

Monthly Indicators

Greater Hartford Association of REALTORS®



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 2.5 percent for Single Family homes but decreased 5.6 percent for Townhouse/Condo homes. Pending Sales decreased 1.3 percent for Single Family homes and 2.9 percent for Townhouse/Condo homes. Inventory increased 0.4 percent for Single Family homes and 9.3 percent for Townhouse/Condo homes.

Median Sales Price increased 11.6 percent to \$491,000 for Single Family homes but decreased 3.3 percent to \$290,000 for Townhouse/Condo homes. Days on Market increased 11.8 percent for Single Family homes and 21.4 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but increased 11.1 percent for Townhouse/Condo properties.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 9.5%

Change in
Closed Sales
All Properties

+ 9.8%

Change in
Median Sales Price
All Properties

+ 2.3%

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		513	526	+ 2.5%	3,957	3,975	+ 0.5%
Pending Sales		447	441	- 1.3%	3,248	3,219	- 0.9%
Closed Sales		508	480	- 5.5%	3,133	3,072	- 1.9%
Days on Market Until Sale		17	19	+ 11.8%	19	20	+ 5.3%
Median Sales Price		\$440,000	\$491,000	+ 11.6%	\$419,950	\$450,000	+ 7.2%
Average Sales Price		\$519,119	\$586,047	+ 12.9%	\$492,443	\$527,985	+ 7.2%
Percent of List Price Received		105.4%	105.7%	+ 0.3%	105.7%	105.7%	0.0%
Housing Affordability Index		101	89	- 11.9%	105	98	- 6.7%
Inventory of Homes for Sale		778	781	+ 0.4%	—	—	—
Months Supply of Inventory		2.0	2.0	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.

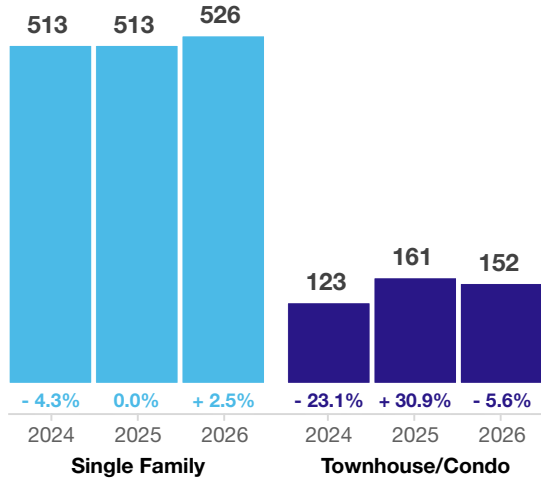


Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		161	152	- 5.6%	1,154	1,168	+ 1.2%
Pending Sales		138	134	- 2.9%	966	965	- 0.1%
Closed Sales		158	123	- 22.2%	952	908	- 4.6%
Days on Market Until Sale		14	17	+ 21.4%	16	20	+ 25.0%
Median Sales Price		\$300,000	\$290,000	- 3.3%	\$293,500	\$300,000	+ 2.2%
Average Sales Price		\$316,669	\$298,657	- 5.7%	\$316,467	\$323,662	+ 2.3%
Percent of List Price Received		103.6%	102.4%	- 1.2%	103.4%	102.5%	- 0.9%
Housing Affordability Index		150	154	+ 2.7%	153	149	- 2.6%
Inventory of Homes for Sale		215	235	+ 9.3%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—

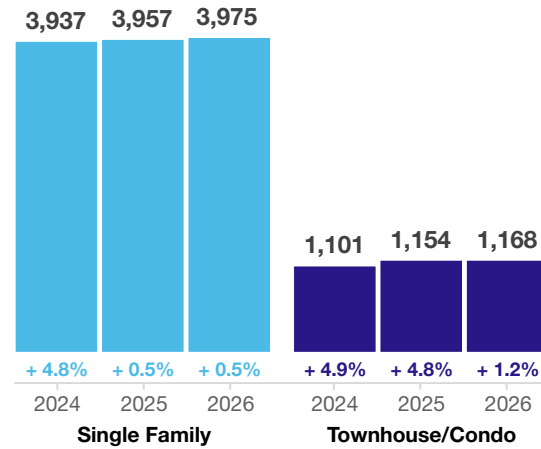
New Listings

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

August

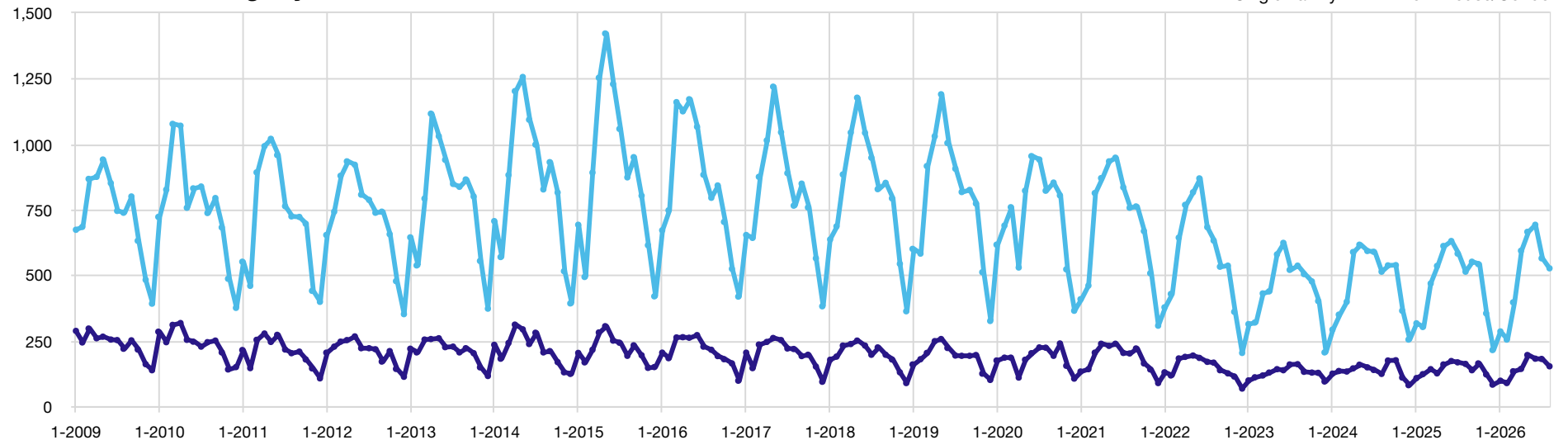


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	551	+ 2.6%	137	- 21.3%
Oct-2025	542	+ 0.7%	163	- 6.9%
Nov-2025	354	- 2.7%	121	+ 11.0%
Dec-2025	214	- 15.7%	82	+ 2.5%
Jan-2026	285	- 9.8%	97	- 9.3%
Feb-2026	254	- 15.9%	88	- 27.9%
Mar-2026	396	- 15.4%	133	- 5.7%
Apr-2026	593	+ 10.8%	142	+ 13.6%
May-2026	665	+ 8.8%	195	+ 22.6%
Jun-2026	692	+ 9.8%	181	+ 5.2%
Jul-2026	564	- 3.1%	180	+ 7.8%
Aug-2026	526	+ 2.5%	152	- 5.6%
12-Month Avg	470	- 0.2%	139	- 1.4%

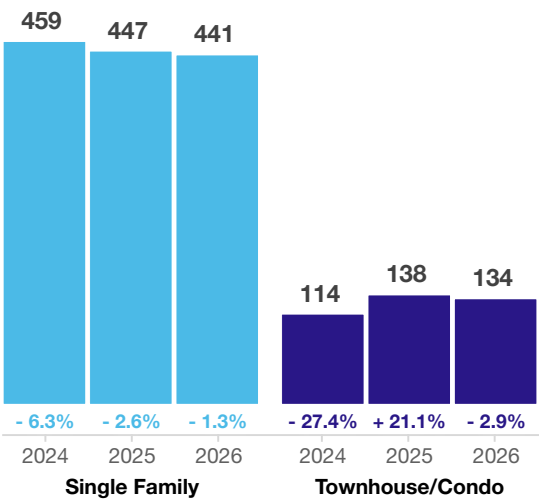
Historical New Listings by Month



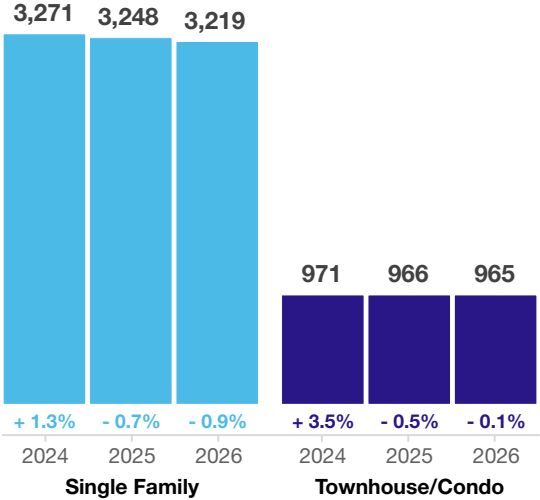
Pending Sales

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

August

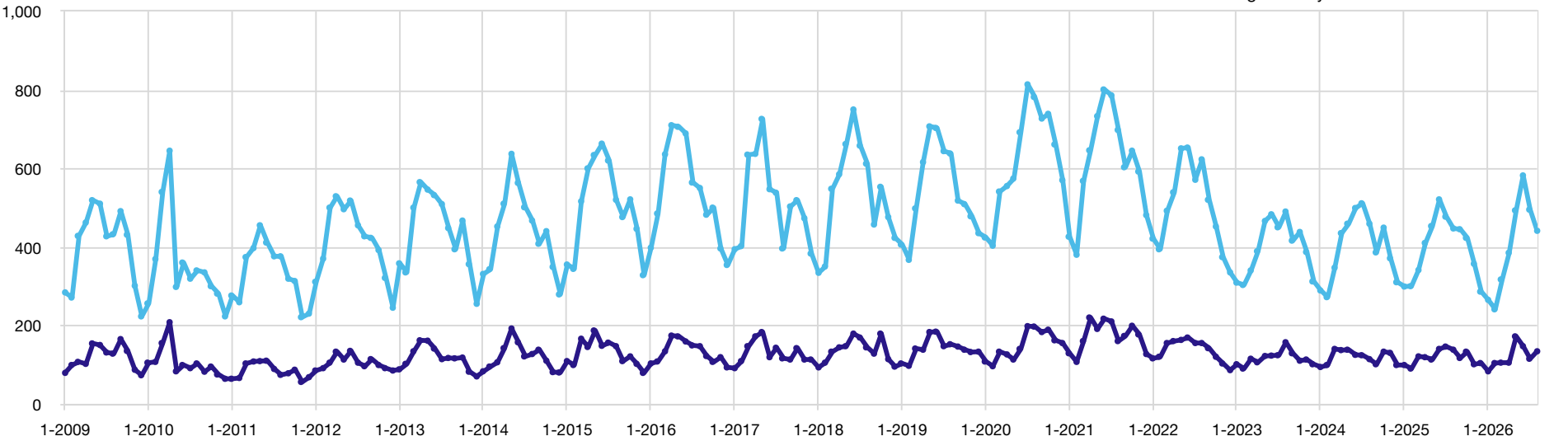


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	317	- 7.0%	105	- 13.2%
Apr-2026	385	- 6.1%	105	- 11.8%
May-2026	493	+ 8.8%	172	+ 52.2%
Jun-2026	582	+ 11.7%	147	+ 5.0%
Jul-2026	495	+ 3.8%	115	- 21.2%
Aug-2026	441	- 1.3%	134	- 2.9%
12-Month Avg	394	- 0.8%	118	- 0.8%

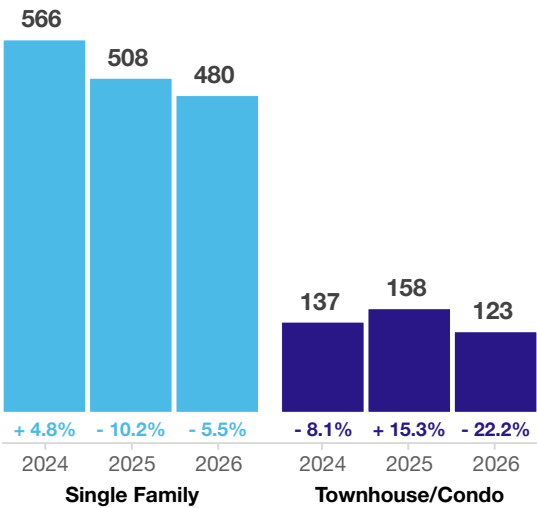
Historical Pending Sales by Month



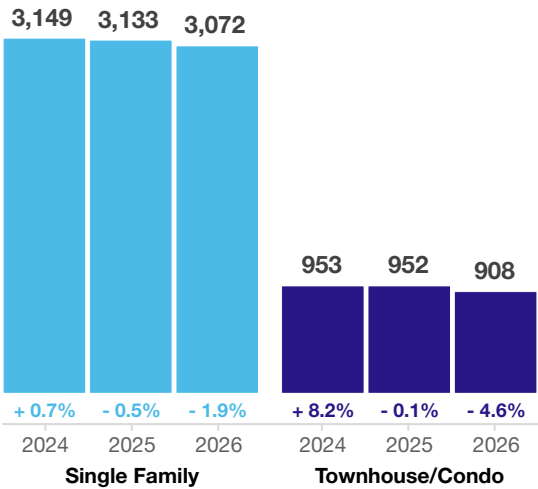
Closed Sales

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

August

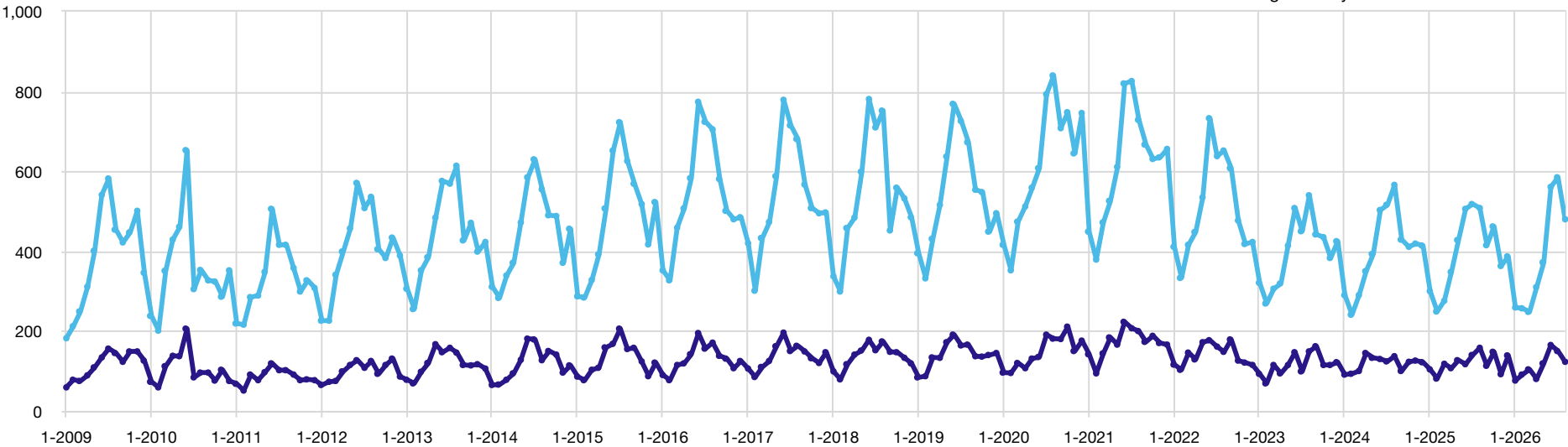


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	372	- 13.1%	119	- 6.3%
Jun-2026	561	+ 10.9%	165	+ 41.0%
Jul-2026	585	+ 12.9%	150	+ 7.1%
Aug-2026	480	- 5.5%	123	- 22.2%
12-Month Avg	392	- 2.2%	117	- 1.7%

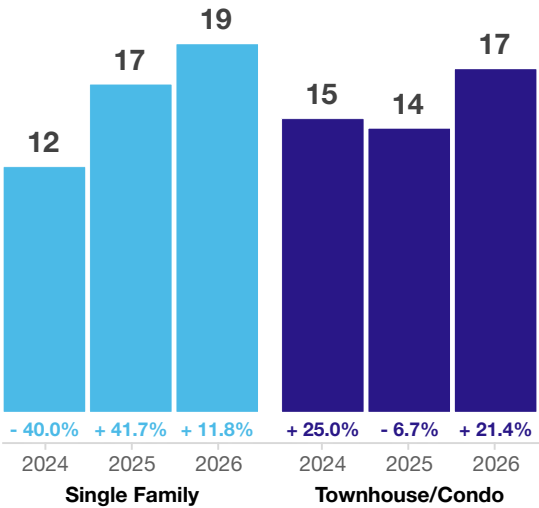
Historical Closed Sales by Month



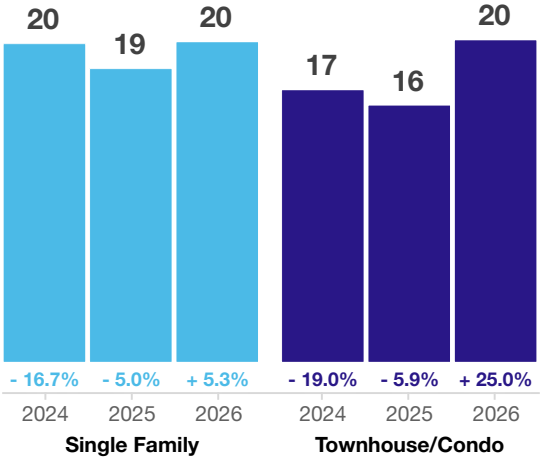
Days on Market Until Sale

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

August



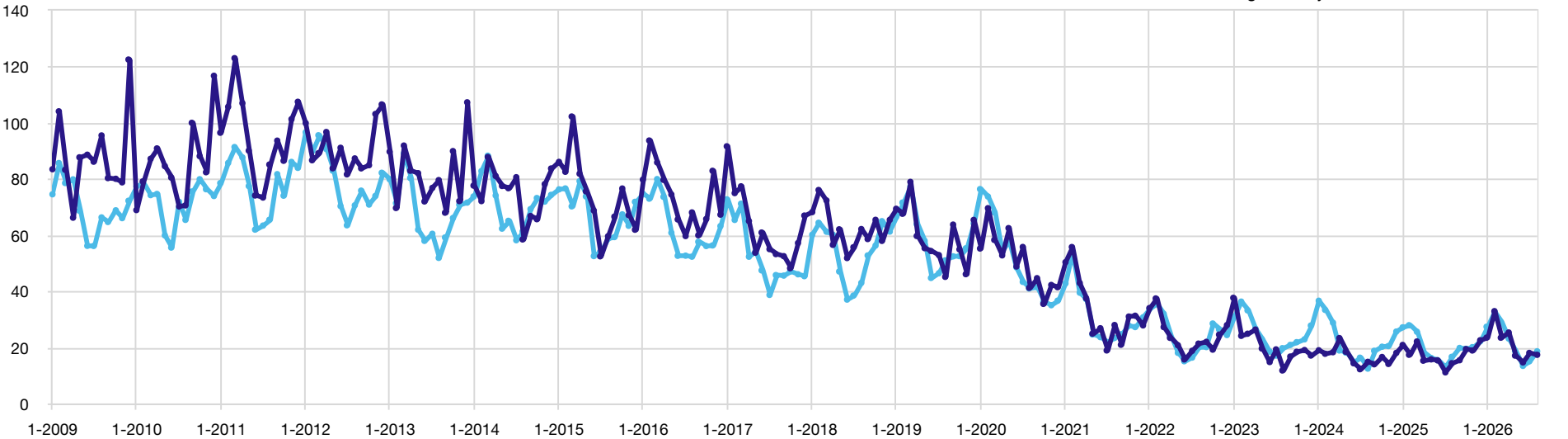
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	19	+ 11.8%	17	+ 21.4%
12-Month Avg*	20	+ 3.6%	20	+ 24.6%

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

Historical Days on Market Until Sale by Month

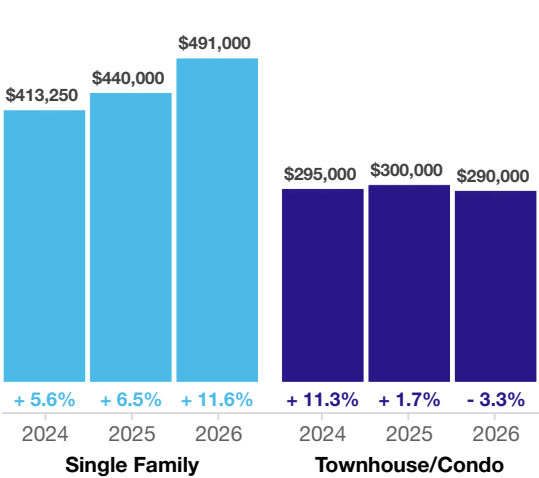


Median Sales Price

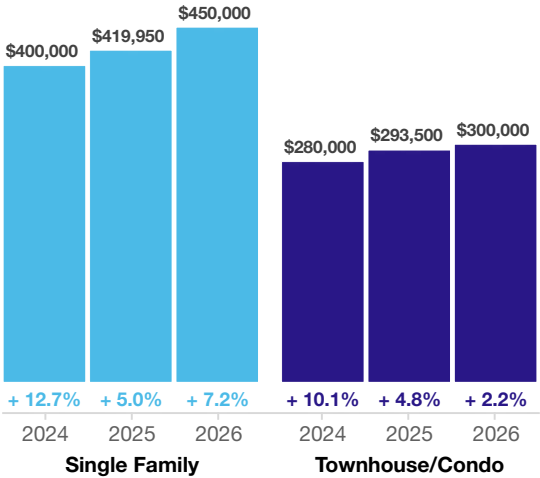
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



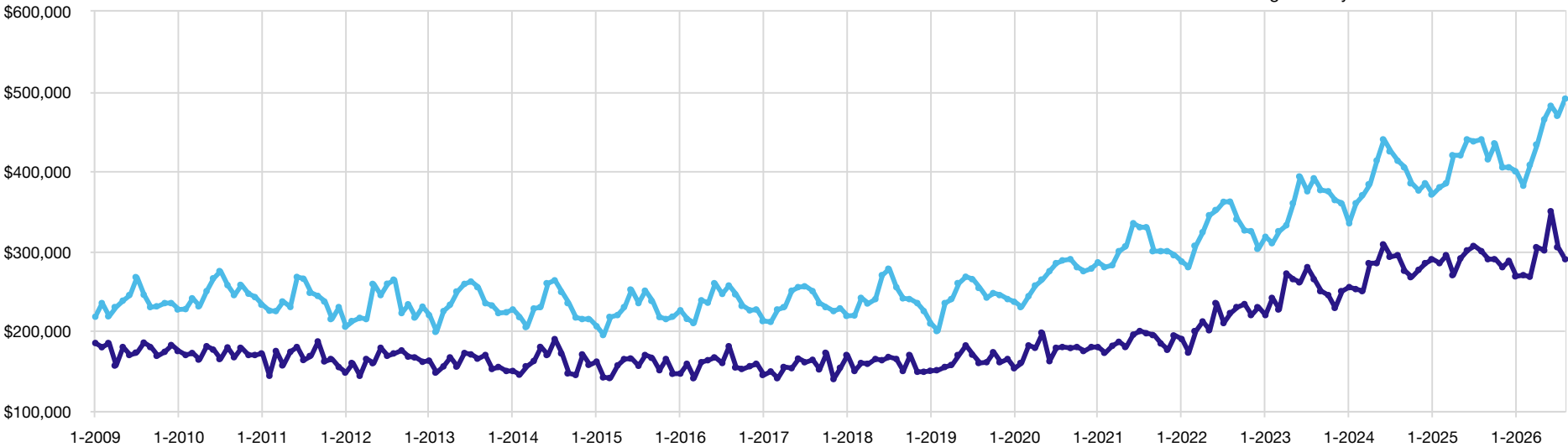
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$465,000	+ 10.7%	\$301,000	+ 3.4%
Jun-2026	\$482,000	+ 9.5%	\$350,000	+ 16.3%
Jul-2026	\$469,500	+ 7.3%	\$305,000	- 0.5%
Aug-2026	\$491,000	+ 11.6%	\$290,000	- 3.3%
12-Month Avg*	\$436,000	+ 7.1%	\$295,000	+ 3.1%

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

Historical Median Sales Price by Month

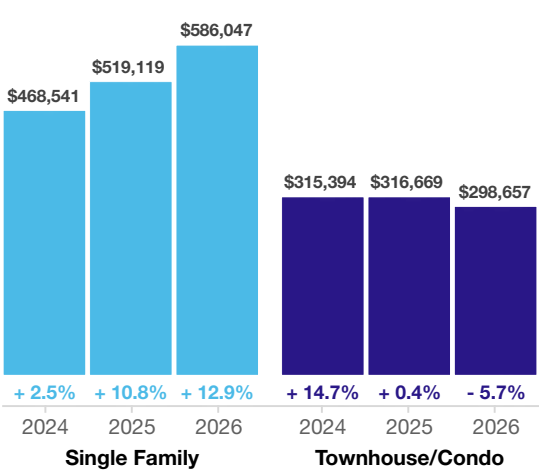


Average Sales Price

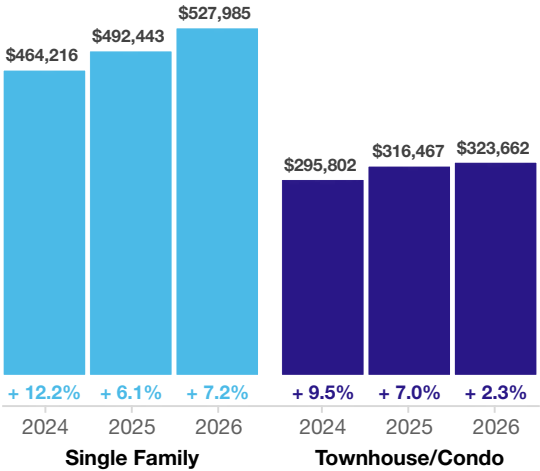
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



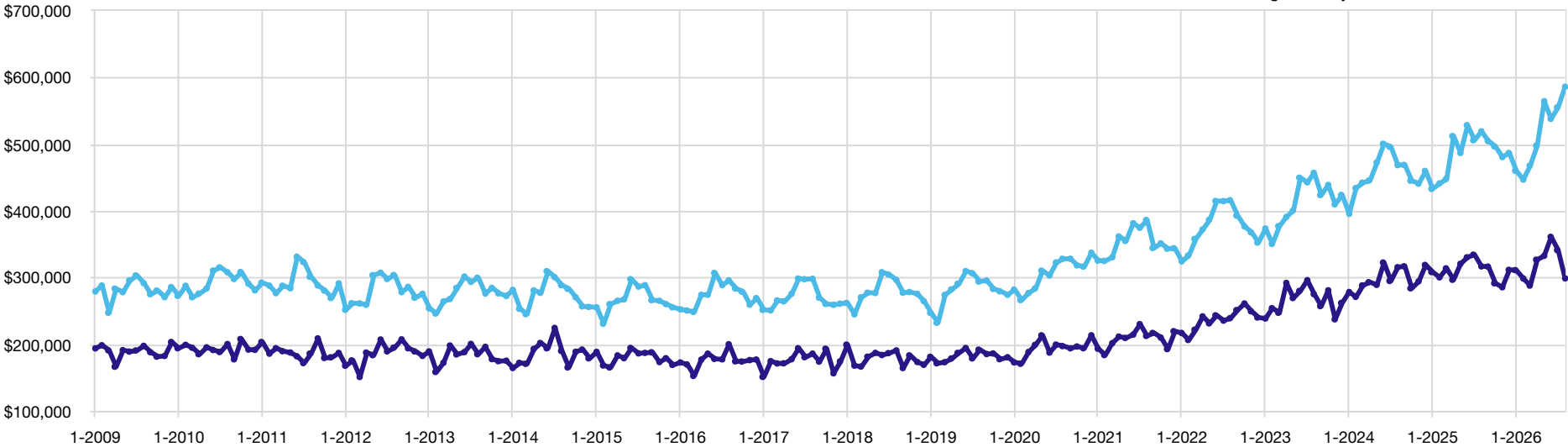
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$564,295	+ 15.9%	\$332,518	+ 3.7%
Jun-2026	\$537,915	+ 1.8%	\$360,917	+ 9.3%
Jul-2026	\$555,149	+ 9.8%	\$341,119	+ 2.1%
Aug-2026	\$586,047	+ 12.9%	\$298,657	- 5.7%
12-Month Avg*	\$515,777	+ 7.7%	\$315,918	+ 1.3%

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

Historical Average Sales Price by Month

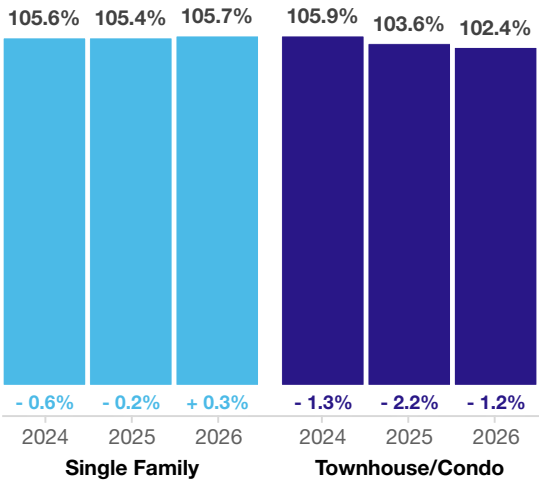


Percent of List Price Received

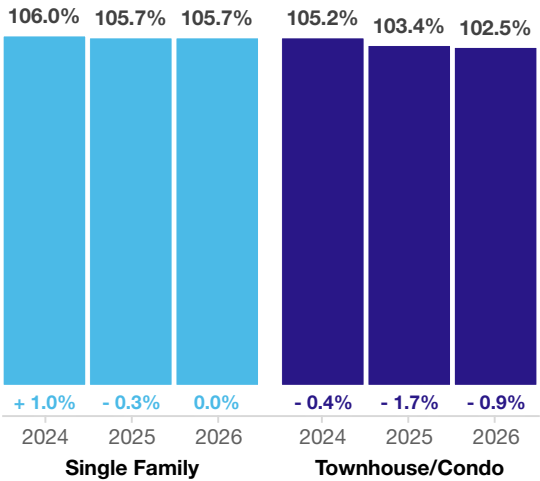
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



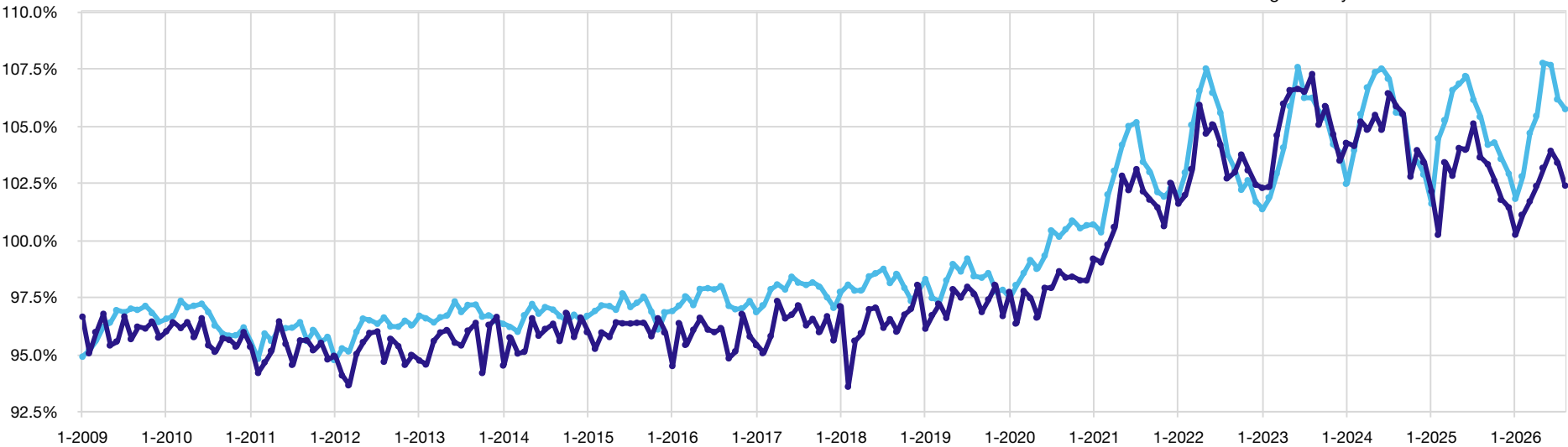
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	107.7%	+ 0.8%	103.2%	- 0.8%
Jun-2026	107.7%	+ 0.5%	103.9%	0.0%
Jul-2026	106.2%	+ 0.1%	103.4%	- 1.6%
Aug-2026	105.7%	+ 0.3%	102.4%	- 1.2%
12-Month Avg*	105.0%	+ 0.0%	102.4%	- 1.0%

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

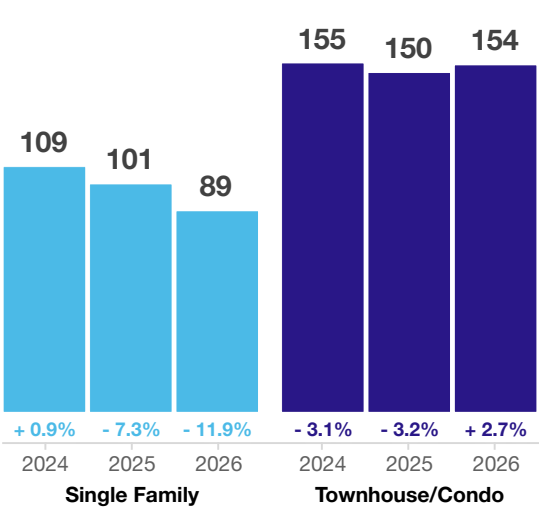
Historical Percent of List Price Received by Month



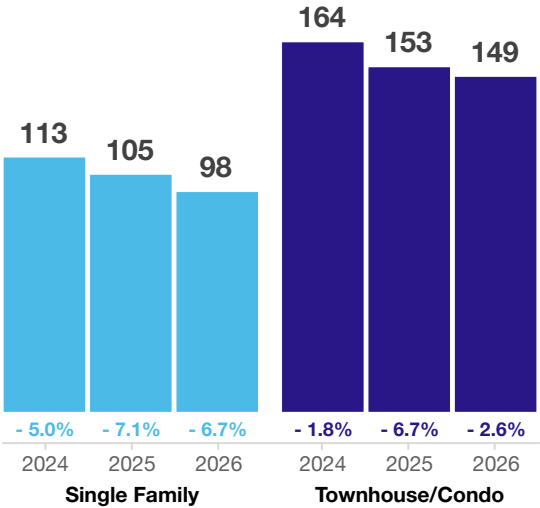
Housing Affordability Index

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.

August

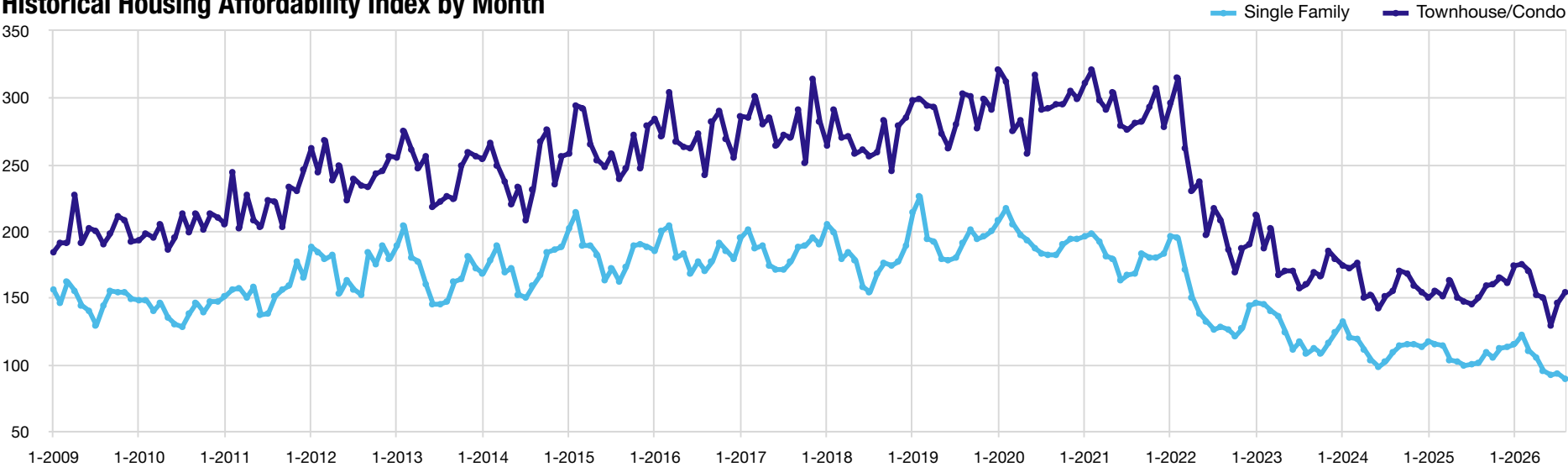


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	93	- 7.0%	146	+ 0.7%
Aug-2026	89	- 11.9%	154	+ 2.7%
12-Month Avg	105	- 3.7%	158	+ 1.9%

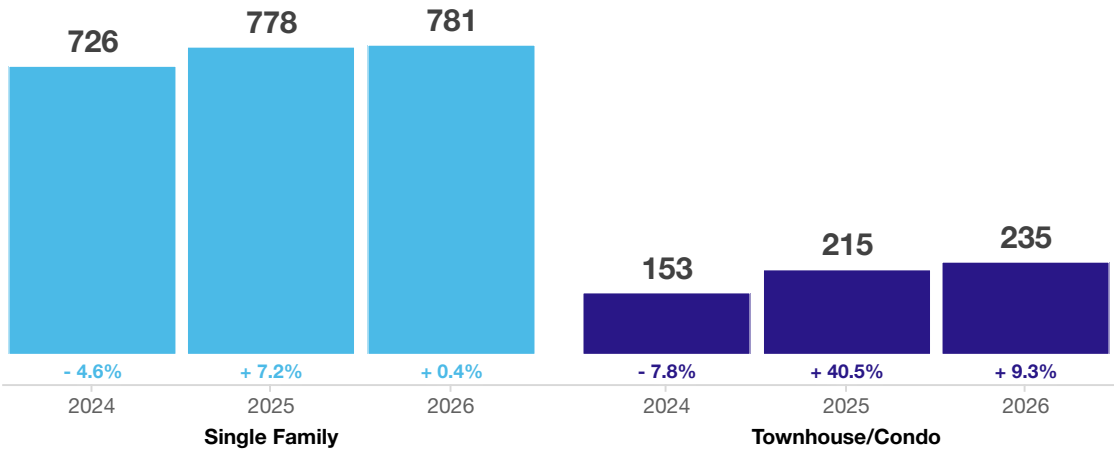
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

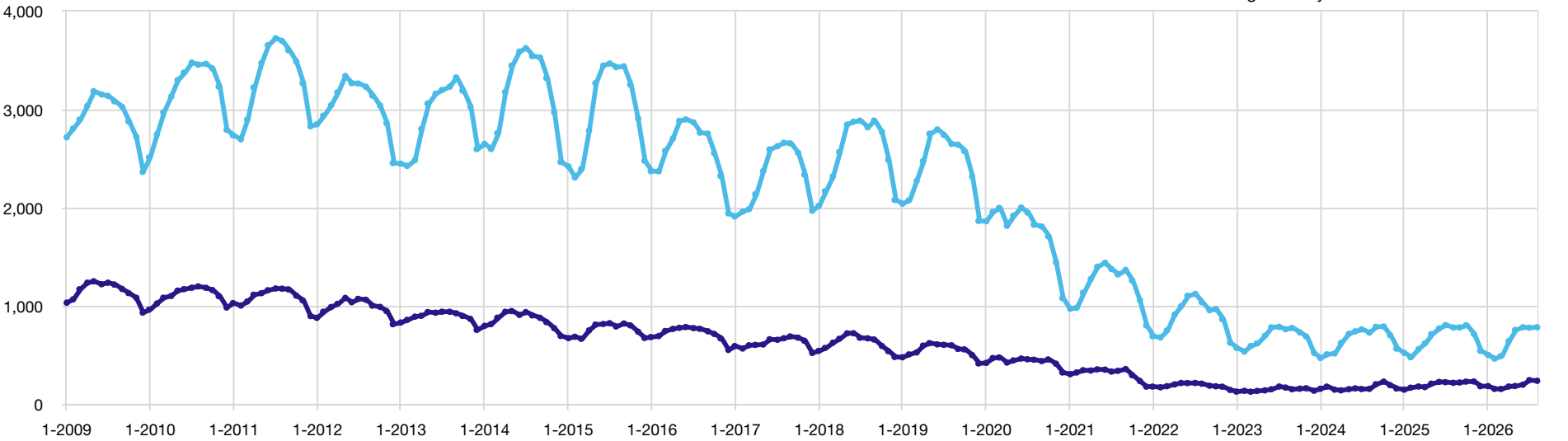
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	779	- 0.8%	218	+ 9.0%
Oct-2025	801	+ 1.5%	227	0.0%
Nov-2025	712	+ 1.7%	228	+ 19.4%
Dec-2025	540	- 4.1%	180	+ 14.6%
Jan-2026	499	- 4.0%	181	+ 24.8%
Feb-2026	461	- 2.9%	153	- 7.3%
Mar-2026	488	- 12.4%	152	- 14.1%
Apr-2026	639	+ 3.7%	177	+ 3.5%
May-2026	753	+ 6.1%	182	- 11.7%
Jun-2026	781	+ 1.7%	196	- 12.5%
Jul-2026	776	- 3.4%	242	+ 9.5%
Aug-2026	781	+ 0.4%	235	+ 9.3%
12-Month Avg	668	- 0.6%	198	+ 3.1%

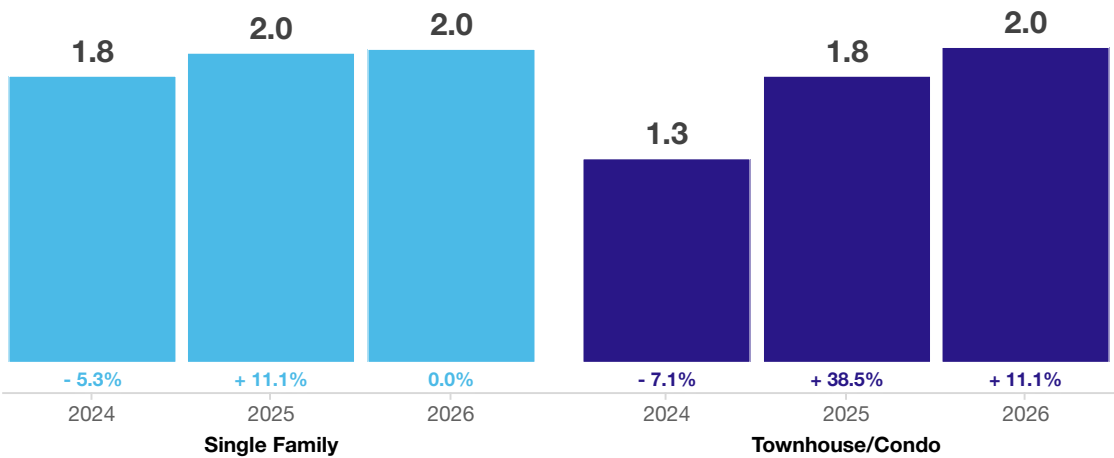
Historical Inventory of Homes for Sale by Month



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.

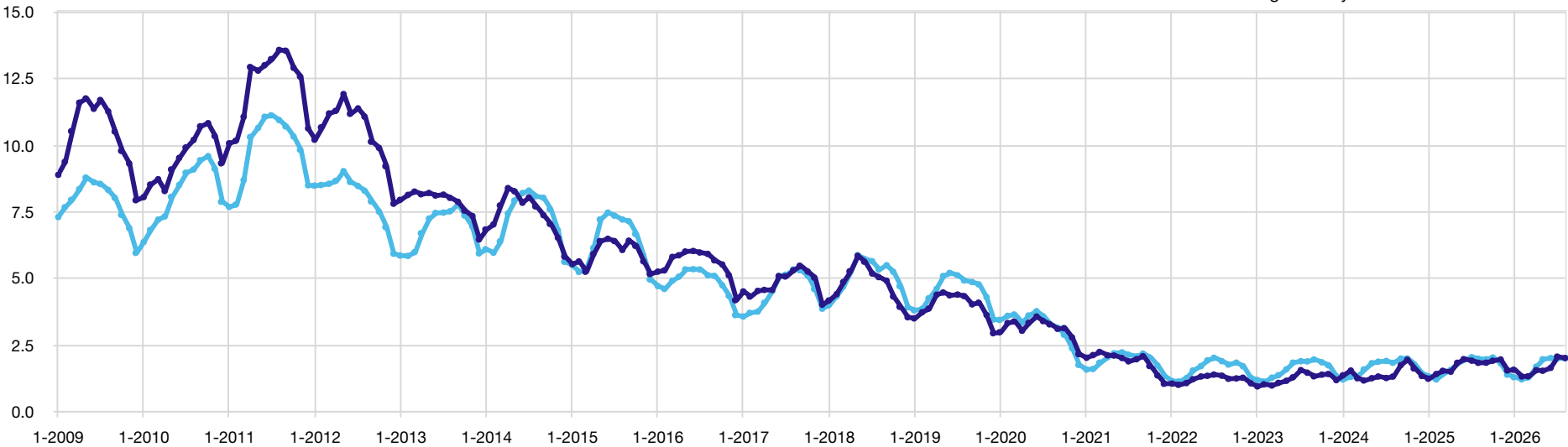
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.0	0.0%	2.0	+ 5.3%
Aug-2026	2.0	0.0%	2.0	+ 11.1%
12-Month Avg*	1.7	+ 0.8%	1.7	+ 2.1%

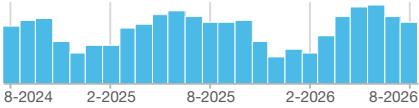
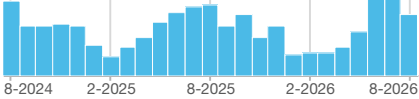
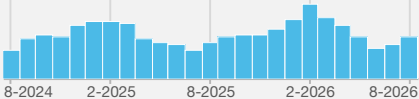
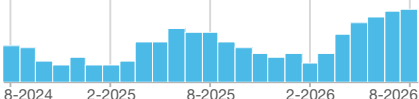
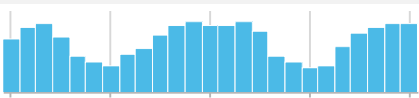
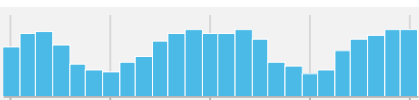
* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		674	678	+ 0.6%	5,111	5,143	+ 0.6%
Pending Sales		585	575	- 1.7%	4,214	4,184	- 0.7%
Closed Sales		666	603	- 9.5%	4,085	3,980	- 2.6%
Days on Market Until Sale		16	18	+ 12.5%	18	20	+ 11.1%
Median Sales Price		\$410,000	\$450,000	+ 9.8%	\$389,950	\$415,000	+ 6.4%
Average Sales Price		\$471,090	\$527,328	+ 11.9%	\$451,422	\$481,323	+ 6.6%
Percent of List Price Received		105.0%	105.0%	0.0%	105.1%	105.0%	- 0.1%
Housing Affordability Index		108	98	- 9.3%	114	106	- 7.0%
Inventory of Homes for Sale		993	1,016	+ 2.3%	—	—	—
Months Supply of Inventory		1.9	2.0	+ 5.3%	—	—	—