

Monthly Indicators

Greater Hartford Association of REALTORS®



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 3.6 percent for Single Family homes but increased 7.2 percent for Townhouse/Condo homes. Pending Sales increased 6.7 percent for Single Family homes but decreased 21.2 percent for Townhouse/Condo homes. Inventory decreased 6.6 percent for Single Family homes but increased 7.7 percent for Townhouse/Condo homes.

Median Sales Price increased 8.6 percent to \$475,000 for Single Family homes but decreased 1.0 percent to \$303,500 for Townhouse/Condo homes. Days on Market increased 15.4 percent for Single Family homes and 63.6 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 5.0 percent for Single Family homes but increased 5.3 percent for Townhouse/Condo homes.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

+ 10.6%	+ 9.0%	- 3.5%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

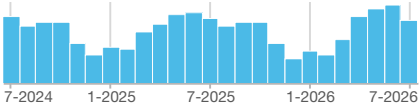
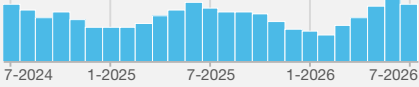
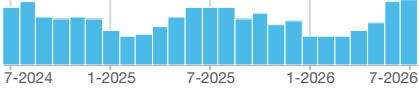
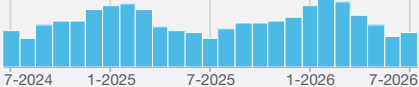
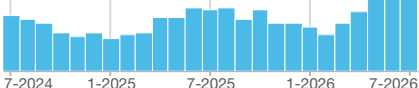
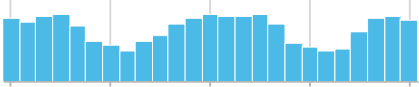
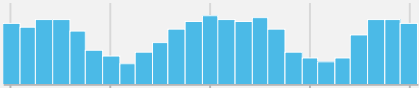
This report covers residential real estate activity in the Greater Hartford Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		582	561	- 3.6%	3,444	3,459	+ 0.4%
Pending Sales		478	510	+ 6.7%	2,802	2,805	+ 0.1%
Closed Sales		518	580	+ 12.0%	2,625	2,586	- 1.5%
Days on Market Until Sale		13	15	+ 15.4%	19	21	+ 10.5%
Median Sales Price		\$437,500	\$475,000	+ 8.6%	\$412,750	\$442,000	+ 7.1%
Average Sales Price		\$505,807	\$557,611	+ 10.2%	\$487,279	\$517,820	+ 6.3%
Percent of List Price Received		106.1%	106.2%	+ 0.1%	105.7%	105.7%	0.0%
Housing Affordability Index		100	92	- 8.0%	106	99	- 6.6%
Inventory of Homes for Sale		803	750	- 6.6%	—	—	—
Months Supply of Inventory		2.0	1.9	- 5.0%	—	—	—

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.

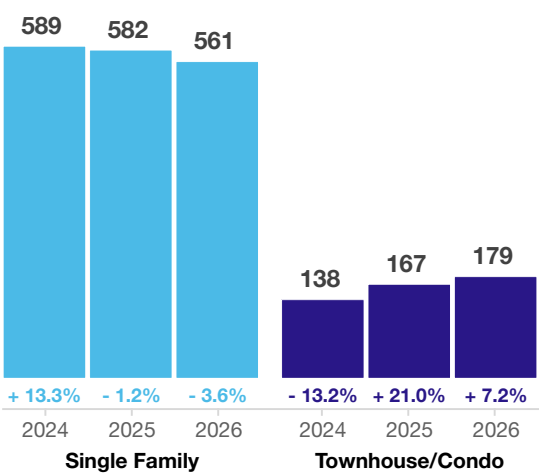


Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		167	179	+ 7.2%	993	1,016	+ 2.3%
Pending Sales		146	115	- 21.2%	828	832	+ 0.5%
Closed Sales		140	148	+ 5.7%	794	783	- 1.4%
Days on Market Until Sale		11	18	+ 63.6%	17	21	+ 23.5%
Median Sales Price		\$306,500	\$303,500	- 1.0%	\$290,000	\$302,000	+ 4.1%
Average Sales Price		\$334,206	\$341,134	+ 2.1%	\$316,426	\$327,549	+ 3.5%
Percent of List Price Received		105.1%	103.4%	- 1.6%	103.3%	102.6%	- 0.7%
Housing Affordability Index		145	147	+ 1.4%	153	148	- 3.3%
Inventory of Homes for Sale		221	238	+ 7.7%	—	—	—
Months Supply of Inventory		1.9	2.0	+ 5.3%	—	—	—

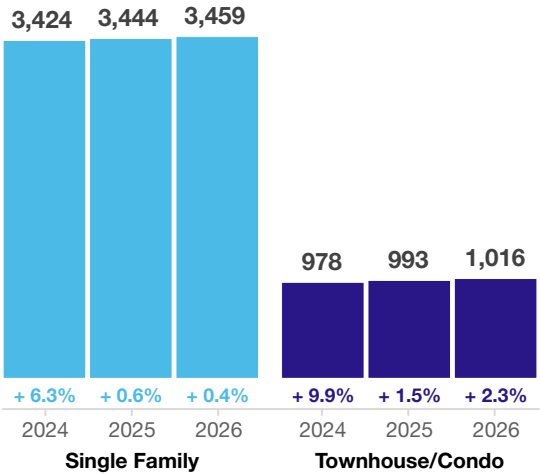
New Listings

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

July

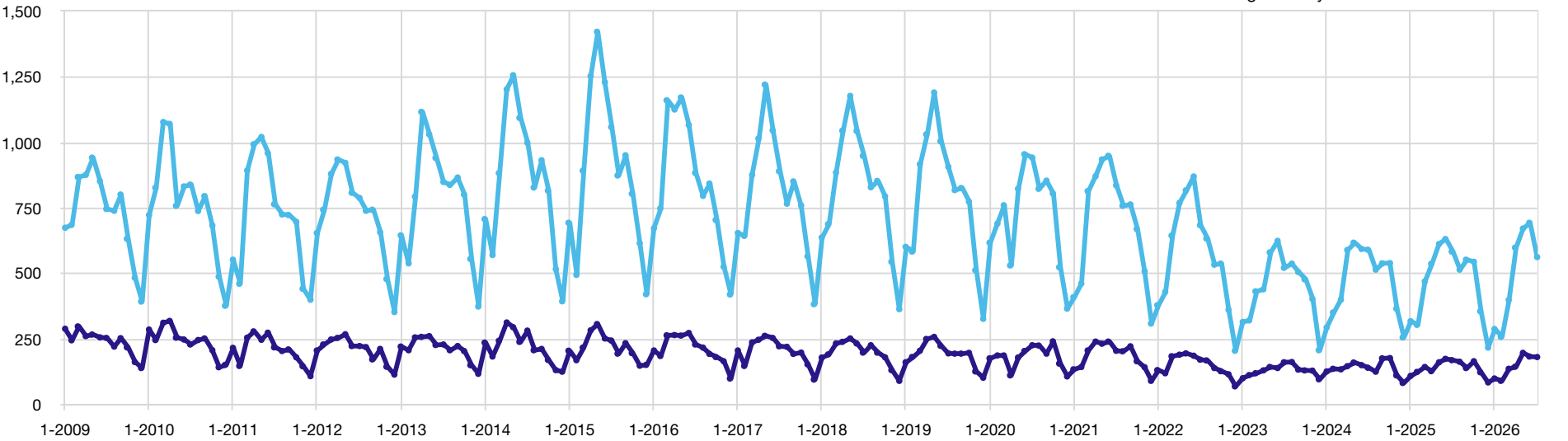


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	397	- 15.2%	134	- 5.0%
Apr-2026	597	+ 11.6%	142	+ 13.6%
May-2026	670	+ 9.7%	195	+ 22.6%
Jun-2026	692	+ 9.8%	181	+ 5.2%
Jul-2026	561	- 3.6%	179	+ 7.2%
12-Month Avg	470	- 0.2%	140	+ 1.4%

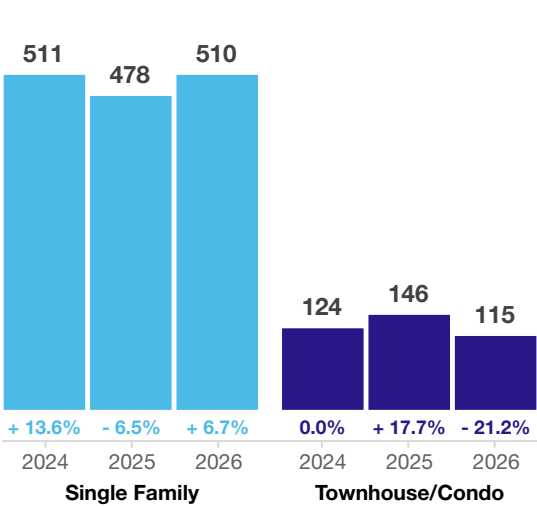
Historical New Listings by Month



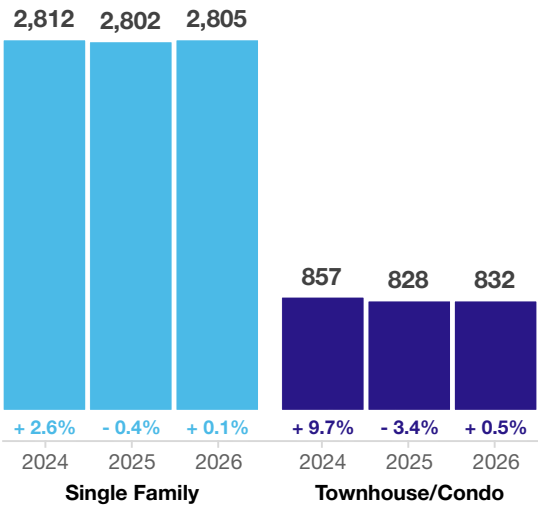
Pending Sales

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

July

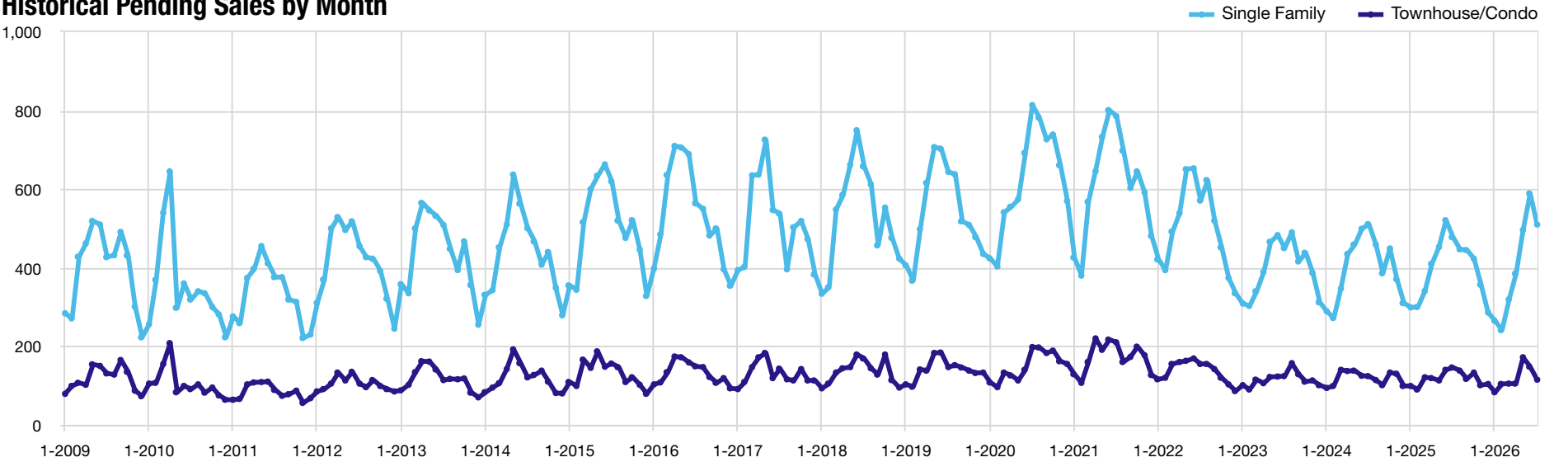


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	319	- 6.5%	105	- 13.2%
Apr-2026	385	- 6.1%	105	- 11.8%
May-2026	496	+ 9.5%	172	+ 52.2%
Jun-2026	589	+ 13.1%	148	+ 5.7%
Jul-2026	510	+ 6.7%	115	- 21.2%
12-Month Avg	397	- 0.3%	119	+ 1.7%

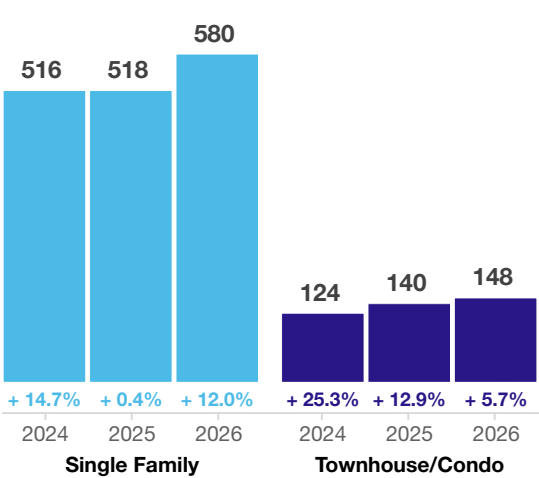
Historical Pending Sales by Month



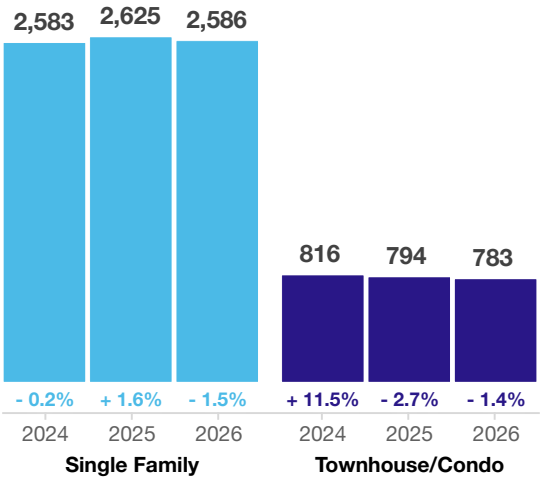
Closed Sales

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

July

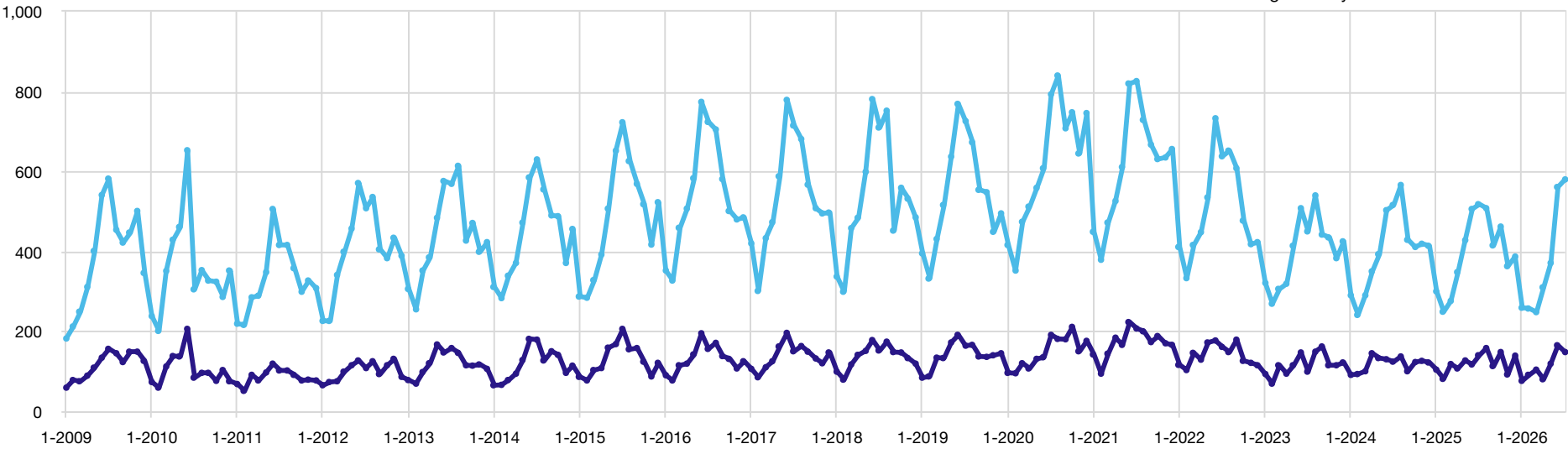


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	561	+ 10.9%	165	+ 41.0%
Jul-2026	580	+ 12.0%	148	+ 5.7%
12-Month Avg	393	- 3.0%	119	+ 1.7%

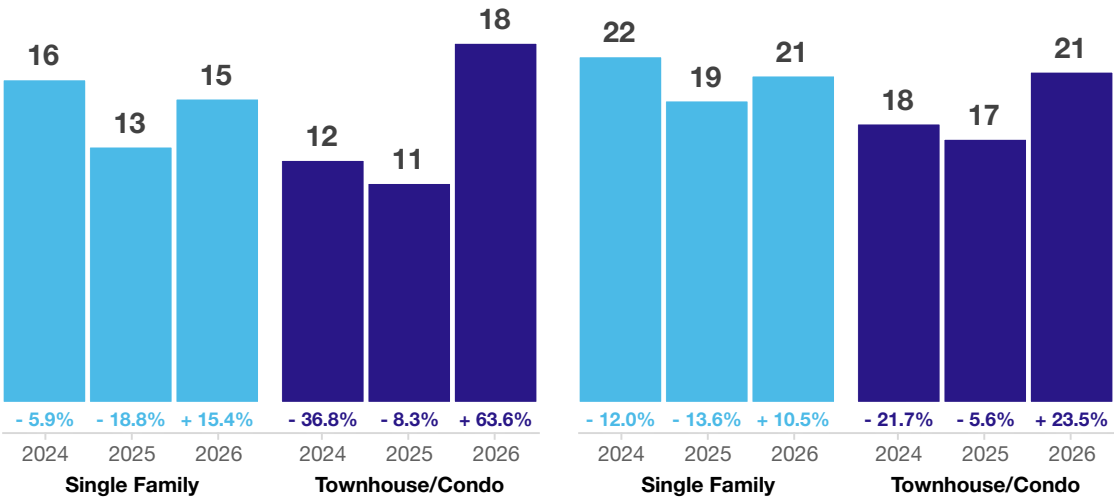
Historical Closed Sales by Month



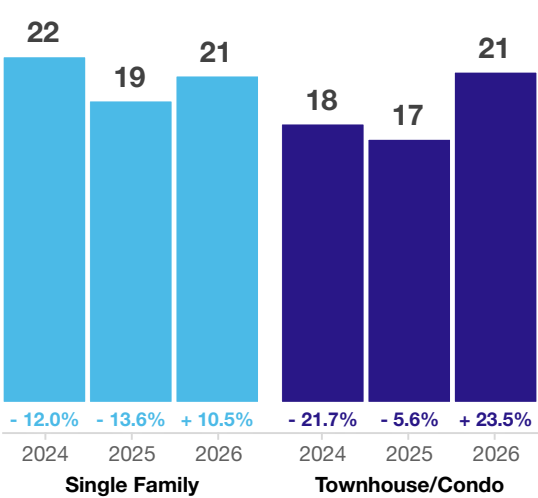
Days on Market Until Sale

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

July



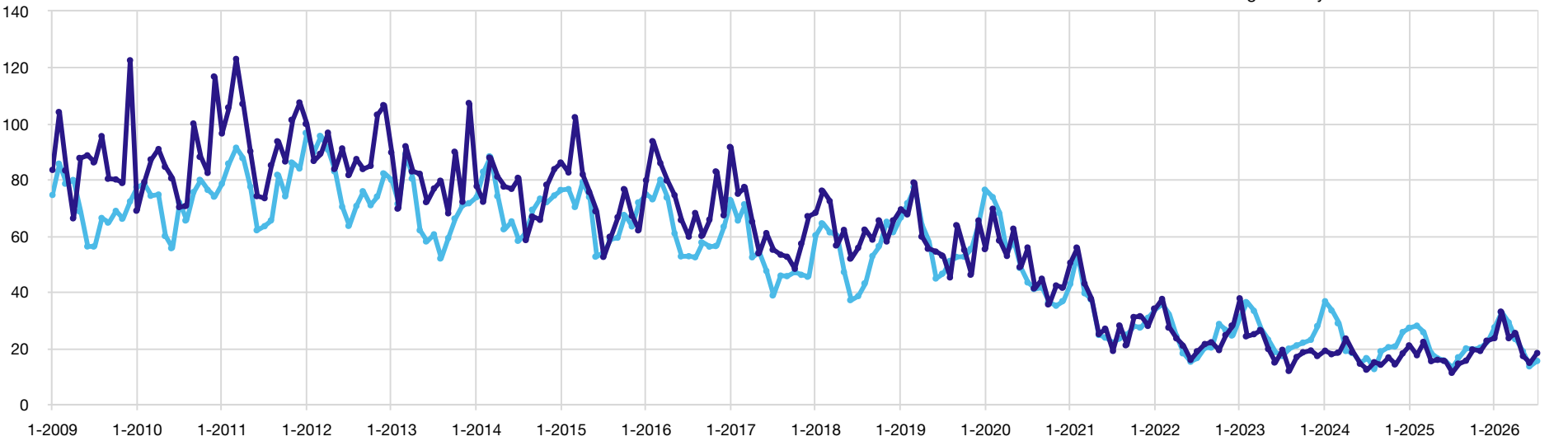
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2026	15	+ 15.4%	18	+ 63.6%
12-Month Avg*	20	+ 5.5%	20	+ 21.7%

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

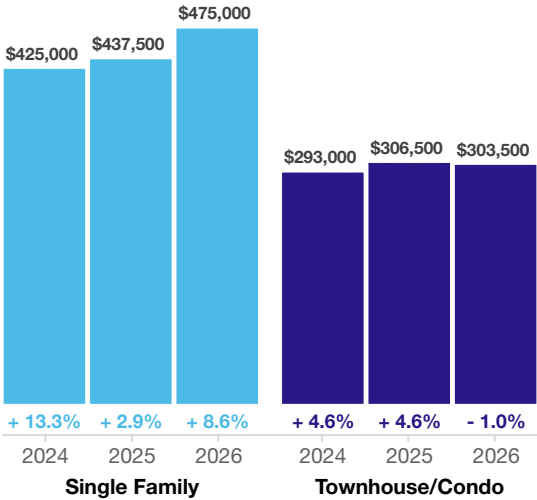
Historical Days on Market Until Sale by Month



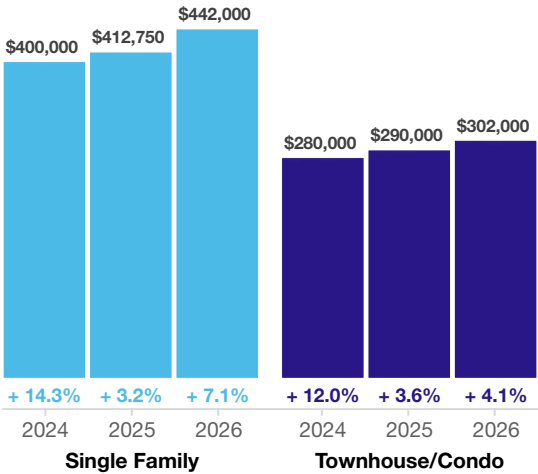
Median Sales Price

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

July



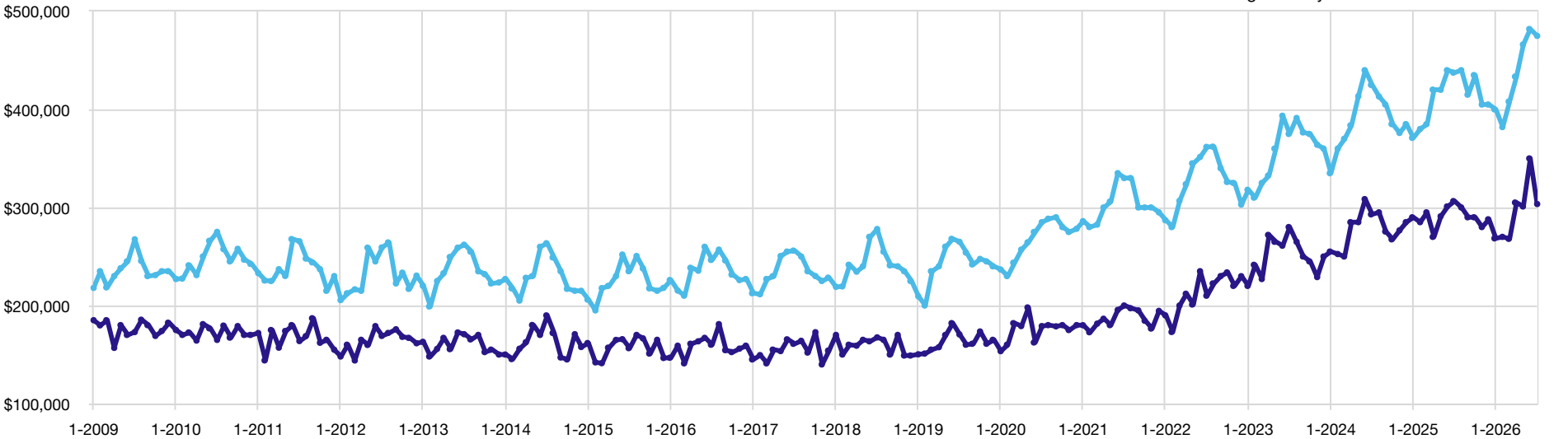
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	\$440,000	+ 6.5%	\$300,000	+ 1.7%
Sep-2025	\$415,000	+ 2.5%	\$290,000	+ 5.3%
Oct-2025	\$435,000	+ 13.0%	\$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%
Jul-2026	\$475,000	+ 8.6%	\$303,500	- 1.0%
12-Month Avg*	\$430,000	+ 6.7%	\$296,500	+ 4.0%

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

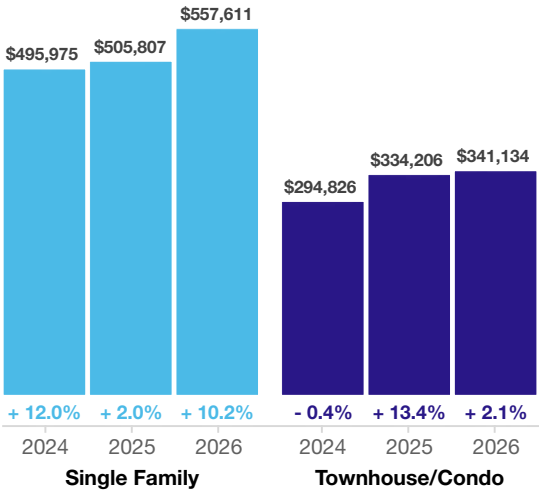
Historical Median Sales Price by Month



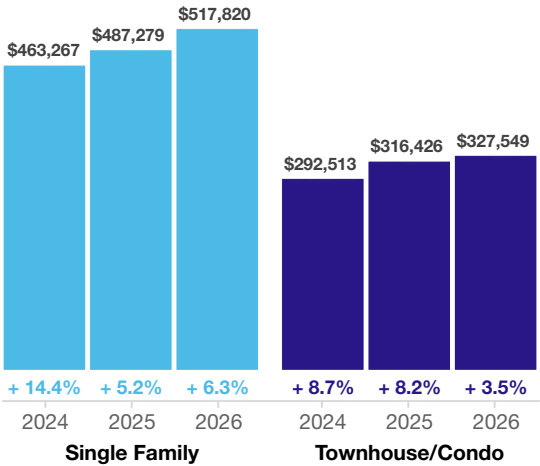
Average Sales Price

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

July



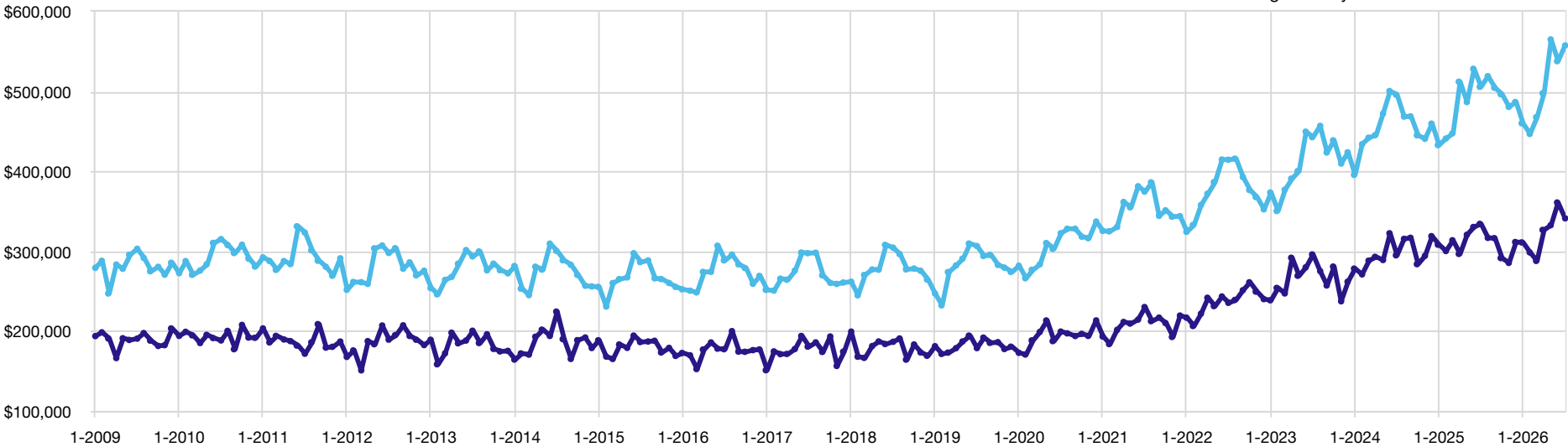
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	\$519,119	+ 10.8%	\$316,669	+ 0.4%
Sep-2025	\$504,662	+ 7.7%	\$316,314	- 0.1%
Oct-2025	\$496,550	+ 11.6%	\$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	\$537,915	+ 1.8%	\$360,917	+ 9.3%
Jul-2026	\$557,611	+ 10.2%	\$341,134	+ 2.1%
12-Month Avg*	\$509,316	+ 7.6%	\$317,449	+ 1.8%

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

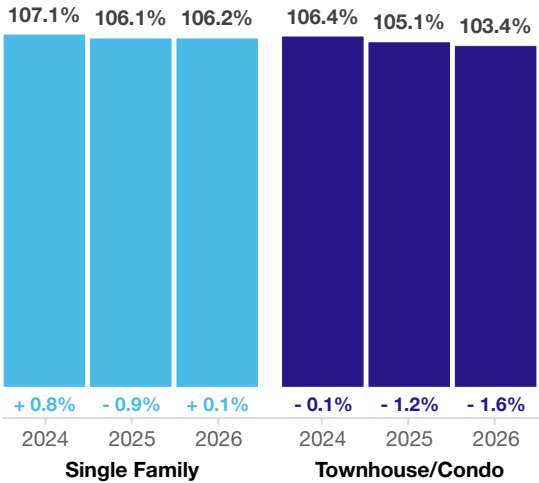
Historical Average Sales Price by Month



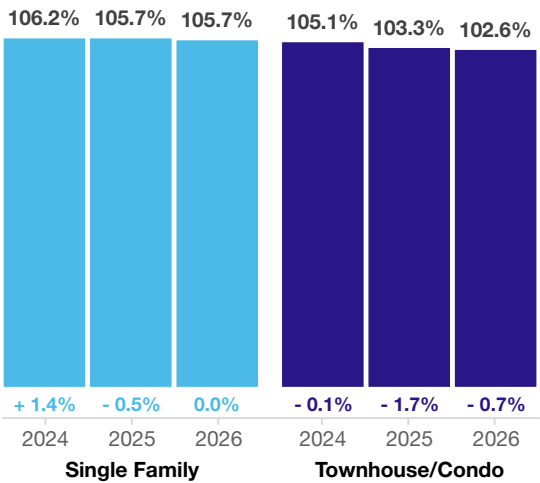
Percent of List Price Received

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.

July



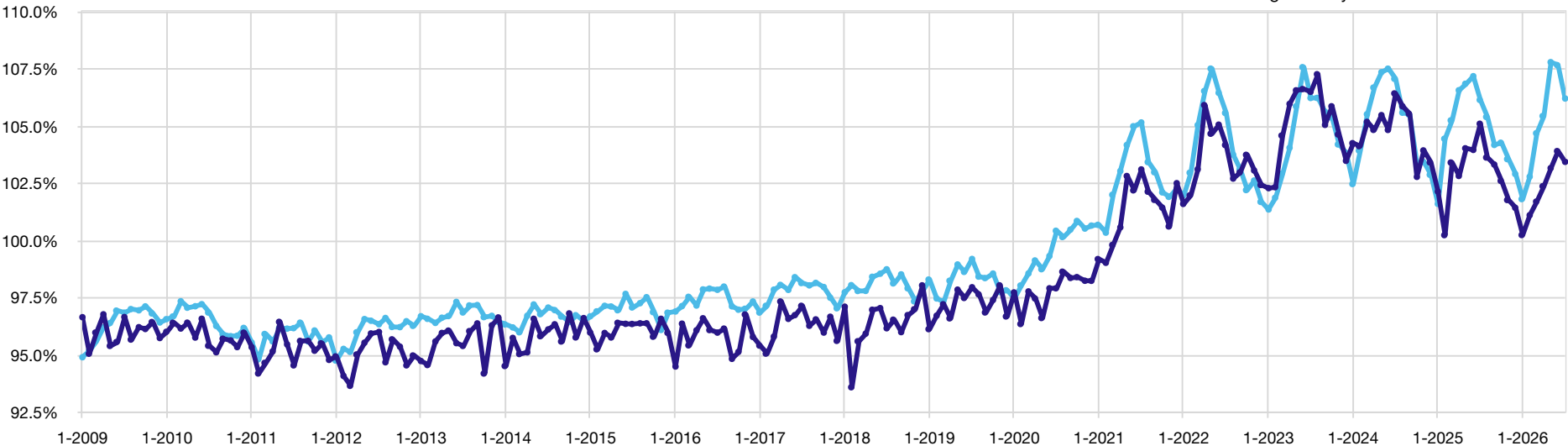
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	105.4%	- 0.2%	103.6%	- 2.2%
Sep-2025	104.2%	- 1.2%	103.3%	- 2.1%
Oct-2025	104.3%	+ 0.9%	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	107.7%	+ 0.5%	103.9%	0.0%
Jul-2026	106.2%	+ 0.1%	103.4%	- 1.6%
12-Month Avg*	105.0%	- 0.0%	102.6%	- 1.1%

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

Historical Percent of List Price Received by Month

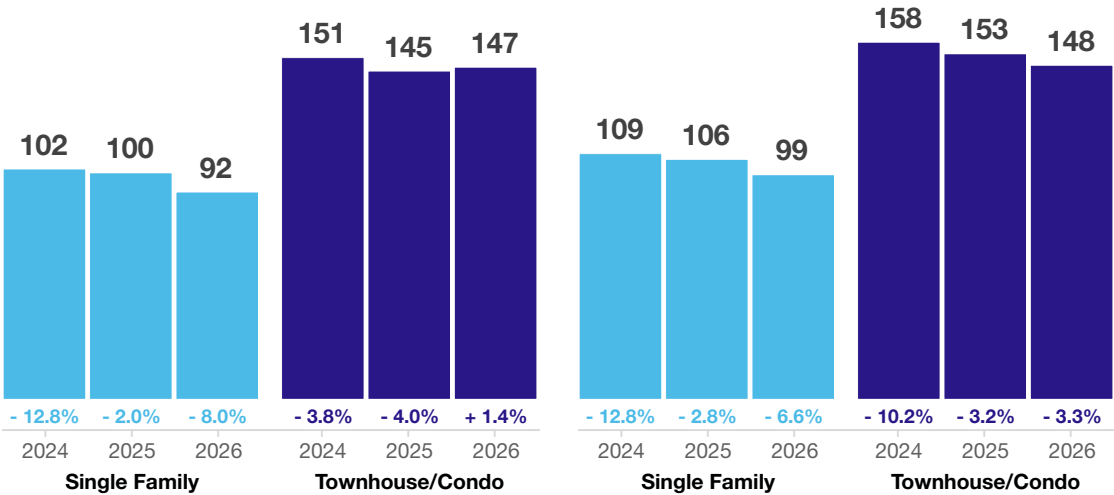


Housing Affordability Index

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.

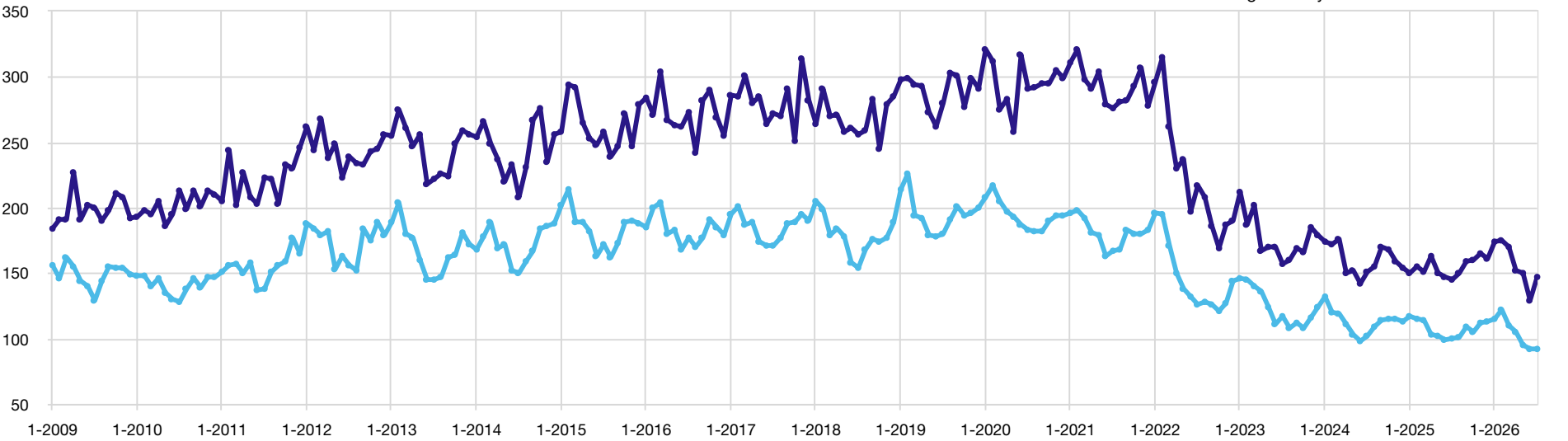
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	101	- 7.3%	150	- 3.2%
Sep-2025	109	- 4.4%	159	- 6.5%
Oct-2025	105	- 8.7%	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%
Jul-2026	92	- 8.0%	147	+ 1.4%
12-Month Avg	106	- 3.6%	158	+ 1.3%

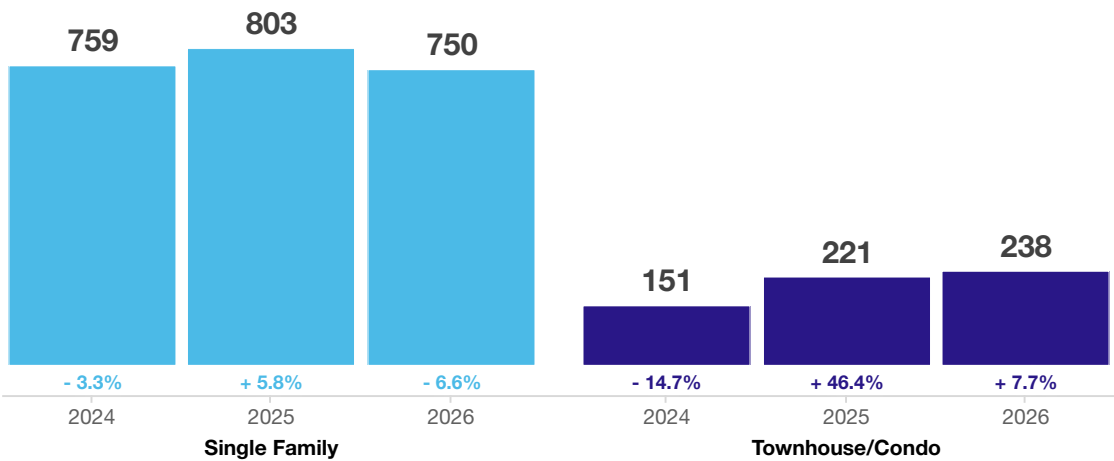
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

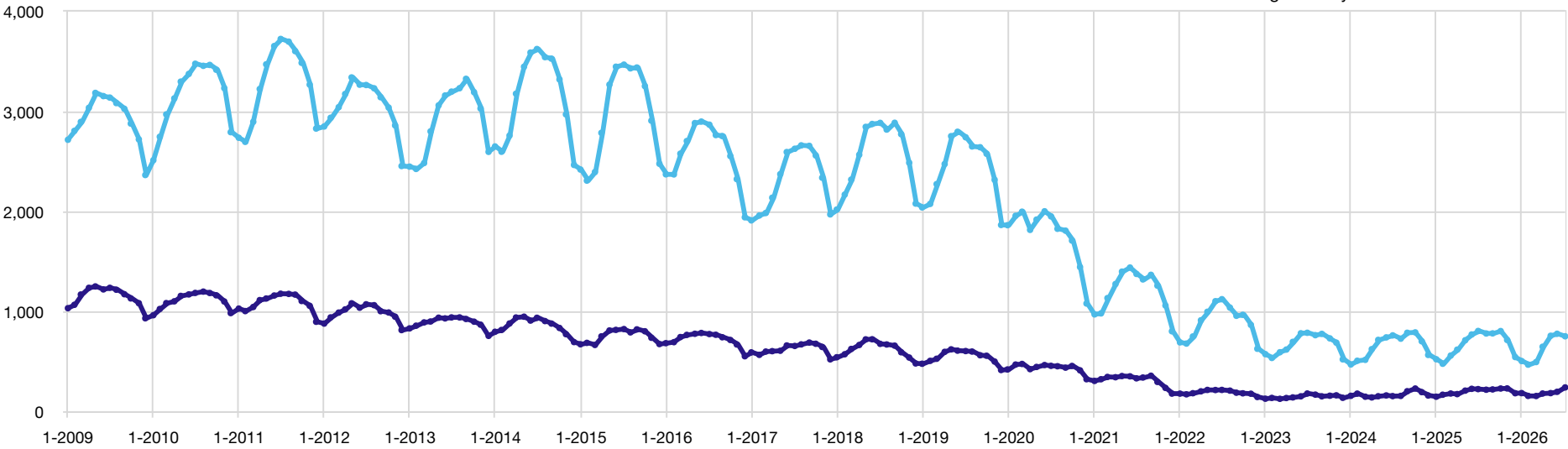
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	492	- 11.7%	152	- 14.1%
Apr-2026	645	+ 4.7%	177	+ 3.5%
May-2026	755	+ 6.3%	181	- 12.1%
Jun-2026	775	+ 0.9%	194	- 13.4%
Jul-2026	750	- 6.6%	238	+ 7.7%
12-Month Avg	667	- 0.1%	195	+ 4.8%

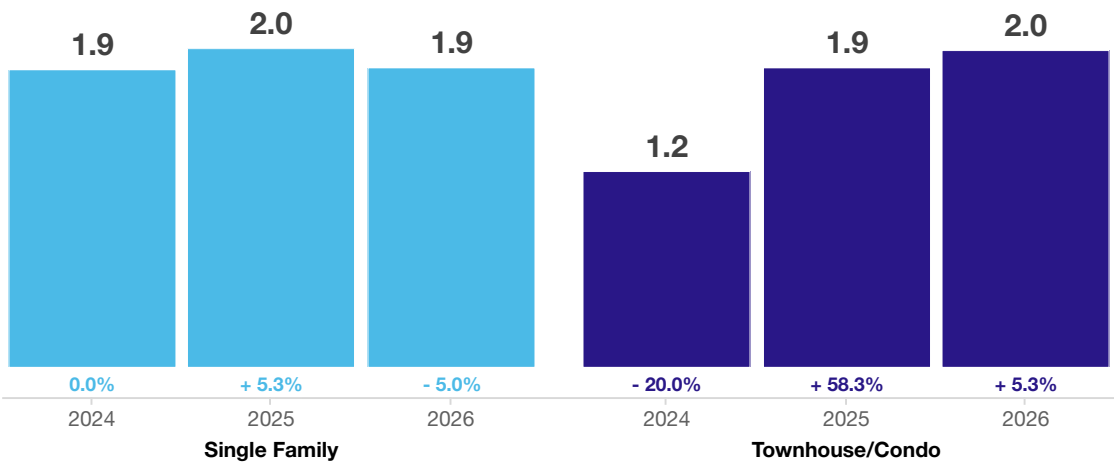
Historical Inventory of Homes for Sale by Month



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.

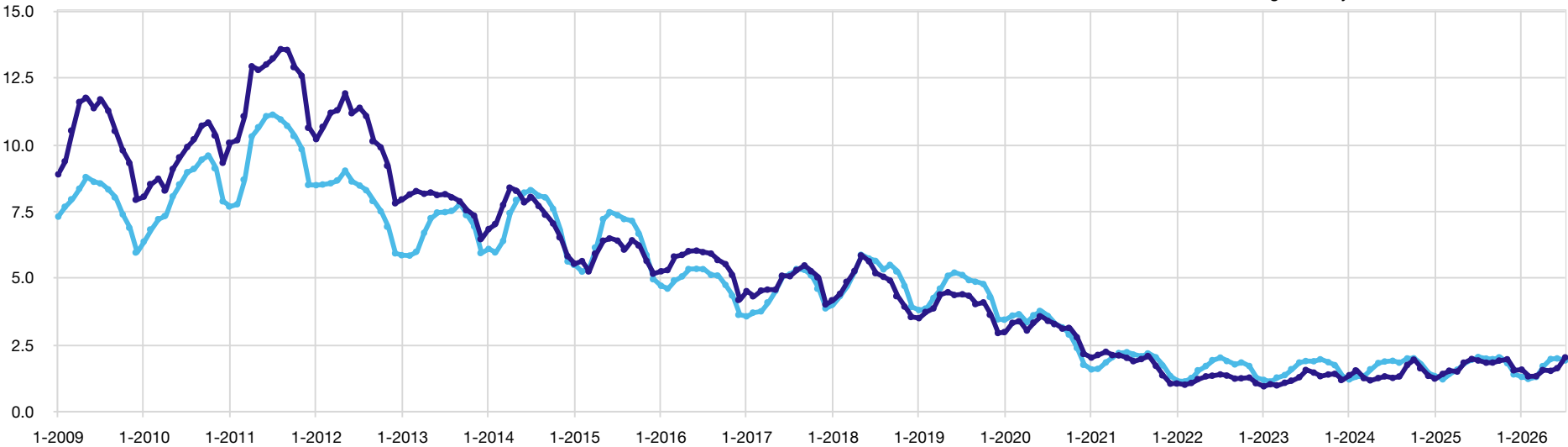
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.0	+ 5.3%	1.6	- 15.8%
Jul-2026	1.9	- 5.0%	2.0	+ 5.3%
12-Month Avg*	1.7	+ 1.2%	1.6	+ 3.6%

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		749	740	- 1.2%	4,437	4,475	+ 0.9%
Pending Sales		624	625	+ 0.2%	3,630	3,637	+ 0.2%
Closed Sales		658	728	+ 10.6%	3,419	3,369	- 1.5%
Days on Market Until Sale		13	16	+ 23.1%	18	21	+ 16.7%
Median Sales Price		\$409,000	\$446,000	+ 9.0%	\$385,000	\$410,000	+ 6.5%
Average Sales Price		\$469,296	\$513,542	+ 9.4%	\$447,590	\$473,559	+ 5.8%
Percent of List Price Received		105.9%	105.6%	- 0.3%	105.2%	105.0%	- 0.2%
Housing Affordability Index		107	98	- 8.4%	113	107	- 5.3%
Inventory of Homes for Sale		1,024	988	- 3.5%	—	—	—
Months Supply of Inventory		2.0	1.9	- 5.0%	—	—	—