

Monthly Indicators

Greater Hartford Association of REALTORS®



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 8.8 percent for Single Family homes and 23.3 percent for Townhouse/Condo homes. Pending Sales increased 12.8 percent for Single Family homes and 58.4 percent for Townhouse/Condo homes. Inventory increased 4.1 percent for Single Family homes but decreased 14.1 percent for Townhouse/Condo homes.

Median Sales Price increased 11.9 percent to \$470,000 for Single Family homes and 3.4 percent to \$301,000 for Townhouse/Condo homes. Days on Market increased 18.8 percent for Single Family homes and 6.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.6 percent for Single Family homes but decreased 16.7 percent for Townhouse/Condo homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 12.4%

Change in
Closed Sales
All Properties

+ 9.0%

Change in
Median Sales Price
All Properties

0.0%

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		611	665	+ 8.8%	2,232	2,202	- 1.3%
Pending Sales		453	511	+ 12.8%	1,803	1,733	- 3.9%
Closed Sales		428	367	- 14.3%	1,601	1,441	- 10.0%
Days on Market Until Sale		16	19	+ 18.8%	22	25	+ 13.6%
Median Sales Price		\$420,000	\$470,000	+ 11.9%	\$400,000	\$415,000	+ 3.8%
Average Sales Price		\$486,703	\$567,906	+ 16.7%	\$468,288	\$494,549	+ 5.6%
Percent of List Price Received		106.8%	107.8%	+ 0.9%	105.1%	104.8%	- 0.3%
Housing Affordability Index		102	94	- 7.8%	108	107	- 0.9%
Inventory of Homes for Sale		710	739	+ 4.1%	—	—	—
Months Supply of Inventory		1.8	1.9	+ 5.6%	—	—	—

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.

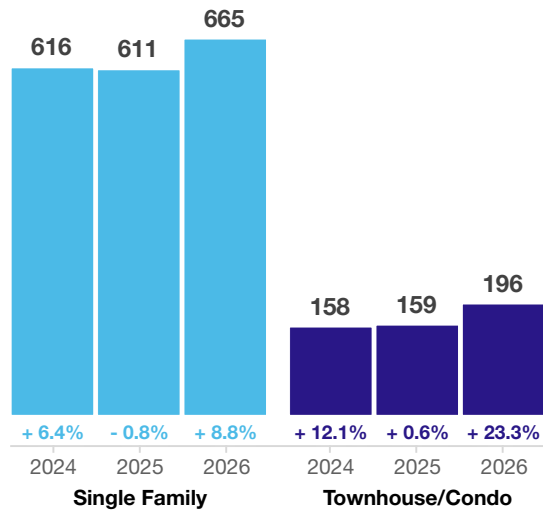


Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		159	196	+ 23.3%	654	656	+ 0.3%
Pending Sales		113	179	+ 58.4%	542	578	+ 6.6%
Closed Sales		127	119	- 6.3%	537	469	- 12.7%
Days on Market Until Sale		16	17	+ 6.3%	19	24	+ 26.3%
Median Sales Price		\$291,000	\$301,000	+ 3.4%	\$285,000	\$290,000	+ 1.8%
Average Sales Price		\$320,529	\$332,518	+ 3.7%	\$308,778	\$310,916	+ 0.7%
Percent of List Price Received		104.0%	103.2%	- 0.8%	102.7%	101.8%	- 0.9%
Housing Affordability Index		150	150	0.0%	153	155	+ 1.3%
Inventory of Homes for Sale		206	177	- 14.1%	—	—	—
Months Supply of Inventory		1.8	1.5	- 16.7%	—	—	—

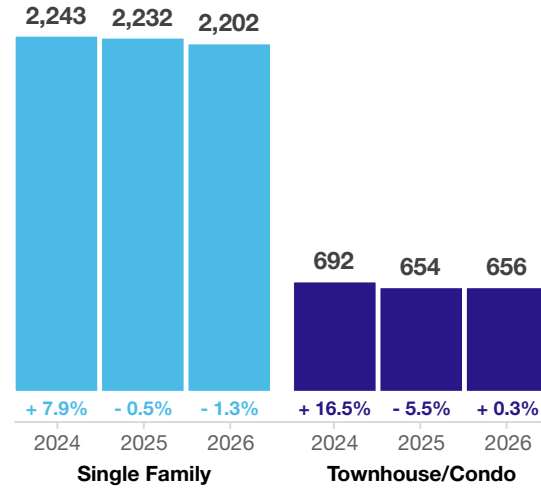
New Listings

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

May

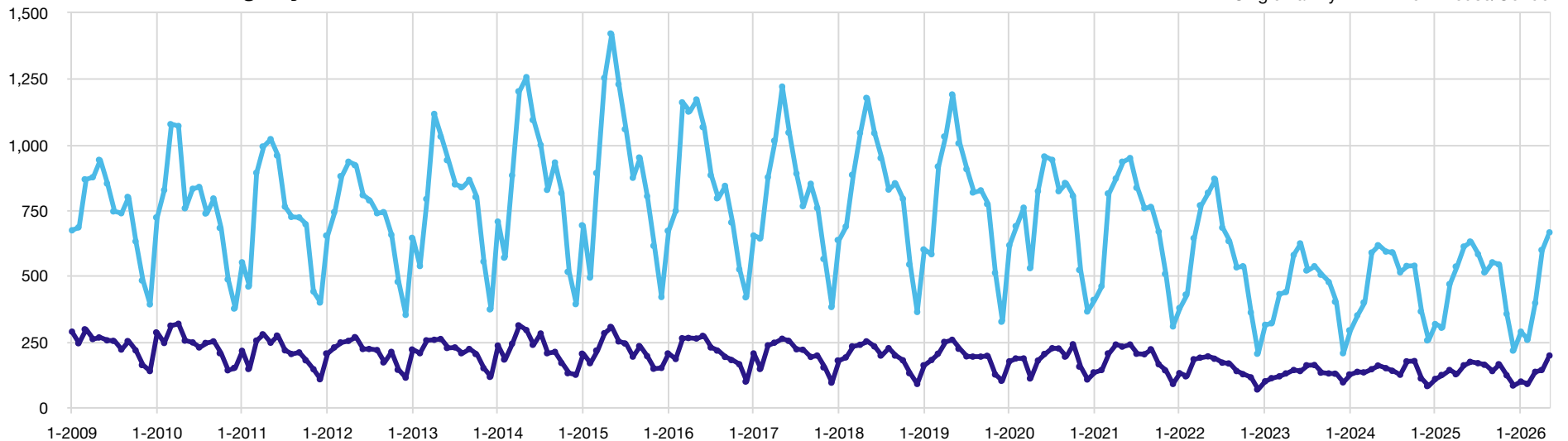


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	630	+ 6.4%	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	287	- 9.2%	97	- 9.3%
Feb-2026	256	- 15.2%	88	- 27.9%
Mar-2026	396	- 15.4%	134	- 5.0%
Apr-2026	598	+ 11.8%	141	+ 12.8%
May-2026	665	+ 8.8%	196	+ 23.3%
12-Month Avg	466	- 0.4%	138	+ 3.8%

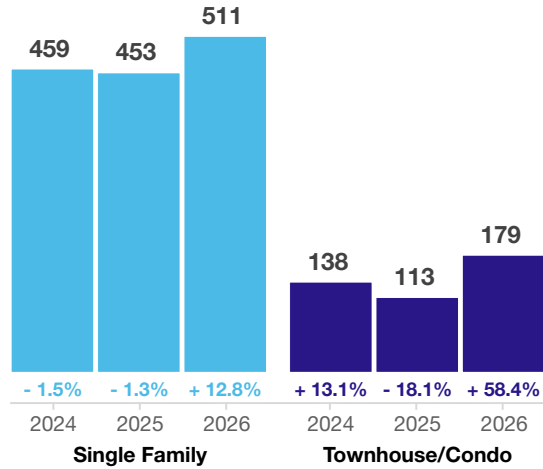
Historical New Listings by Month



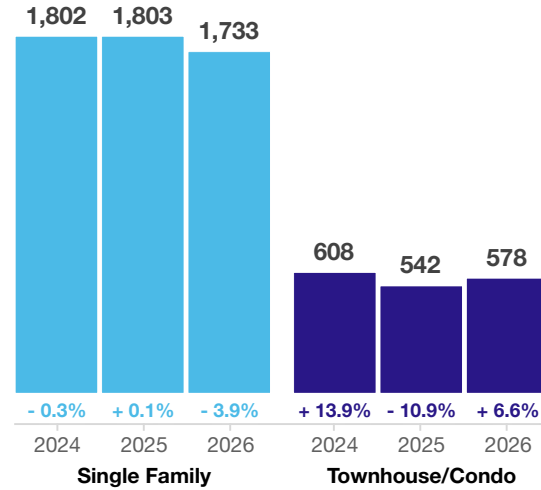
Pending Sales

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

May

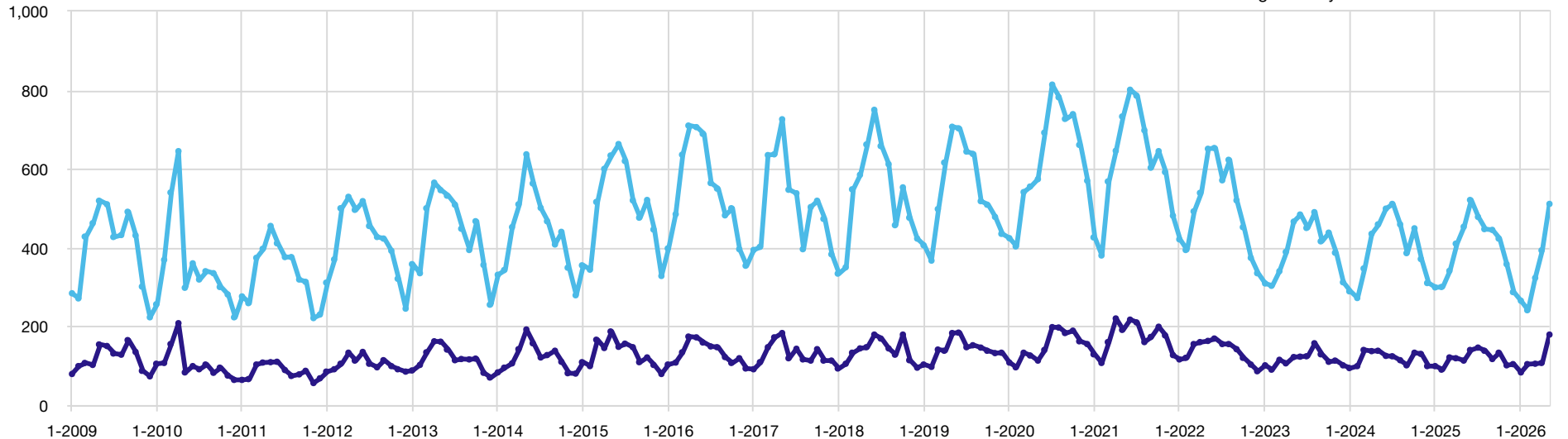


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	241	- 19.7%	104	+ 15.6%
Mar-2026	323	- 5.3%	105	- 13.2%
Apr-2026	393	- 4.1%	107	- 10.1%
May-2026	511	+ 12.8%	179	+ 58.4%
12-Month Avg	391	- 2.0%	121	+ 6.1%

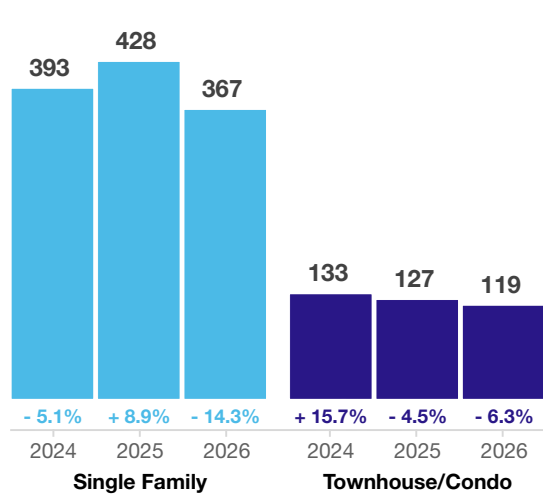
Historical Pending Sales by Month



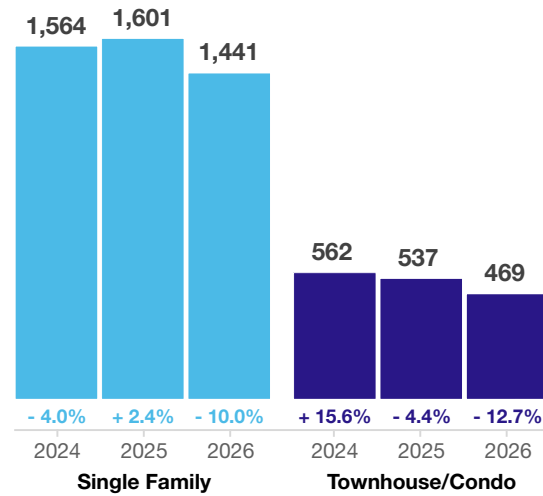
Closed Sales

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

May

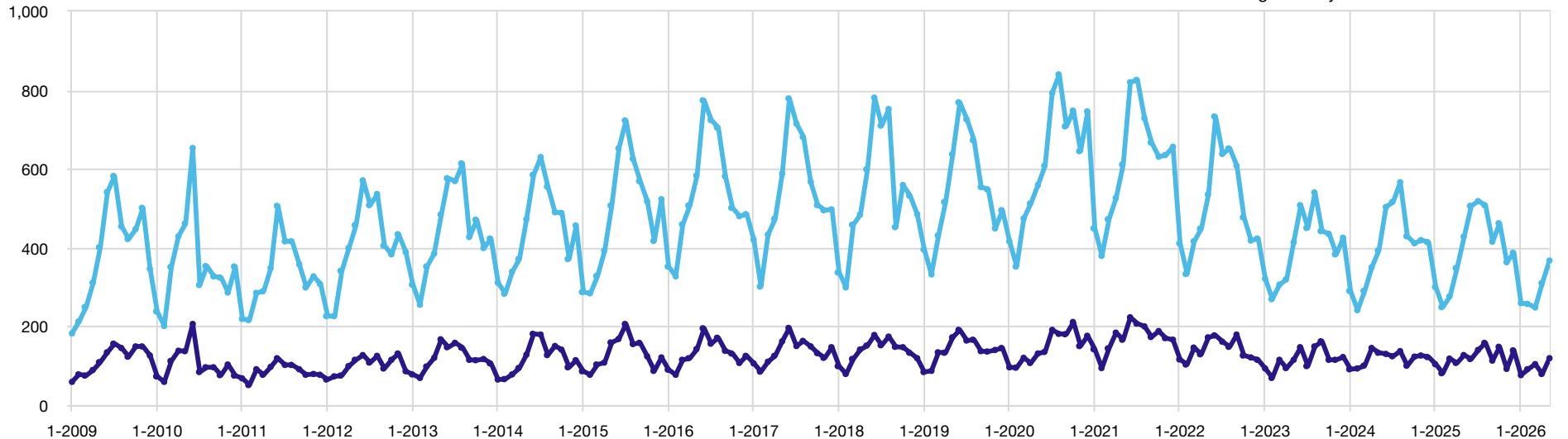


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	104	- 11.9%
Apr-2026	310	- 10.9%	79	- 26.2%
May-2026	367	- 14.3%	119	- 6.3%
12-Month Avg	383	- 5.4%	115	- 1.7%

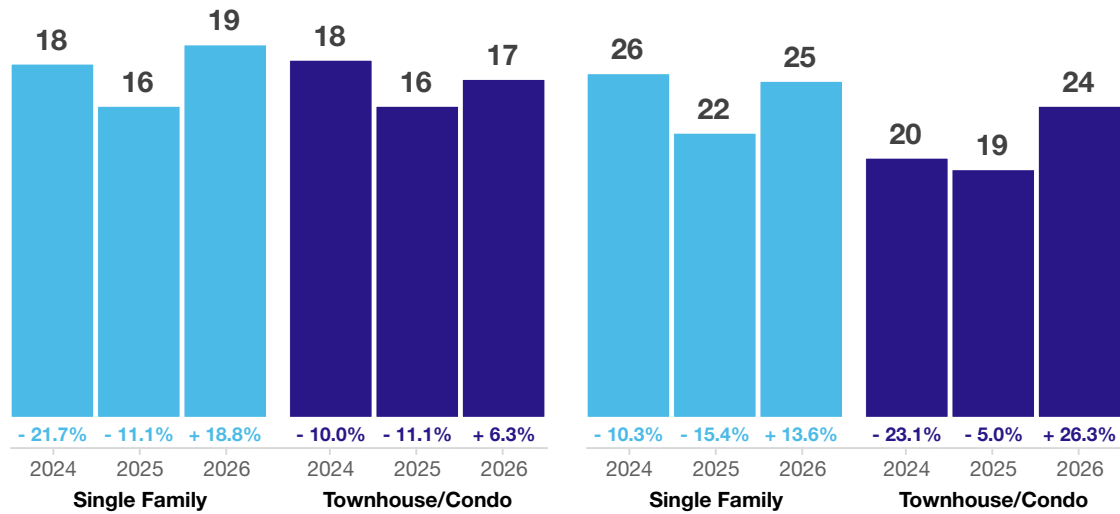
Historical Closed Sales by Month



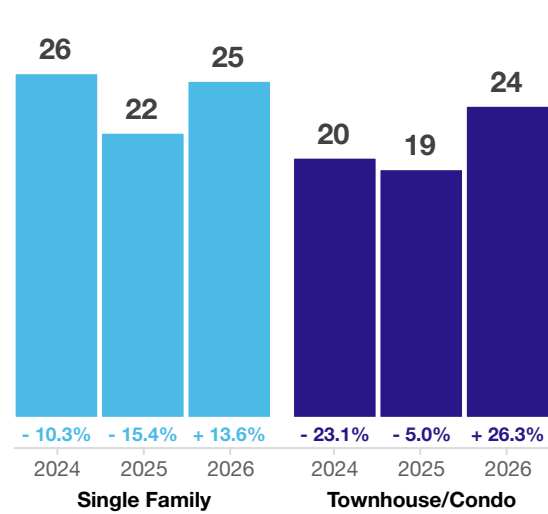
Days on Market Until Sale

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

May



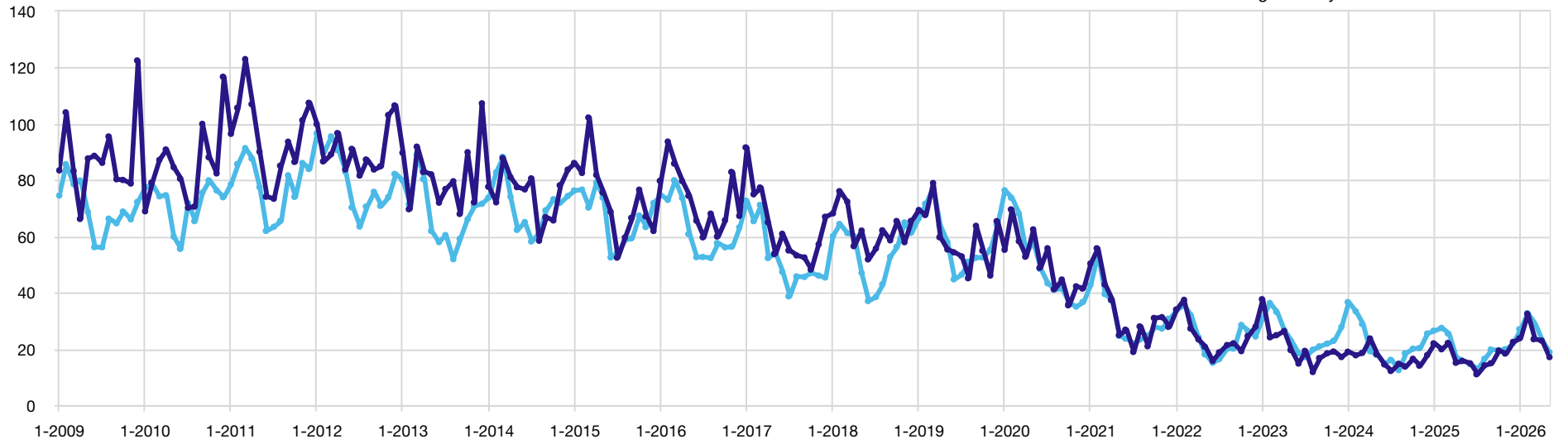
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
May-2026	19	+ 18.8%	17	+ 6.3%
12-Month Avg*	20	+ 5.1%	19	+ 15.3%

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

Historical Days on Market Until Sale by Month

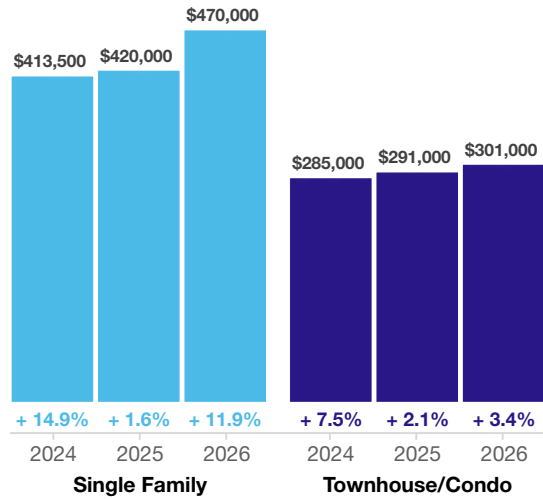


Median Sales Price

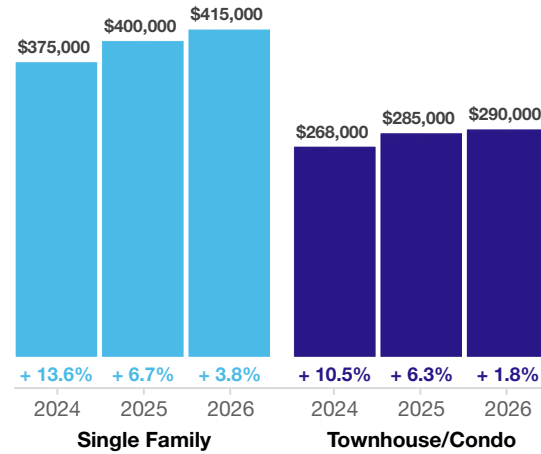
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



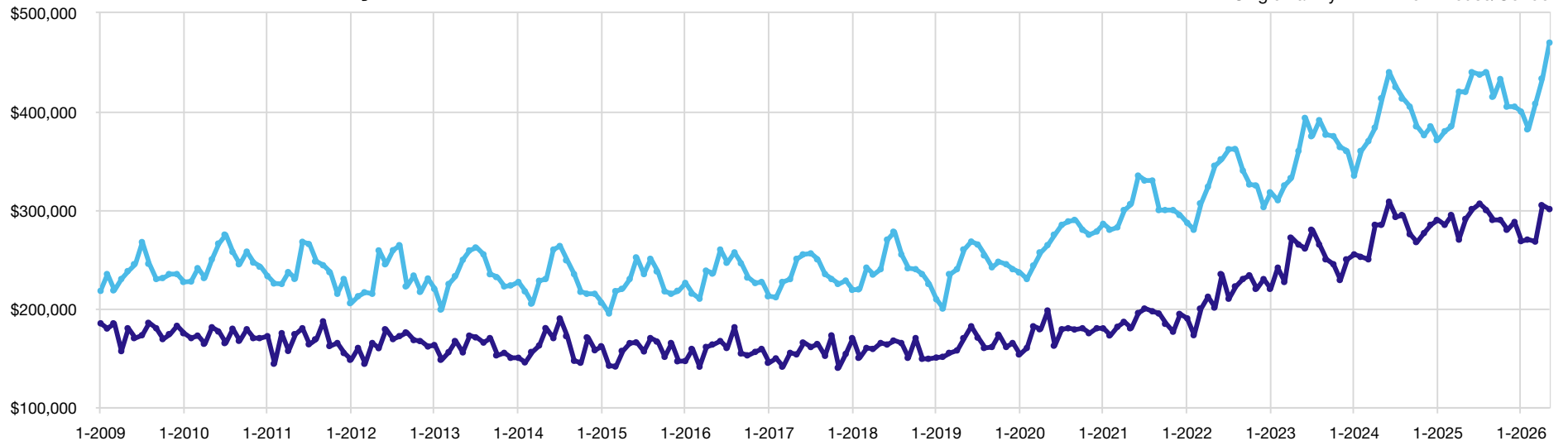
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$268,000	- 9.2%
Apr-2026	\$433,500	+ 3.2%	\$305,000	+ 13.0%
May-2026	\$470,000	+ 11.9%	\$301,000	+ 3.4%
12-Month Avg*	\$425,000	+ 6.3%	\$290,000	+ 1.8%

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

Historical Median Sales Price by Month

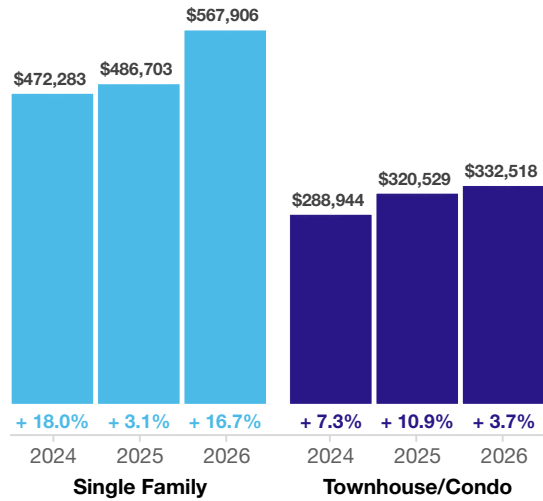


Average Sales Price

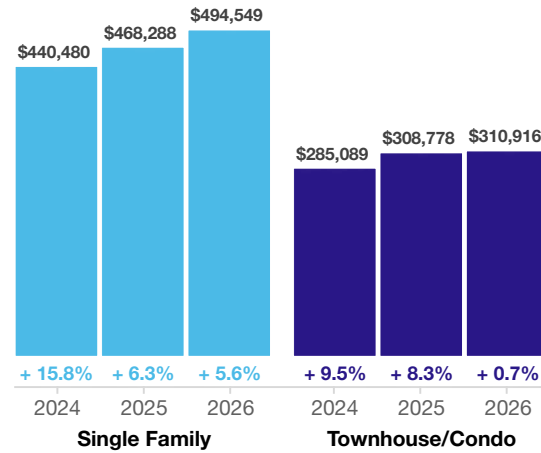
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



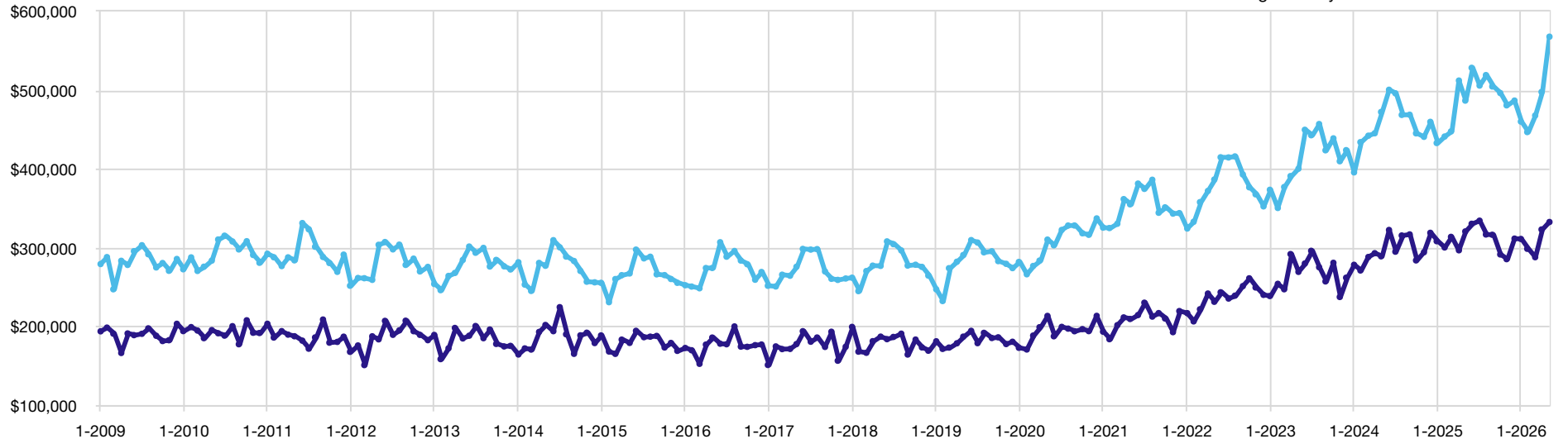
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$287,818	- 8.2%
Apr-2026	\$497,688	- 2.8%	\$323,022	+ 8.9%
May-2026	\$567,906	+ 16.7%	\$332,518	+ 3.7%
12-Month Avg*	\$501,596	+ 6.8%	\$312,269	+ 1.6%

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

Historical Average Sales Price by Month

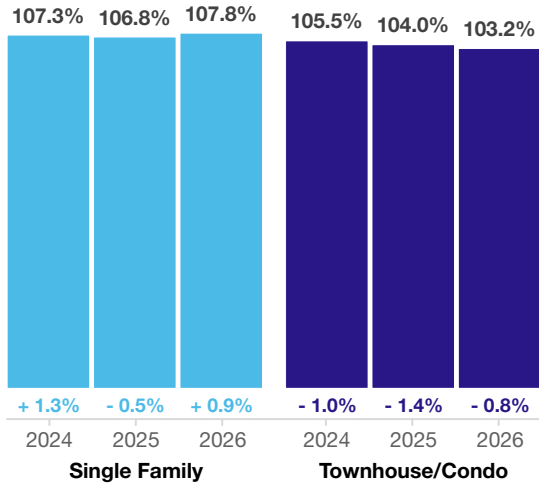


Percent of List Price Received

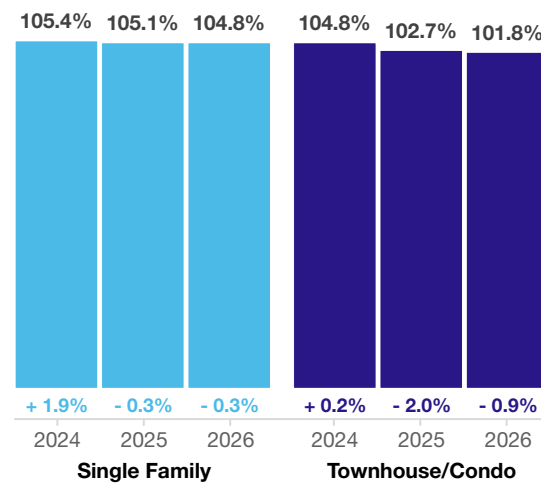
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



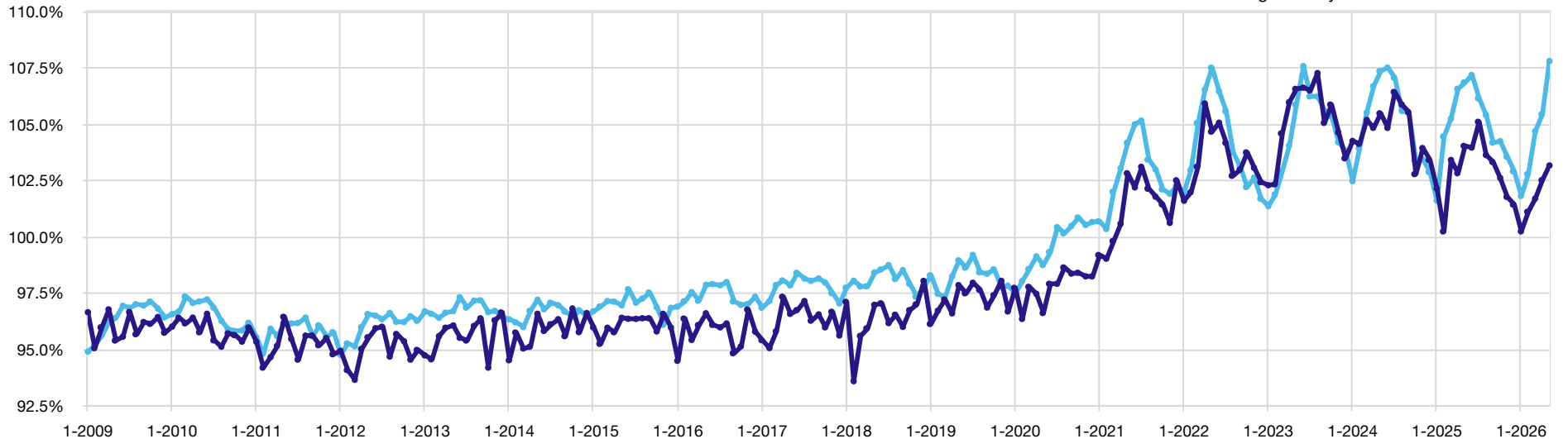
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	101.7%	- 1.6%
Apr-2026	105.4%	- 1.1%	102.5%	- 0.3%
May-2026	107.8%	+ 0.9%	103.2%	- 0.8%
12-Month Avg*	104.9%	- 0.3%	102.7%	- 1.2%

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

Historical Percent of List Price Received by Month

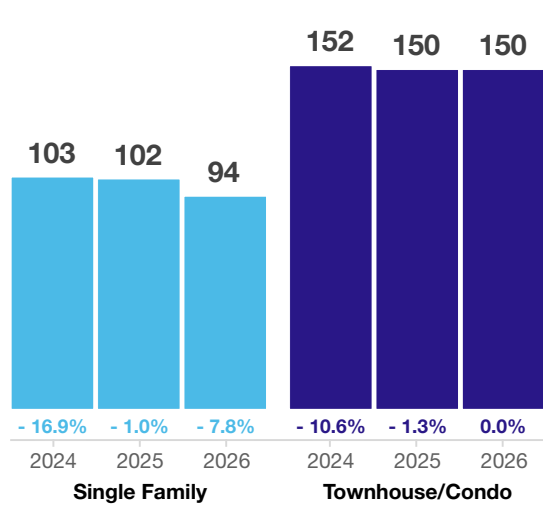


Housing Affordability Index

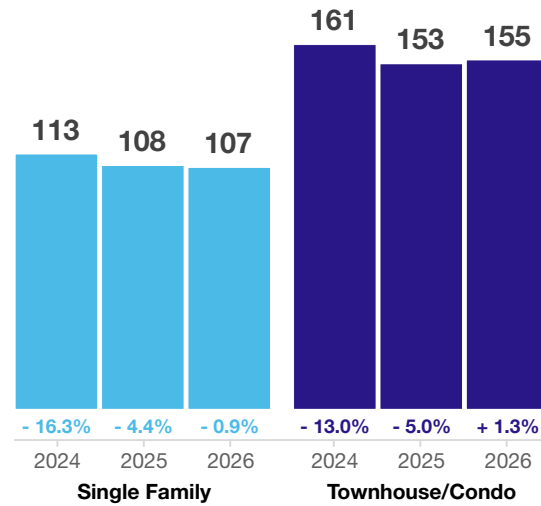
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

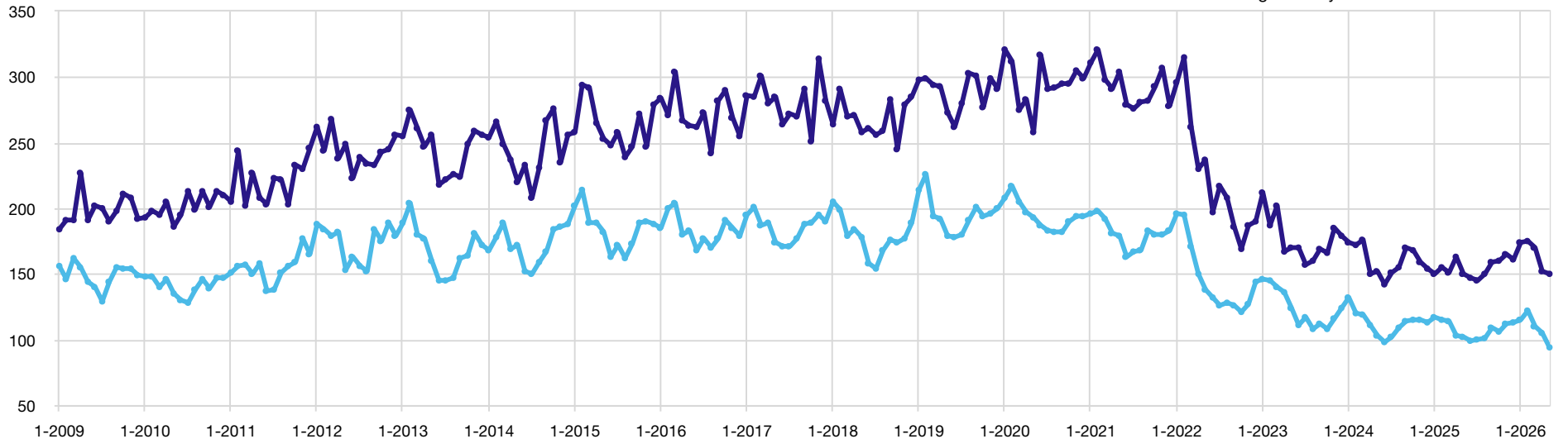


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	170	+ 12.6%
Apr-2026	105	+ 1.9%	152	- 6.7%
May-2026	94	- 7.8%	150	0.0%
12-Month Avg	107	- 2.7%	159	+ 1.9%

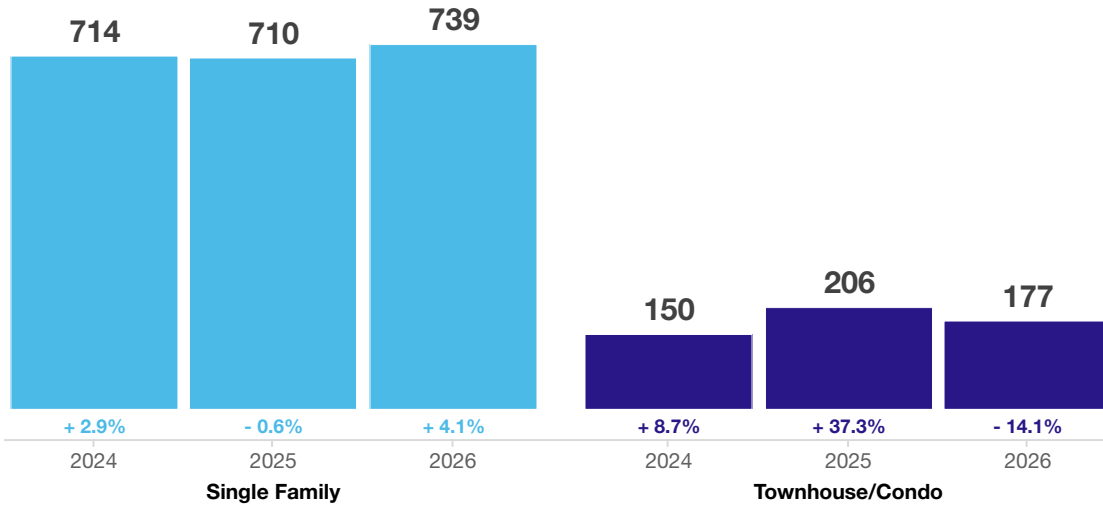
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

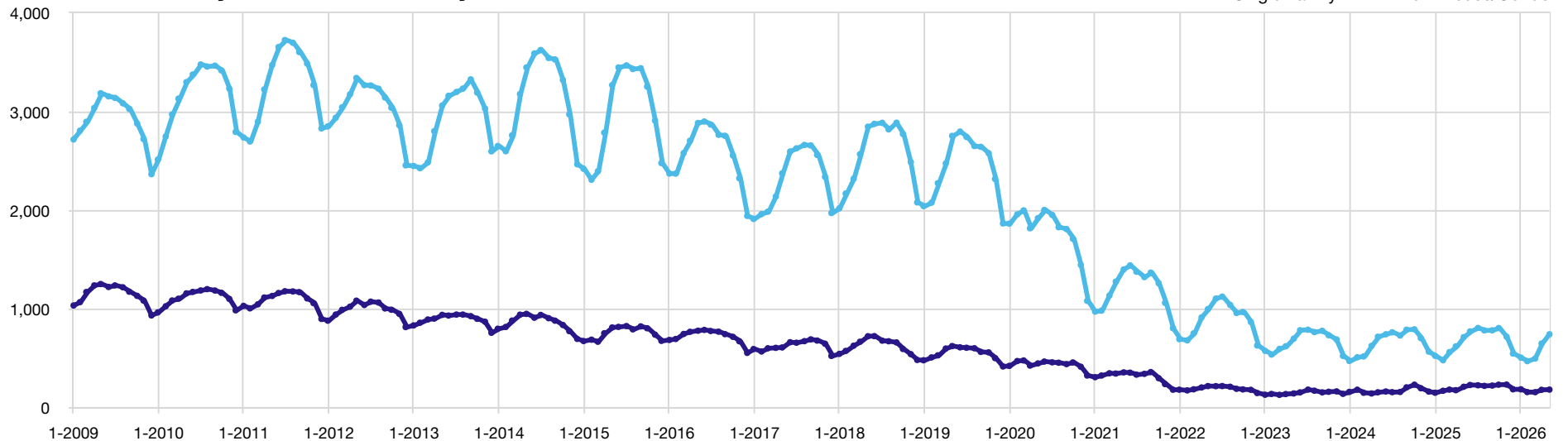
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	768	+ 3.9%	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	502	- 3.5%	180	+ 24.1%
Feb-2026	466	- 1.9%	152	- 7.9%
Mar-2026	492	- 11.7%	151	- 14.7%
Apr-2026	645	+ 4.7%	175	+ 2.3%
May-2026	739	+ 4.1%	177	- 14.1%
12-Month Avg	669	+ 1.1%	196	+ 12.0%

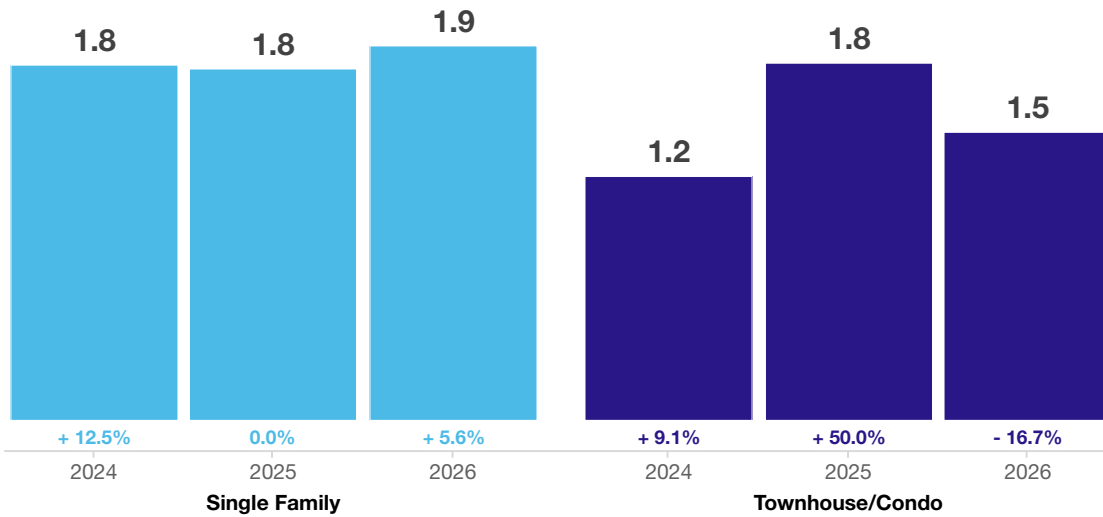
Historical Inventory of Homes for Sale by Month



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.

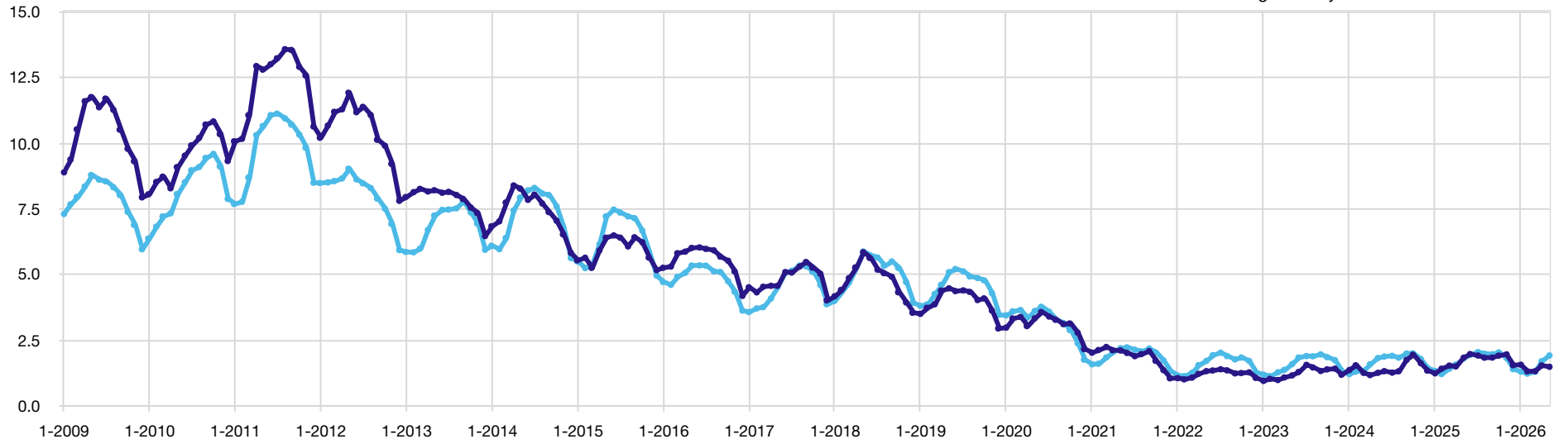
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.7	+ 13.3%	1.5	0.0%
May-2026	1.9	+ 5.6%	1.5	- 16.7%
12-Month Avg*	1.7	+ 2.4%	1.7	+ 12.0%

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		770	861	+ 11.8%	2,886	2,858	- 1.0%
Pending Sales		566	690	+ 21.9%	2,345	2,311	- 1.4%
Closed Sales		555	486	- 12.4%	2,138	1,910	- 10.7%
Days on Market Until Sale		16	18	+ 12.5%	21	25	+ 19.0%
Median Sales Price		\$390,000	\$425,000	+ 9.0%	\$369,000	\$386,400	+ 4.7%
Average Sales Price		\$448,609	\$510,151	+ 13.7%	\$428,205	\$449,411	+ 5.0%
Percent of List Price Received		106.2%	106.7%	+ 0.5%	104.5%	104.1%	- 0.4%
Housing Affordability Index		110	104	- 5.5%	117	115	- 1.7%
Inventory of Homes for Sale		916	916	0.0%	—	—	—
Months Supply of Inventory		1.8	1.8	0.0%	—	—	—