

Monthly Indicators

Greater Hartford Association of REALTORS®



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 9.5 percent for Single Family homes and 4.7 percent for Townhouse/Condo homes. Pending Sales increased 15.7 percent for Single Family homes and 7.9 percent for Townhouse/Condo homes. Inventory decreased 1.2 percent for Single Family homes and 13.8 percent for Townhouse/Condo homes.

Median Sales Price increased 9.5 percent to \$482,000 for Single Family homes and 16.3 percent to \$350,000 for Townhouse/Condo homes. Days on Market decreased 13.3 percent for Single Family homes but remained flat for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 15.8 percent for Townhouse/Condo properties.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 15.9%	+ 4.6%	- 4.0%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

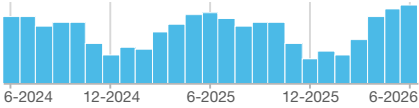
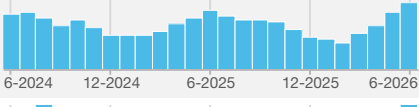
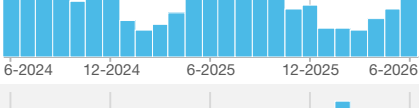
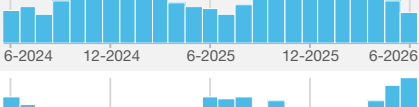
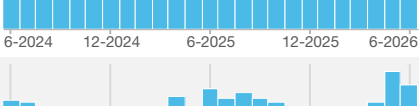
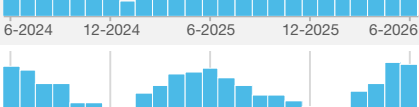
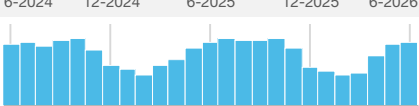
This report covers residential real estate activity in the Greater Hartford Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14



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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		630	690	+ 9.5%	2,862	2,896	+ 1.2%
Pending Sales		521	603	+ 15.7%	2,324	2,323	- 0.0%
Closed Sales		506	559	+ 10.5%	2,107	2,004	- 4.9%
Days on Market Until Sale		15	13	- 13.3%	21	22	+ 4.8%
Median Sales Price		\$440,000	\$482,000	+ 9.5%	\$408,694	\$430,000	+ 5.2%
Average Sales Price		\$528,365	\$538,233	+ 1.9%	\$482,722	\$506,381	+ 4.9%
Percent of List Price Received		107.2%	107.6%	+ 0.4%	105.6%	105.6%	0.0%
Housing Affordability Index		99	92	- 7.1%	106	104	- 1.9%
Inventory of Homes for Sale		768	759	- 1.2%	—	—	—
Months Supply of Inventory		1.9	1.9	0.0%	—	—	—

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.

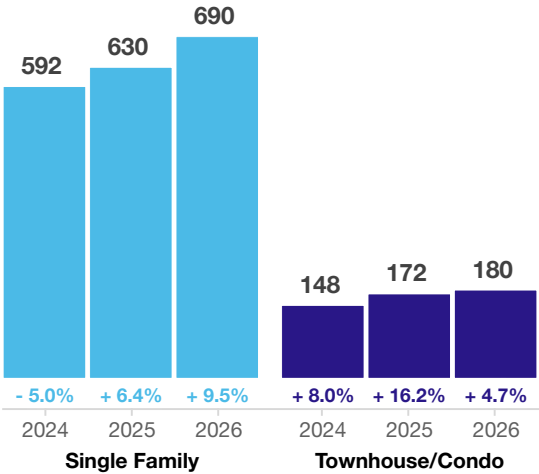


Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		172	180	+ 4.7%	826	836	+ 1.2%
Pending Sales		140	151	+ 7.9%	682	722	+ 5.9%
Closed Sales		117	163	+ 39.3%	654	633	- 3.2%
Days on Market Until Sale		15	15	0.0%	18	22	+ 22.2%
Median Sales Price		\$301,000	\$350,000	+ 16.3%	\$290,000	\$301,000	+ 3.8%
Average Sales Price		\$330,258	\$360,284	+ 9.1%	\$312,620	\$324,104	+ 3.7%
Percent of List Price Received		103.9%	103.8%	- 0.1%	102.9%	102.3%	- 0.6%
Housing Affordability Index		147	129	- 12.2%	152	150	- 1.3%
Inventory of Homes for Sale		224	193	- 13.8%	—	—	—
Months Supply of Inventory		1.9	1.6	- 15.8%	—	—	—

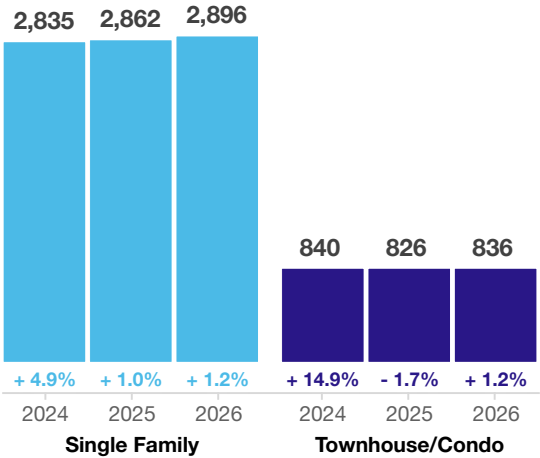
New Listings

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

June

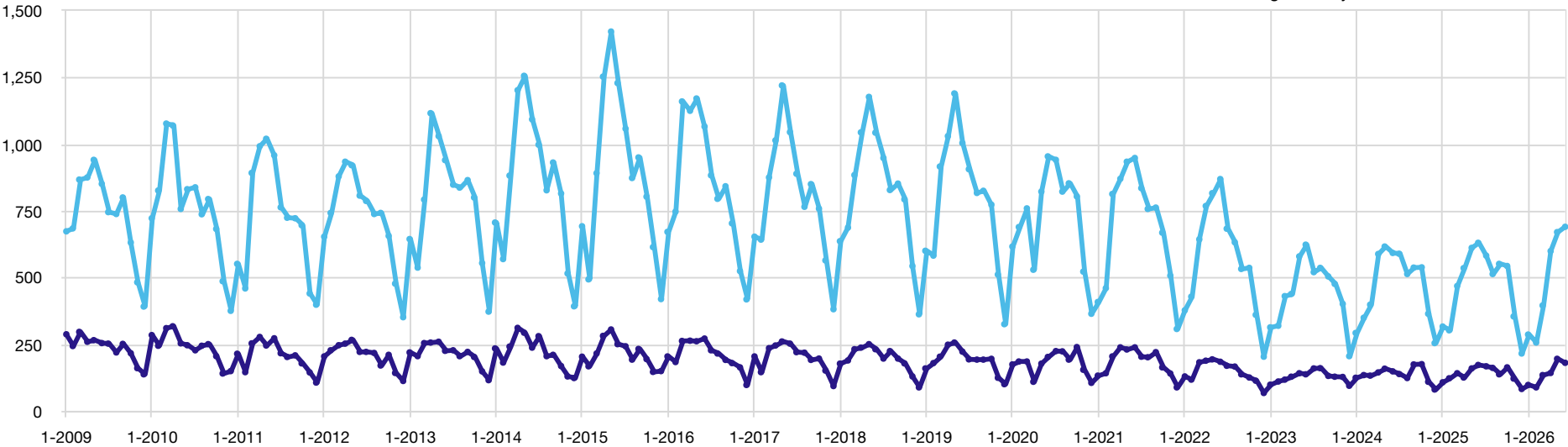


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	354	- 2.7%	121	+ 11.0%
Dec-2025	215	- 15.4%	82	+ 2.5%
Jan-2026	286	- 9.5%	97	- 9.3%
Feb-2026	256	- 15.2%	88	- 27.9%
Mar-2026	395	- 15.6%	134	- 5.0%
Apr-2026	599	+ 12.0%	142	+ 13.6%
May-2026	670	+ 9.7%	195	+ 22.6%
Jun-2026	690	+ 9.5%	180	+ 4.7%
12-Month Avg	471	0.0%	139	+ 3.0%

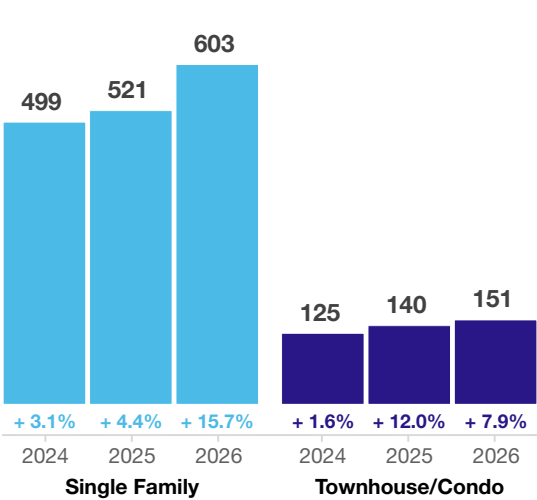
Historical New Listings by Month



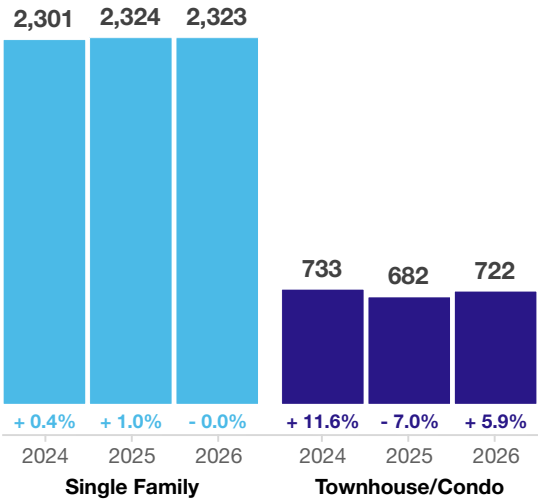
Pending Sales

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

June

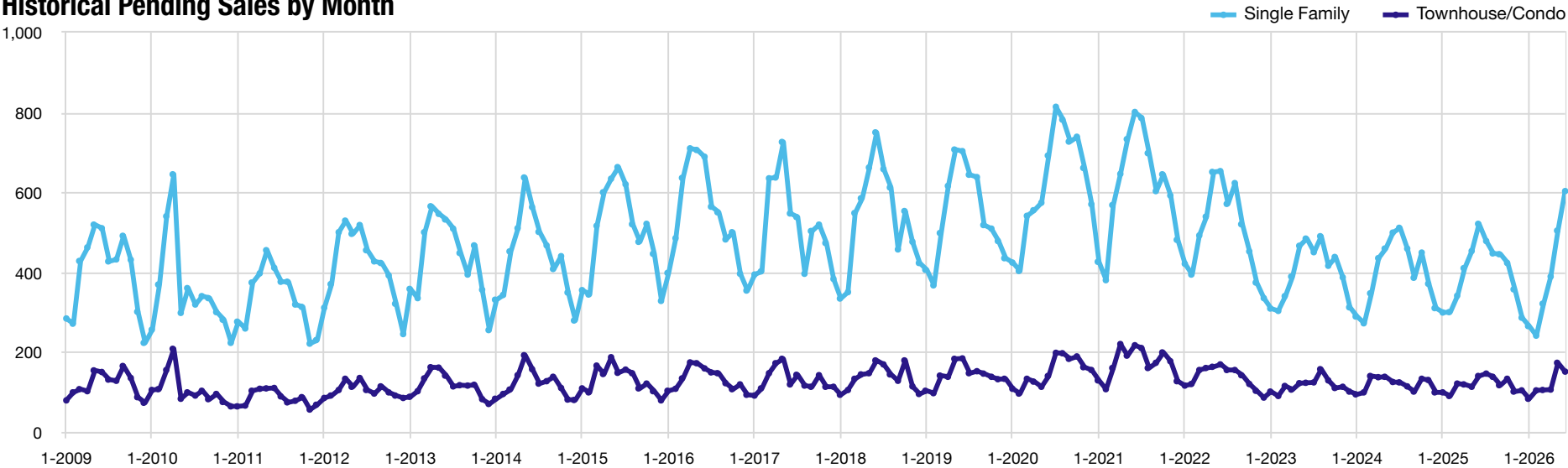


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	357	- 3.8%	101	- 22.3%
Dec-2025	286	- 7.7%	104	+ 5.1%
Jan-2026	265	- 11.4%	83	- 16.2%
Feb-2026	241	- 19.7%	104	+ 15.6%
Mar-2026	321	- 5.9%	105	- 13.2%
Apr-2026	389	- 5.1%	106	- 10.9%
May-2026	504	+ 11.3%	173	+ 53.1%
Jun-2026	603	+ 15.7%	151	+ 7.9%
12-Month Avg	397	- 1.0%	122	+ 6.1%

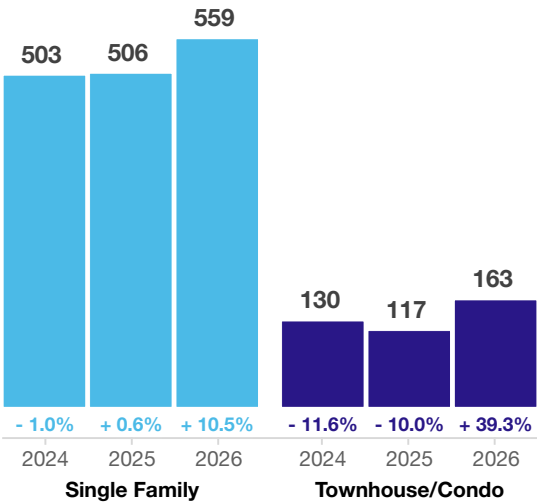
Historical Pending Sales by Month



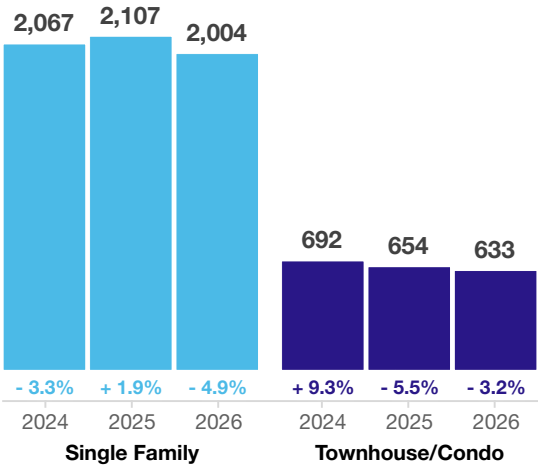
Closed Sales

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

June

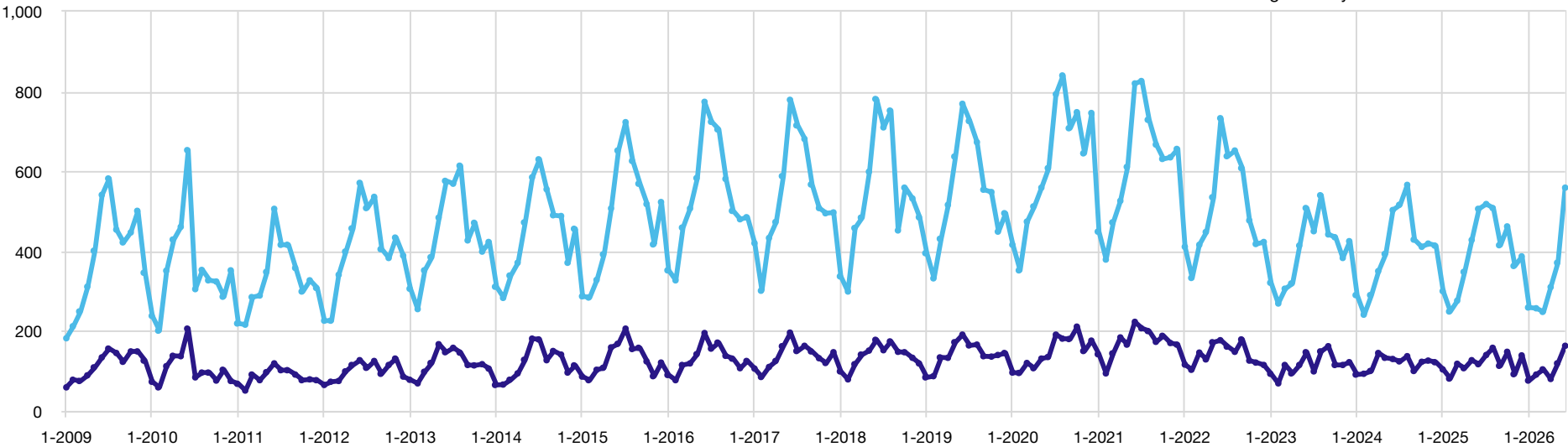


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	80	- 25.2%
May-2026	371	- 13.3%	119	- 6.3%
Jun-2026	559	+ 10.5%	163	+ 39.3%
12-Month Avg	388	- 4.2%	119	+ 2.6%

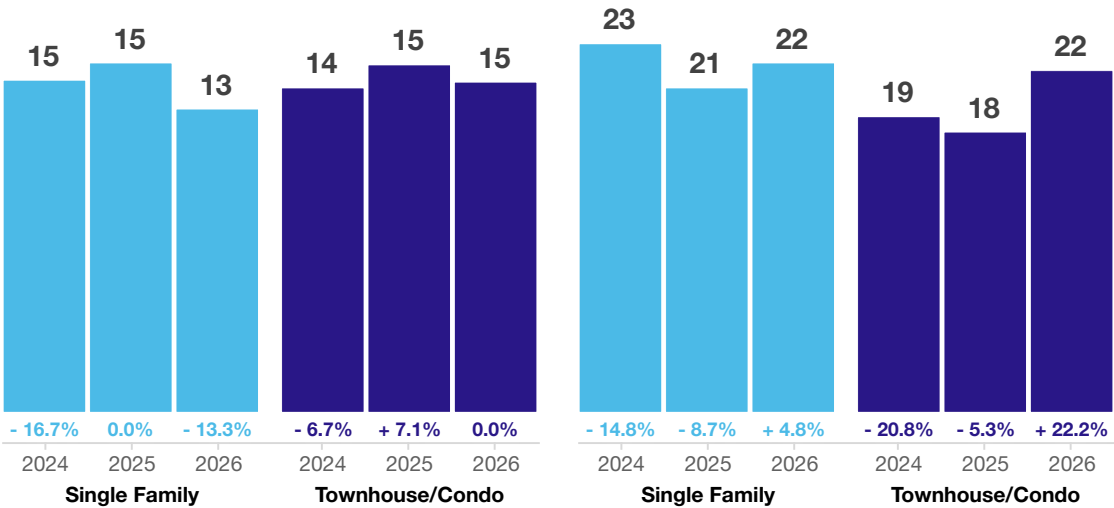
Historical Closed Sales by Month



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.

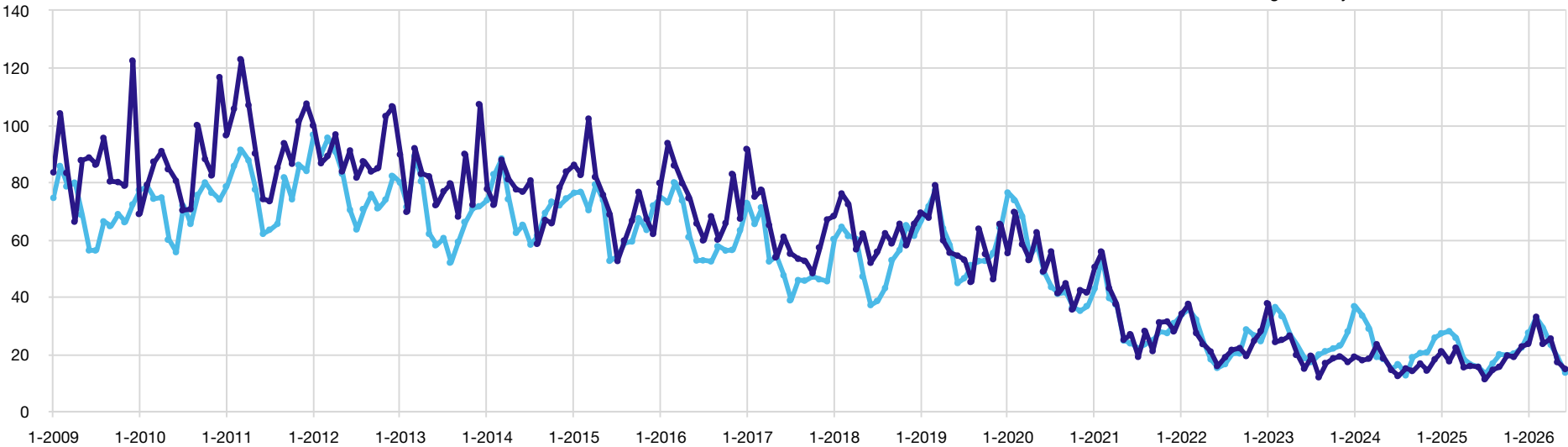
June



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	13	- 18.8%	11	- 8.3%
Aug-2025	17	+ 41.7%	14	- 6.7%
Sep-2025	20	+ 5.3%	15	+ 7.1%
Oct-2025	19	- 5.0%	19	+ 11.8%
Nov-2025	20	0.0%	19	+ 35.7%
Dec-2025	22	- 15.4%	23	+ 27.8%
Jan-2026	27	0.0%	23	+ 9.5%
Feb-2026	33	+ 17.9%	33	+ 94.1%
Mar-2026	29	+ 11.5%	23	+ 4.5%
Apr-2026	23	+ 27.8%	25	+ 66.7%
May-2026	19	+ 18.8%	17	+ 6.3%
Jun-2026	13	- 13.3%	15	0.0%
12-Month Avg*	20	+ 2.5%	19	+ 16.4%

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

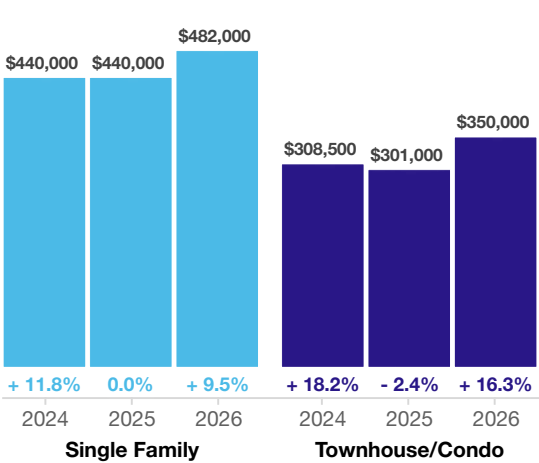
Historical Days on Market Until Sale by Month



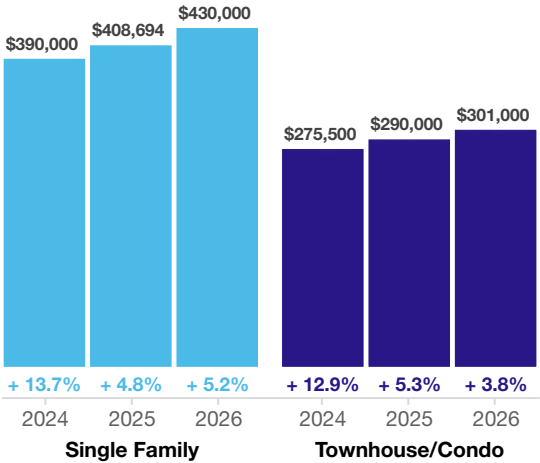
Median Sales Price

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

June



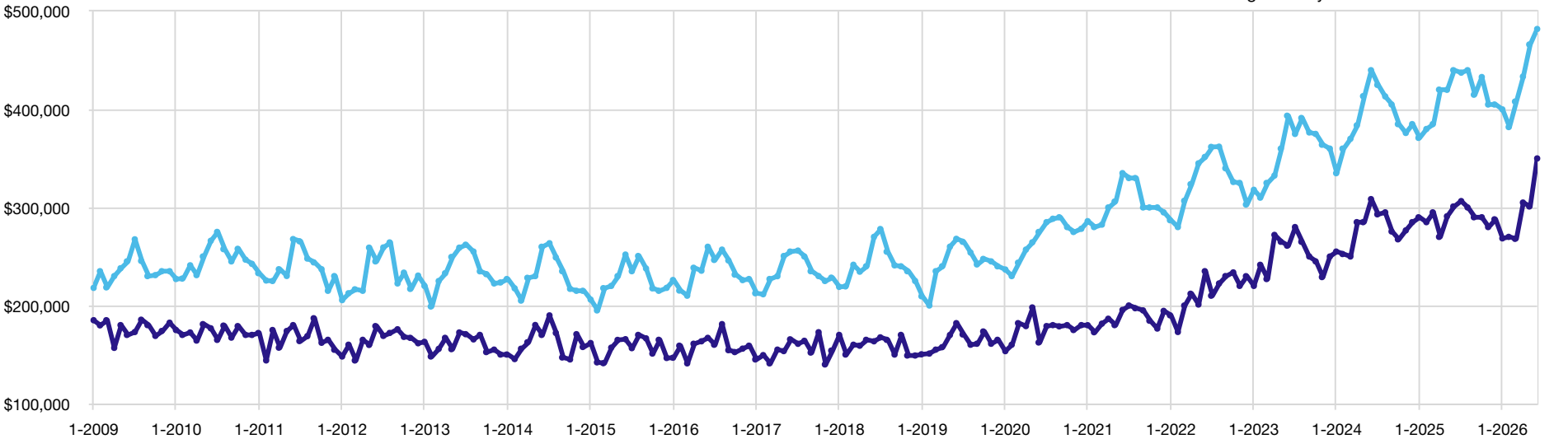
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$466,190	+ 11.0%	\$301,000	+ 3.4%
Jun-2026	\$482,000	+ 9.5%	\$350,000	+ 16.3%
12-Month Avg*	\$425,000	+ 6.3%	\$295,000	+ 3.5%

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

Historical Median Sales Price by Month

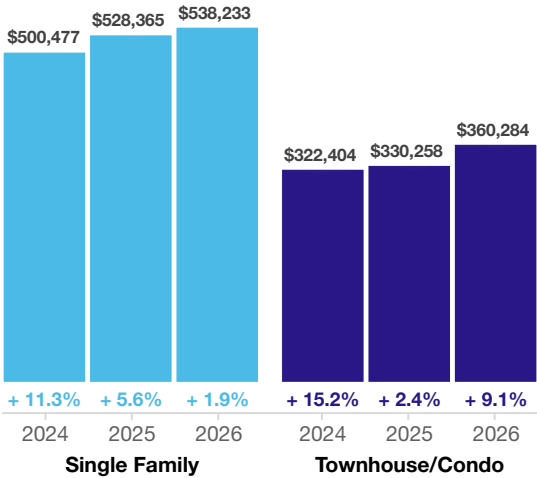


Average Sales Price

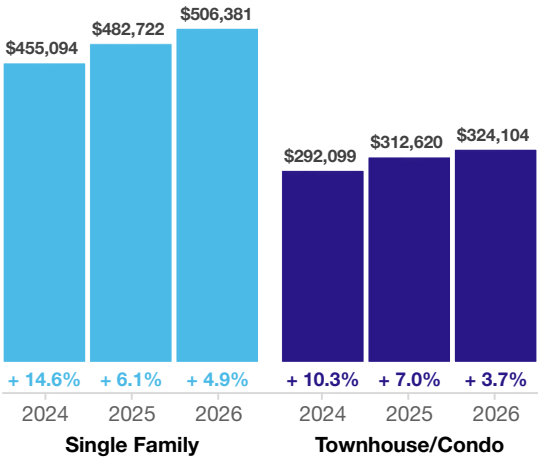
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



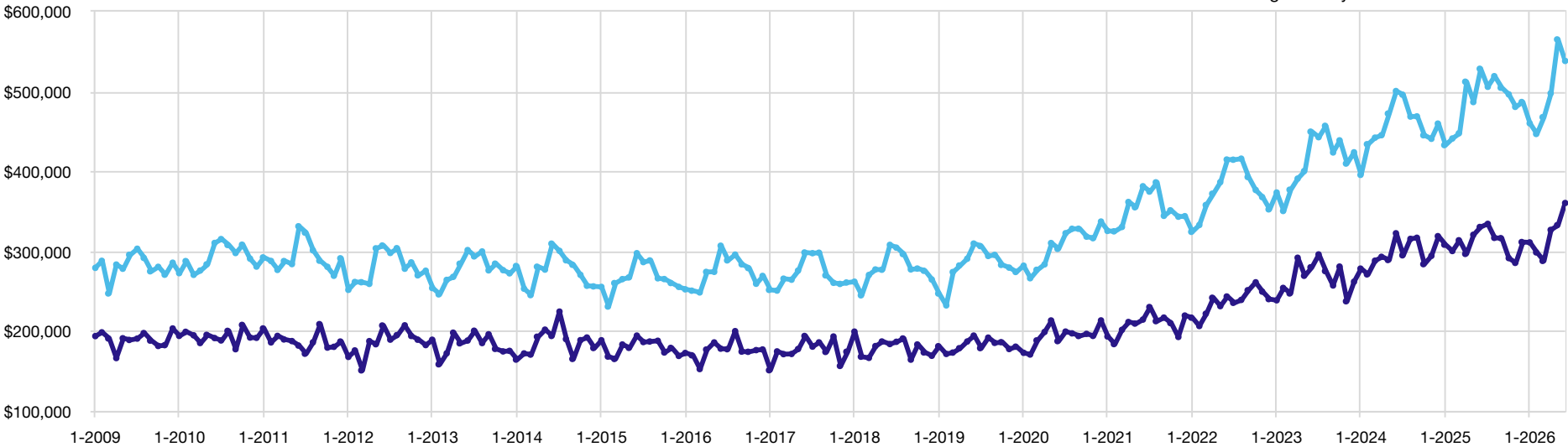
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$446,778	+ 1.3%	\$298,490	- 0.6%
Mar-2026	\$467,762	+ 4.5%	\$287,818	- 8.2%
Apr-2026	\$497,688	- 2.8%	\$326,634	+ 10.1%
May-2026	\$565,117	+ 16.1%	\$332,518	+ 3.7%
Jun-2026	\$538,233	+ 1.9%	\$360,284	+ 9.1%
12-Month Avg*	\$502,923	+ 6.4%	\$316,500	+ 2.8%

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

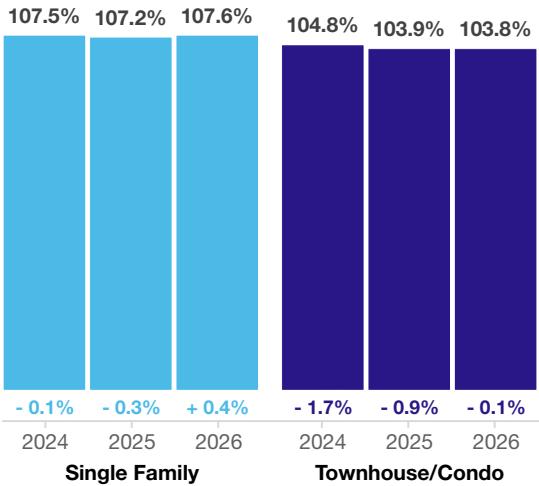
Historical Average Sales Price by Month



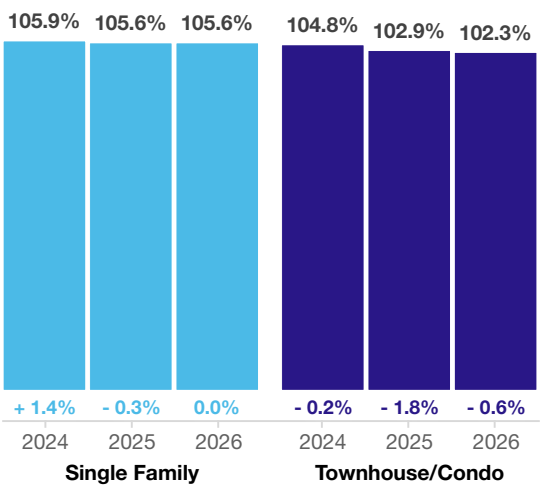
Percent of List Price Received

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.

June



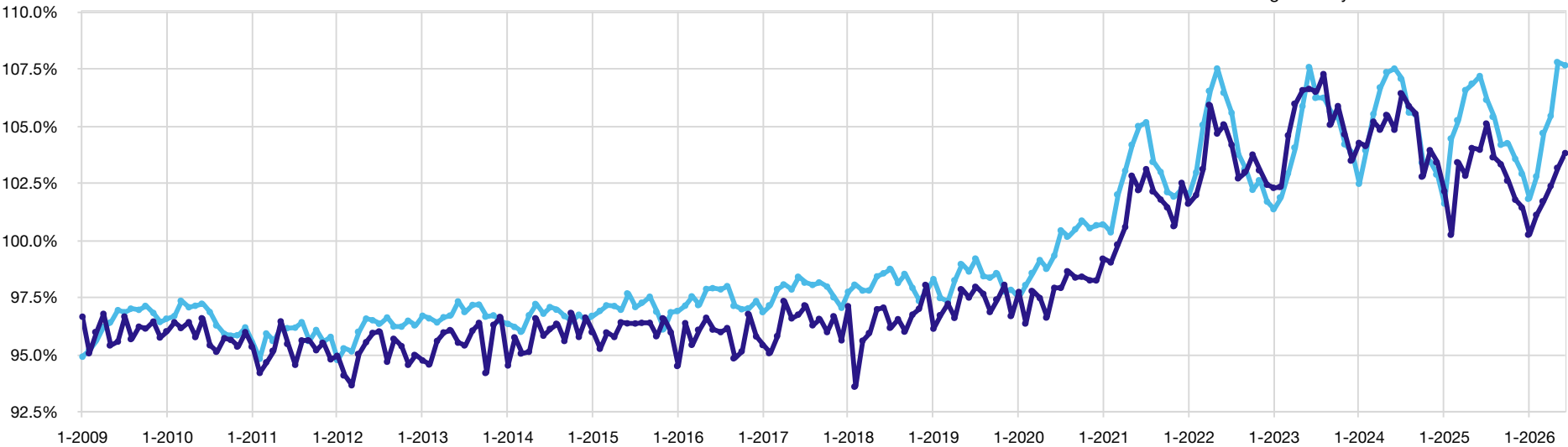
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	102.4%	- 0.4%
May-2026	107.8%	+ 0.9%	103.2%	- 0.8%
Jun-2026	107.6%	+ 0.4%	103.8%	- 0.1%
12-Month Avg*	105.0%	- 0.2%	102.7%	- 1.1%

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

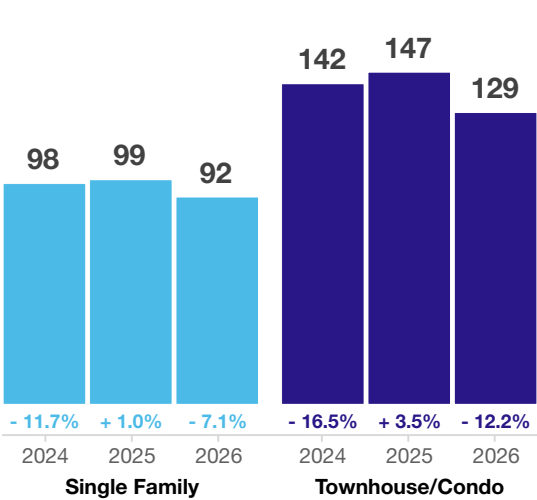
Historical Percent of List Price Received by Month



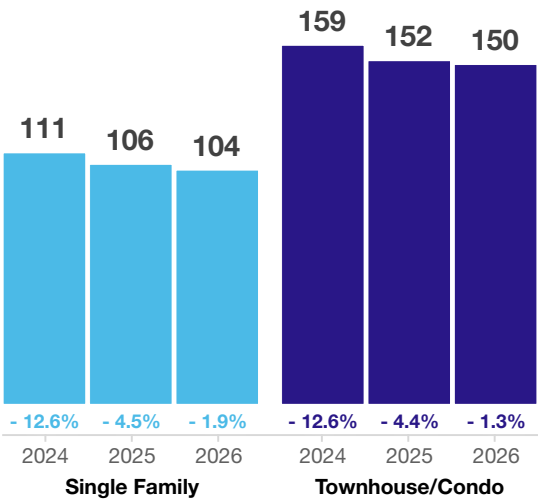
Housing Affordability Index

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.

June

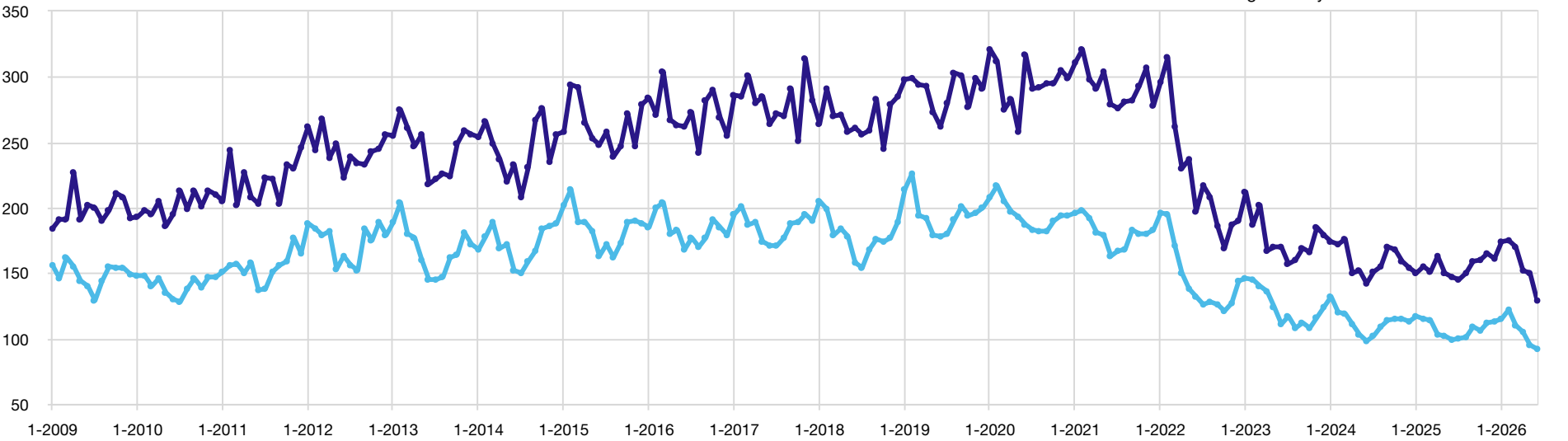


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	95	- 6.9%	150	0.0%
Jun-2026	92	- 7.1%	129	- 12.2%
12-Month Avg	107	- 2.7%	158	+ 1.3%

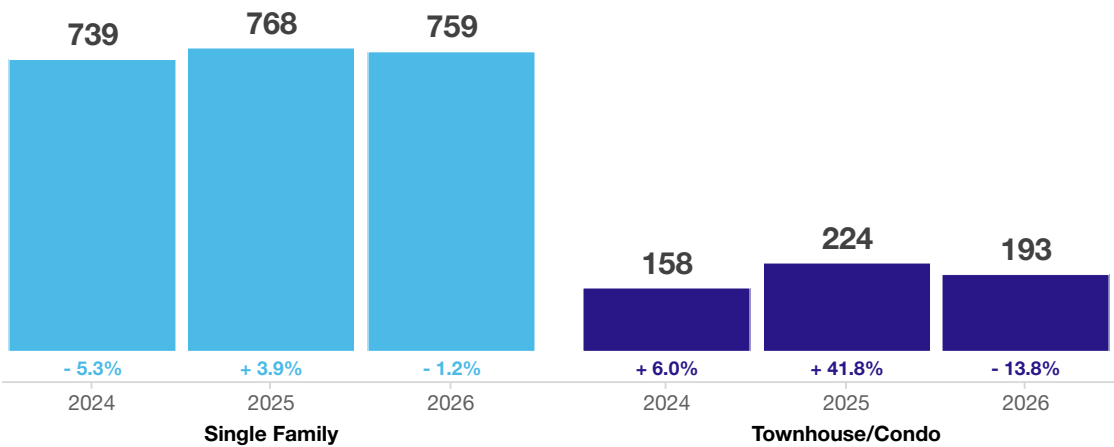
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

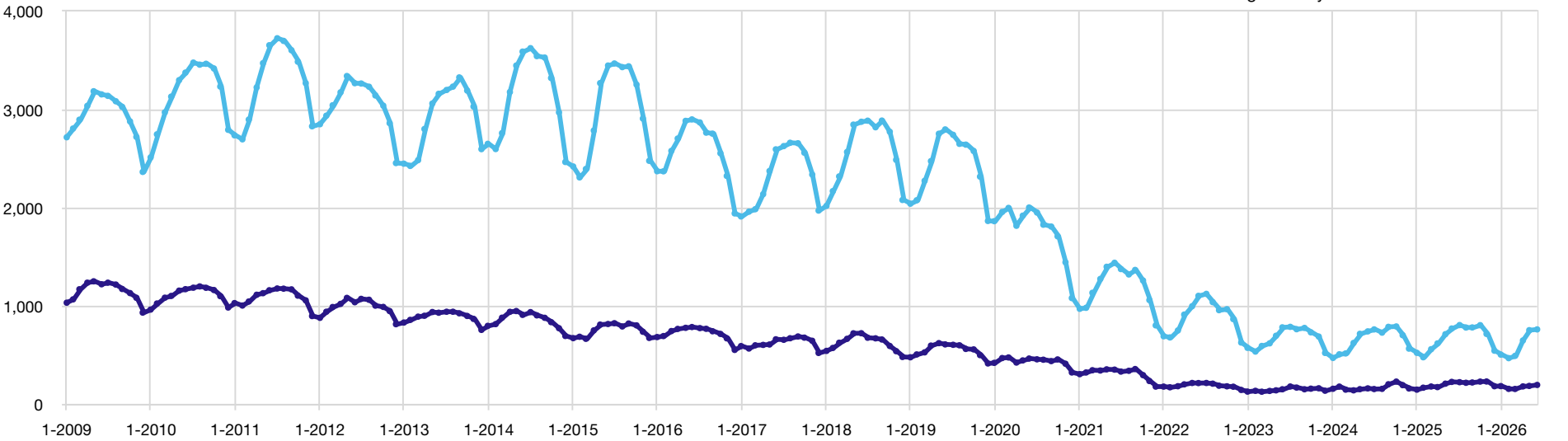
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	713	+ 1.9%	228	+ 19.4%
Dec-2025	542	- 3.7%	180	+ 14.6%
Jan-2026	502	- 3.5%	181	+ 24.8%
Feb-2026	466	- 1.9%	153	- 7.3%
Mar-2026	489	- 12.2%	152	- 14.1%
Apr-2026	646	+ 4.9%	178	+ 4.1%
May-2026	751	+ 5.8%	183	- 11.2%
Jun-2026	759	- 1.2%	193	- 13.8%
12-Month Avg	669	+ 0.8%	194	+ 7.2%

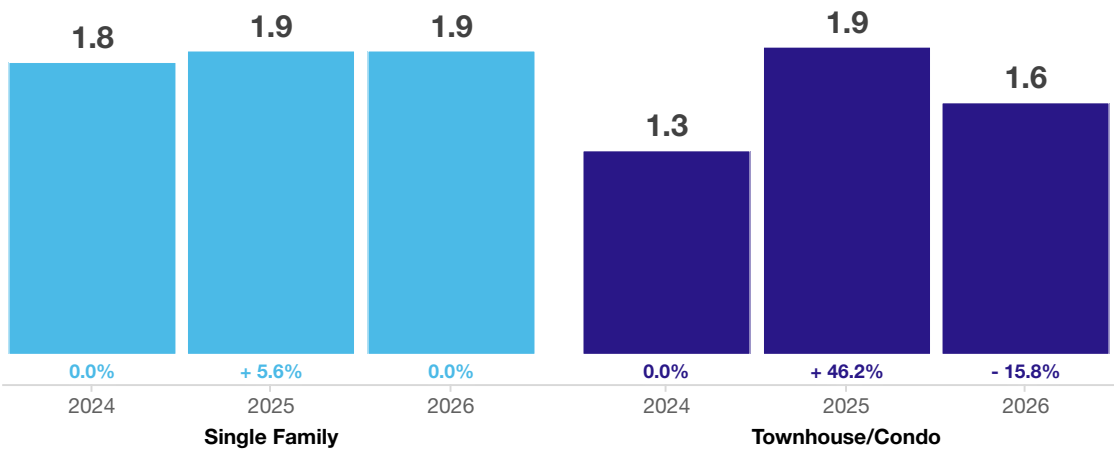
Historical Inventory of Homes for Sale by Month



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.

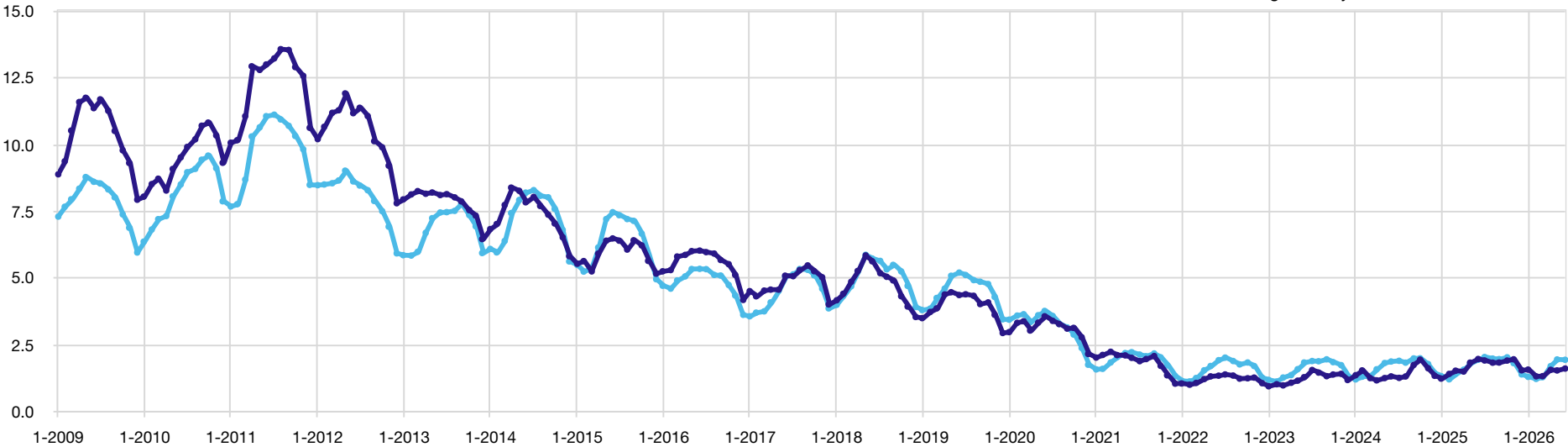
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	1.9	0.0%	1.6	- 15.8%
12-Month Avg*	1.7	+ 2.2%	1.6	+ 6.6%

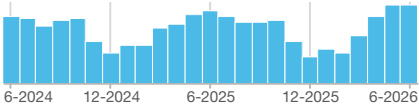
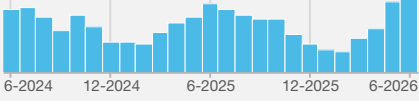
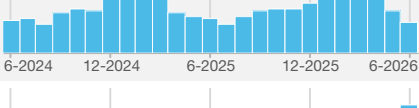
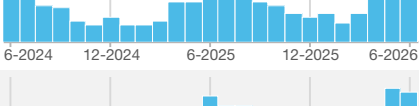
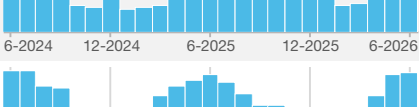
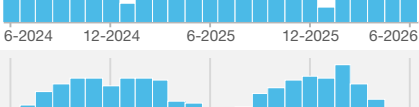
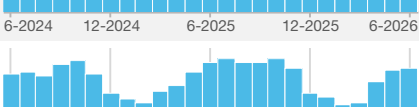
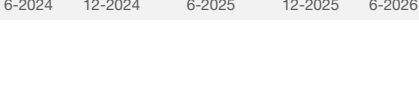
* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		802	870	+ 8.5%	3,688	3,732	+ 1.2%
Pending Sales		661	754	+ 14.1%	3,006	3,045	+ 1.3%
Closed Sales		623	722	+ 15.9%	2,761	2,637	- 4.5%
Days on Market Until Sale		15	14	- 6.7%	20	22	+ 10.0%
Median Sales Price		\$416,000	\$435,000	+ 4.6%	\$380,000	\$400,000	+ 5.3%
Average Sales Price		\$491,160	\$498,059	+ 1.4%	\$442,415	\$462,593	+ 4.6%
Percent of List Price Received		106.6%	106.8%	+ 0.2%	105.0%	104.8%	- 0.2%
Housing Affordability Index		105	102	- 2.9%	114	111	- 2.6%
Inventory of Homes for Sale		992	952	- 4.0%	—	—	—
Months Supply of Inventory		1.9	1.8	- 5.3%	—	—	—