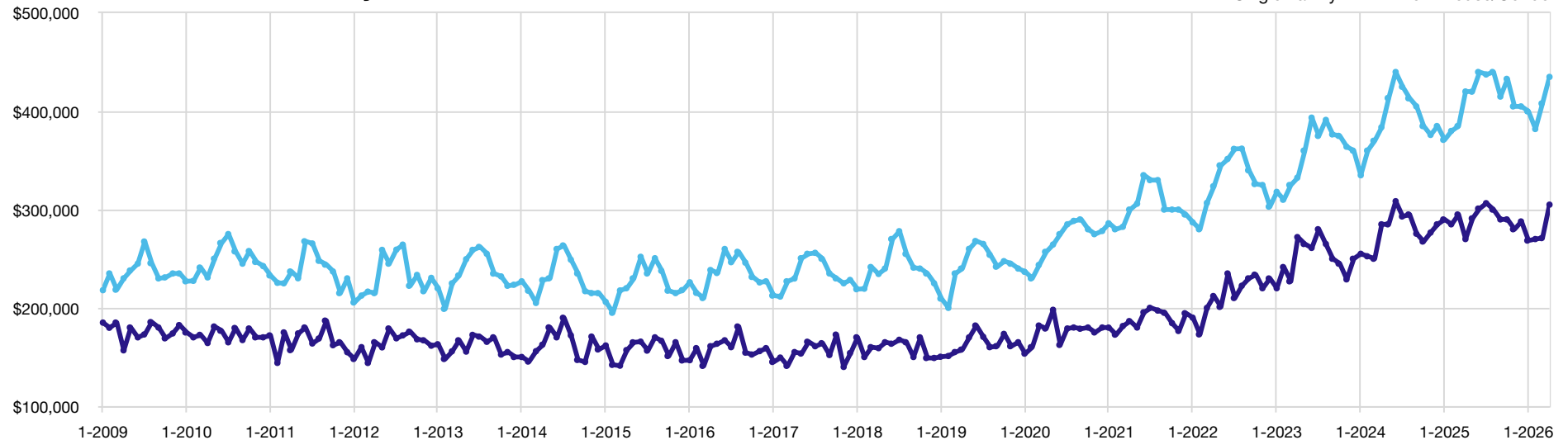
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$408,000	+ 6.0%	\$271,000	- 8.1%
Apr-2026	\$435,000	+ 3.5%	\$305,000	+ 13.0%
12-Month Avg*	\$420,000	+ 5.0%	\$290,000	+ 1.8%

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

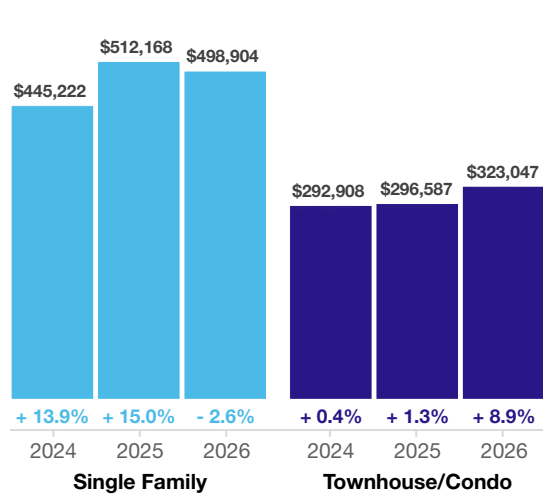
Historical Median Sales Price by Month



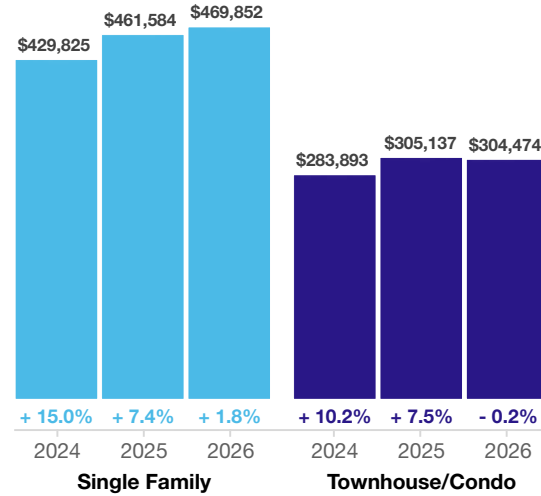
Average Sales Price

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

April



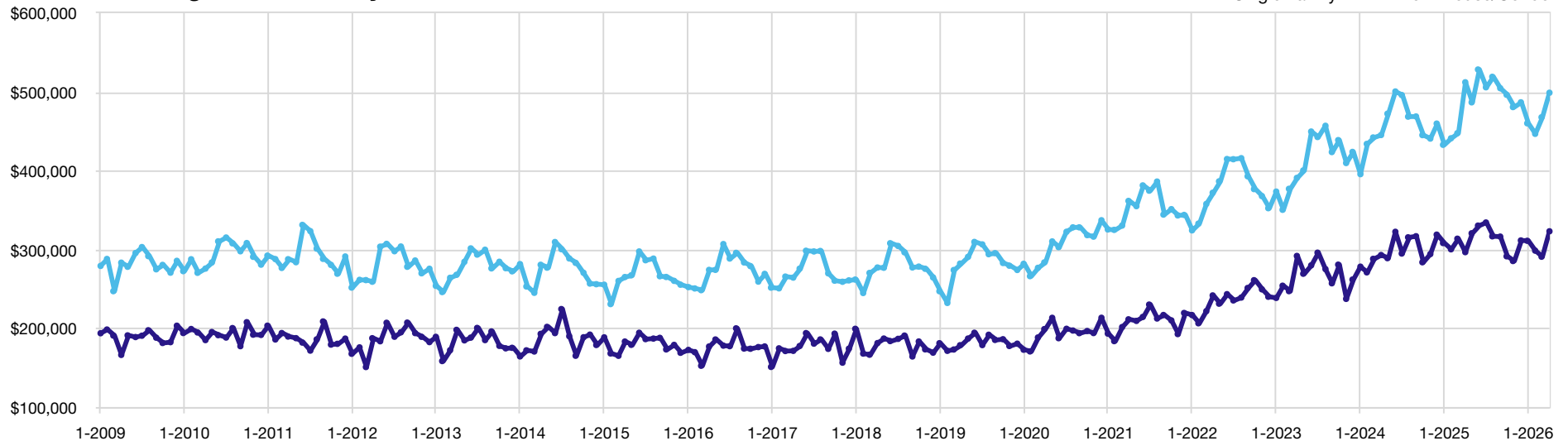
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$467,762	+ 4.5%	\$290,791	- 7.3%
Apr-2026	\$498,904	- 2.6%	\$323,047	+ 8.9%
12-Month Avg*	\$495,102	+ 5.7%	\$311,504	+ 2.3%

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

Historical Average Sales Price by Month

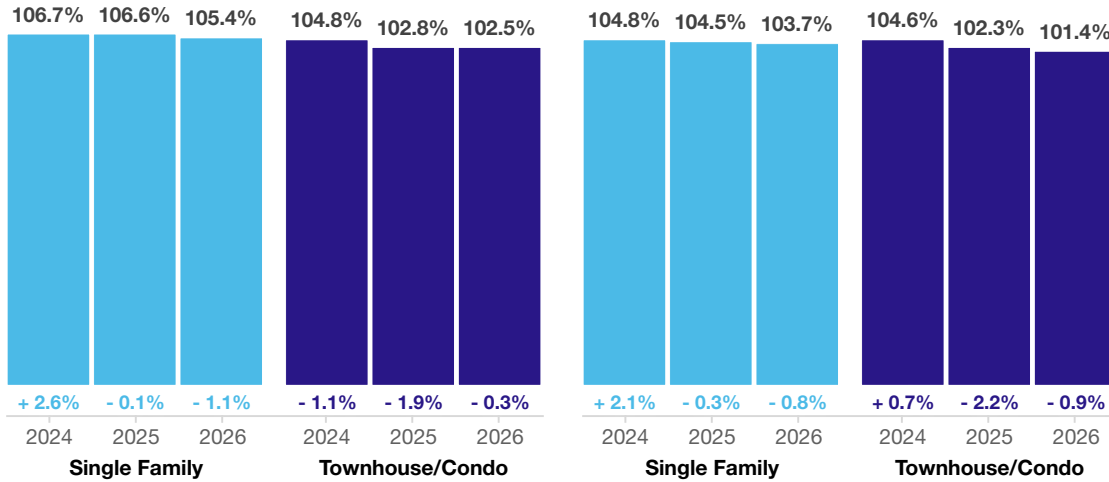


Percent of List Price Received

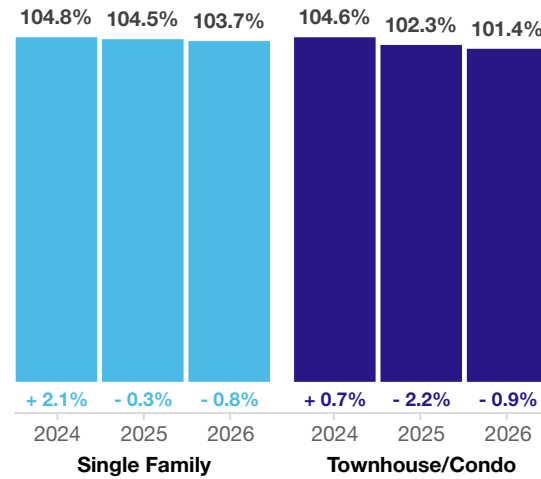
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



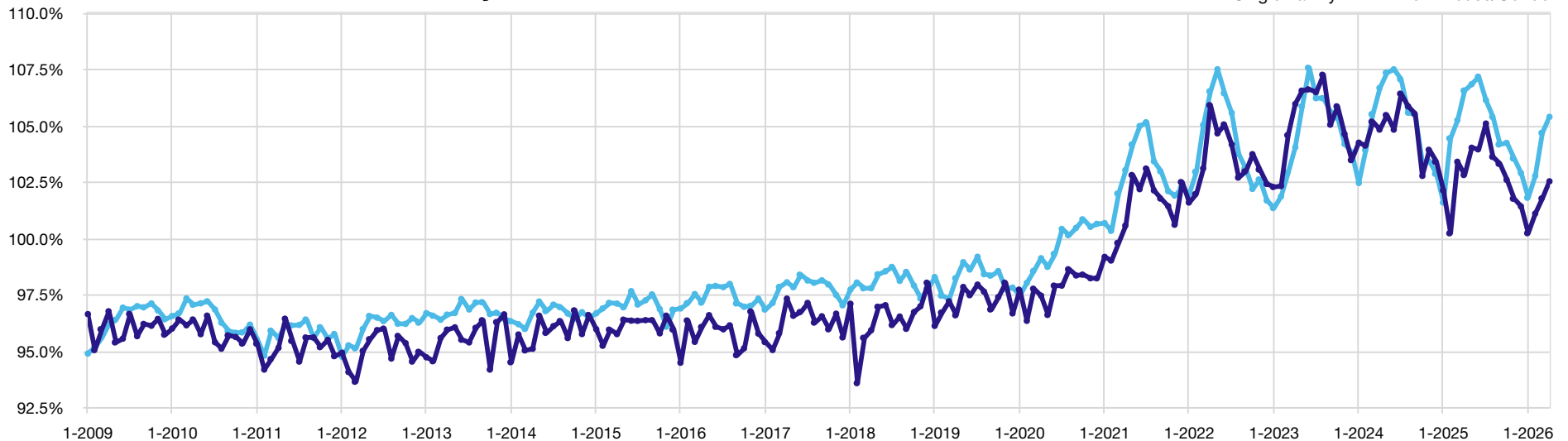
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	104.7%	- 0.5%	101.8%	- 1.5%
Apr-2026	105.4%	- 1.1%	102.5%	- 0.3%
12-Month Avg*	104.8%	- 0.3%	102.8%	- 1.2%

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

Historical Percent of List Price Received by Month

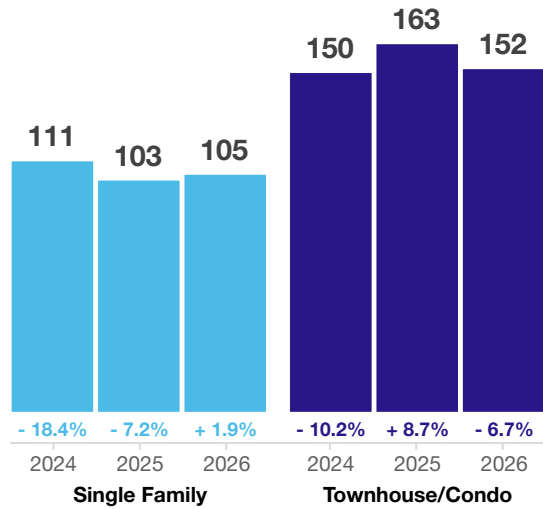


Housing Affordability Index

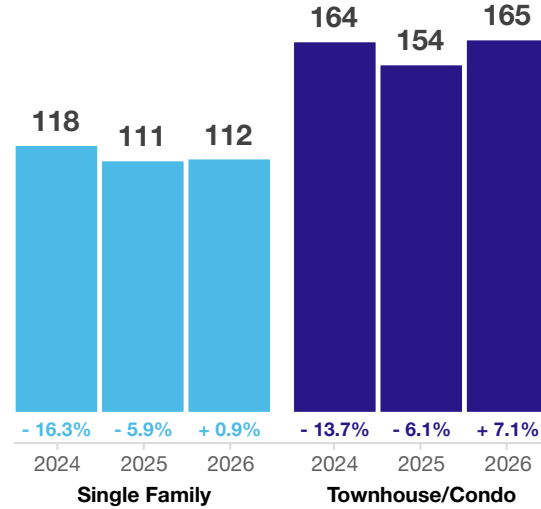
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

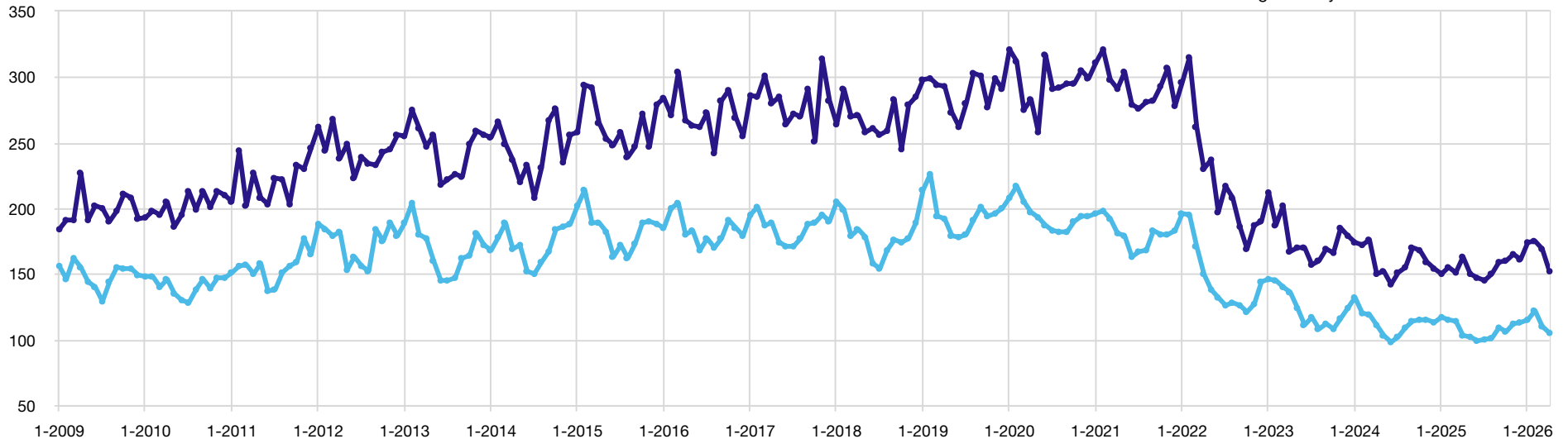


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	110	- 3.5%	169	+ 11.9%
Apr-2026	105	+ 1.9%	152	- 6.7%
12-Month Avg	108	- 1.8%	159	+ 1.9%

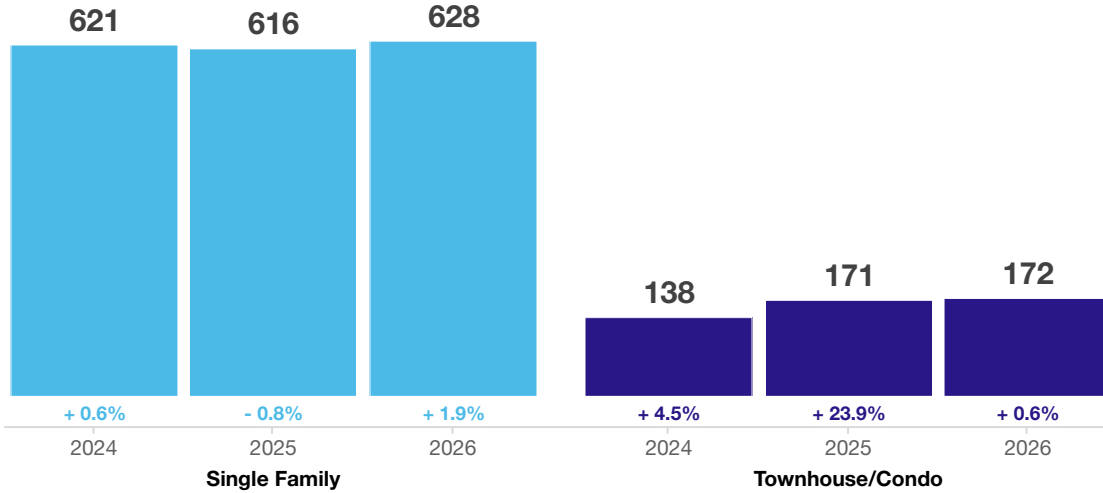
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

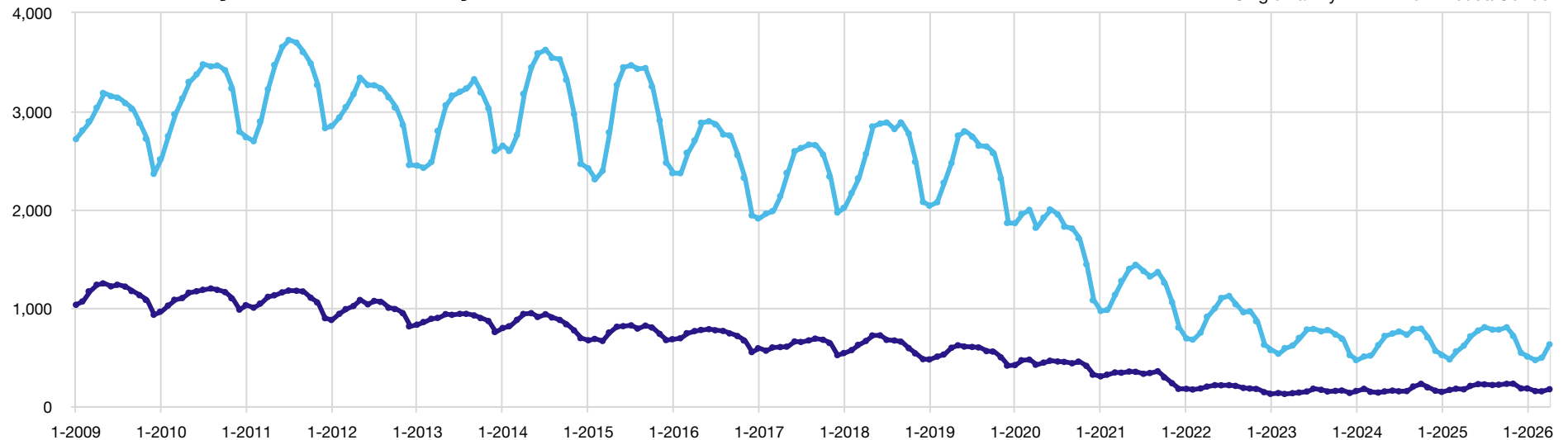
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	714	+ 2.0%	228	+ 19.4%
Dec-2025	543	- 3.6%	180	+ 14.6%
Jan-2026	504	- 3.1%	180	+ 24.1%
Feb-2026	468	- 1.5%	153	- 7.3%
Mar-2026	493	- 11.5%	151	- 14.7%
Apr-2026	628	+ 1.9%	172	+ 0.6%
12-Month Avg	666	+ 0.6%	198	+ 16.5%

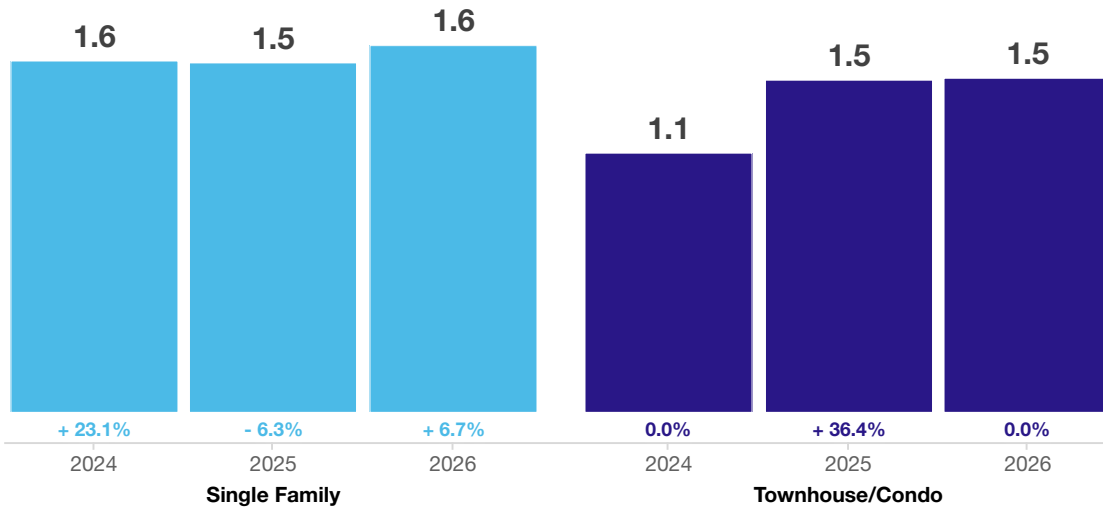
Historical Inventory of Homes for Sale by Month



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.

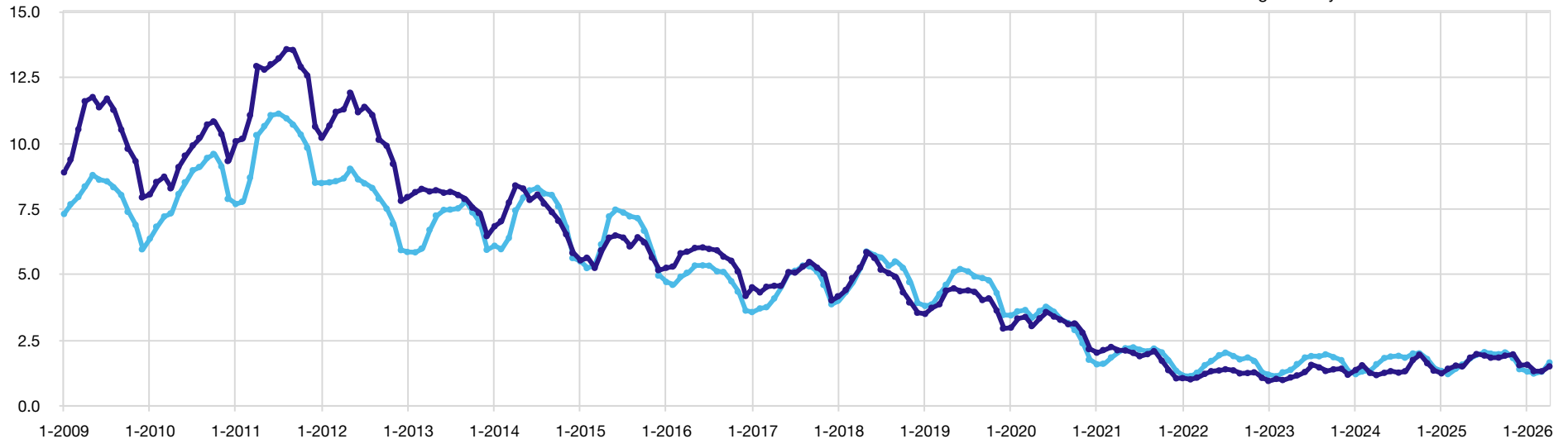
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.3	- 7.1%	1.3	- 13.3%
Apr-2026	1.6	+ 6.7%	1.5	0.0%
12-Month Avg*	1.7	+ 1.6%	1.7	+ 17.6%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		660	731	+ 10.8%	2,116	1,996	- 5.7%
Pending Sales		529	515	- 2.6%	1,779	1,641	- 7.8%
Closed Sales		455	389	- 14.5%	1,583	1,425	- 10.0%
Days on Market Until Sale		17	23	+ 35.3%	23	27	+ 17.4%
Median Sales Price		\$389,900	\$405,000	+ 3.9%	\$360,000	\$375,000	+ 4.2%
Average Sales Price		\$461,471	\$462,738	+ 0.3%	\$421,064	\$428,972	+ 1.9%
Percent of List Price Received		105.7%	104.8%	- 0.9%	103.9%	103.2%	- 0.7%
Housing Affordability Index		111	112	+ 0.9%	120	121	+ 0.8%
Inventory of Homes for Sale		787	800	+ 1.7%	—	—	—
Months Supply of Inventory		1.5	1.6	+ 6.7%	—	—	—