

Monthly Indicators

Greater Hartford Association of REALTORS®



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings increased 7.1 percent for Single Family homes and 17.5 percent for Townhouse/Condo homes. Pending Sales increased 2.9 percent for Single Family homes and 14.5 percent for Townhouse/Condo homes. Inventory increased 8.4 percent for Single Family homes and 9.2 percent for Townhouse/Condo homes.

Median Sales Price increased 10.8 percent to \$460,000 for Single Family homes and 8.6 percent to \$315,000 for Townhouse/Condo homes. Days on Market decreased 10.0 percent for Single Family homes but increased 53.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 10.5 percent for Single Family homes and 11.1 percent for Townhouse/Condo homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

+ 5.1%	+ 10.8%	+ 8.5%
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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		551	590	+ 7.1%	4,508	4,571	+ 1.4%
Pending Sales		445	458	+ 2.9%	3,693	3,666	- 0.7%
Closed Sales		416	443	+ 6.5%	3,549	3,521	- 0.8%
Days on Market Until Sale		20	18	- 10.0%	19	20	+ 5.3%
Median Sales Price		\$415,000	\$460,000	+ 10.8%	\$419,700	\$450,000	+ 7.2%
Average Sales Price		\$506,273	\$524,440	+ 3.6%	\$494,065	\$527,414	+ 6.7%
Percent of List Price Received		104.2%	104.2%	0.0%	105.5%	105.5%	0.0%
Housing Affordability Index		109	92	- 15.6%	108	95	- 12.0%
Inventory of Homes for Sale		778	843	+ 8.4%	—	—	—
Months Supply of Inventory		1.9	2.1	+ 10.5%	—	—	—

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.

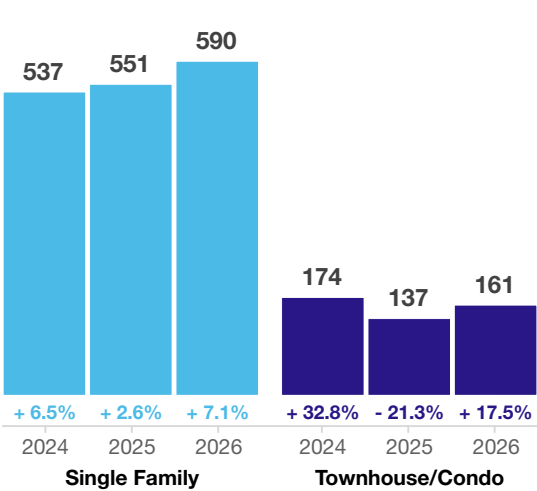


Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		137	161	+ 17.5%	1,291	1,331	+ 3.1%
Pending Sales		117	134	+ 14.5%	1,083	1,094	+ 1.0%
Closed Sales		113	113	0.0%	1,065	1,022	- 4.0%
Days on Market Until Sale		15	23	+ 53.3%	16	21	+ 31.3%
Median Sales Price		\$290,000	\$315,000	+ 8.6%	\$292,102	\$301,000	+ 3.0%
Average Sales Price		\$316,314	\$340,420	+ 7.6%	\$316,451	\$325,375	+ 2.8%
Percent of List Price Received		103.3%	102.2%	- 1.1%	103.4%	102.5%	- 0.9%
Housing Affordability Index		159	137	- 13.8%	157	144	- 8.3%
Inventory of Homes for Sale		218	238	+ 9.2%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—

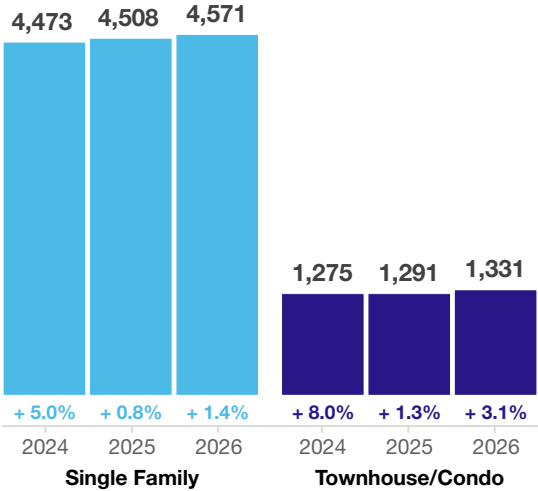
New Listings

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

September

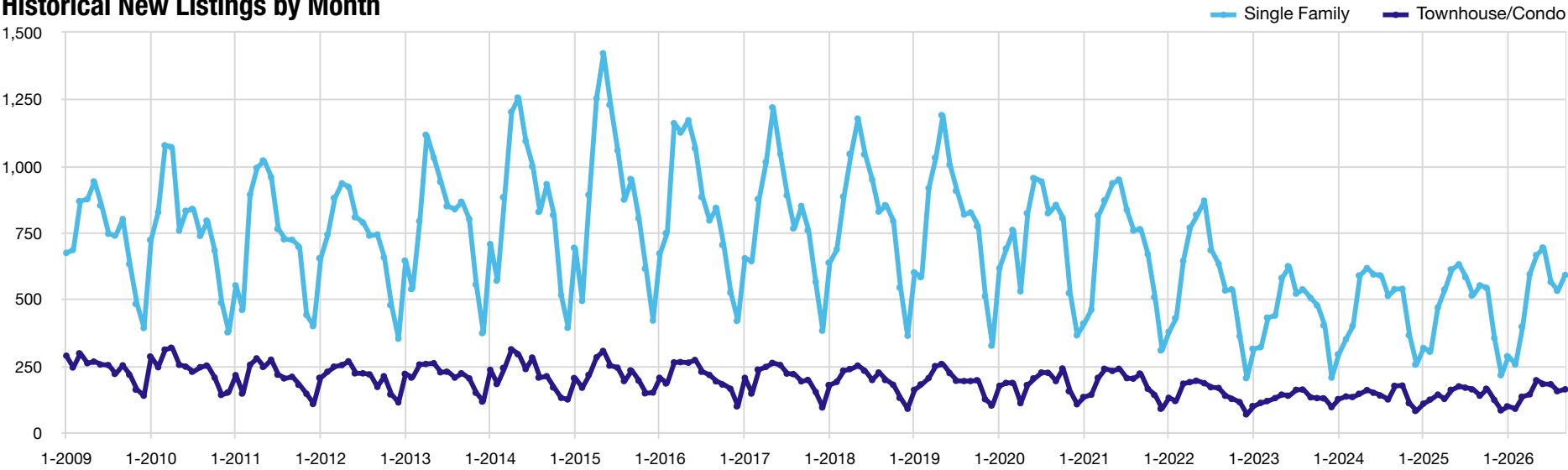


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	693	+ 10.0%	181	+ 5.2%
Jul-2026	564	- 3.1%	180	+ 7.8%
Aug-2026	531	+ 3.5%	154	- 4.3%
Sep-2026	590	+ 7.1%	161	+ 17.5%
12-Month Avg	473	+ 0.2%	141	+ 2.2%

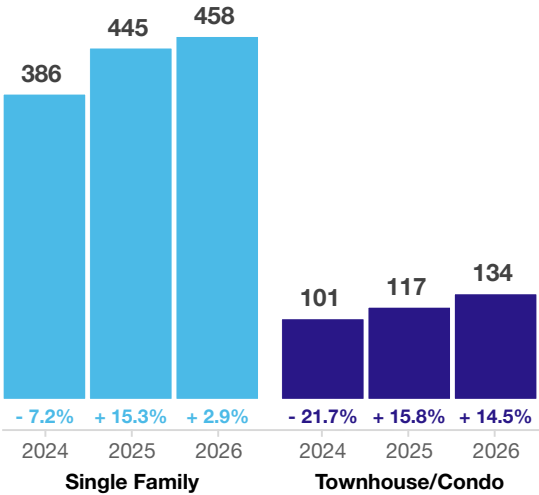
Historical New Listings by Month



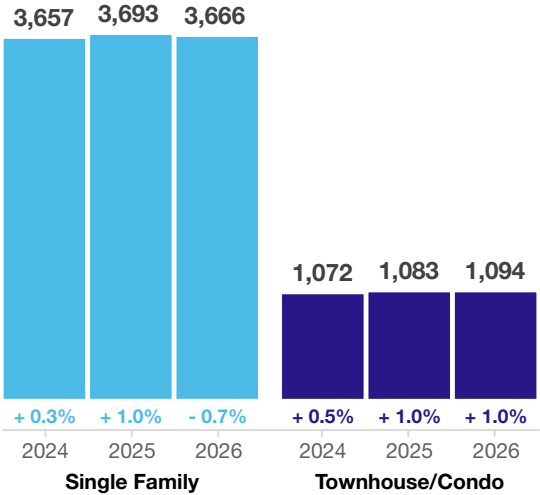
Pending Sales

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

September

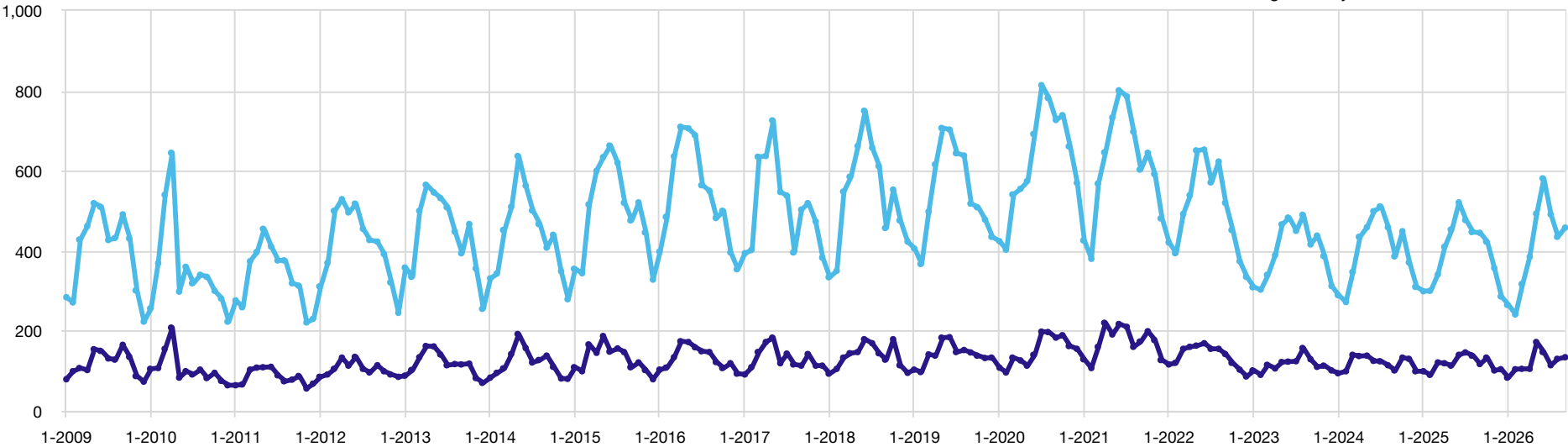


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	581	+ 11.5%	147	+ 5.0%
Jul-2026	491	+ 2.9%	114	- 21.9%
Aug-2026	435	- 2.7%	130	- 5.8%
Sep-2026	458	+ 2.9%	134	+ 14.5%
12-Month Avg	394	- 2.0%	119	- 0.8%

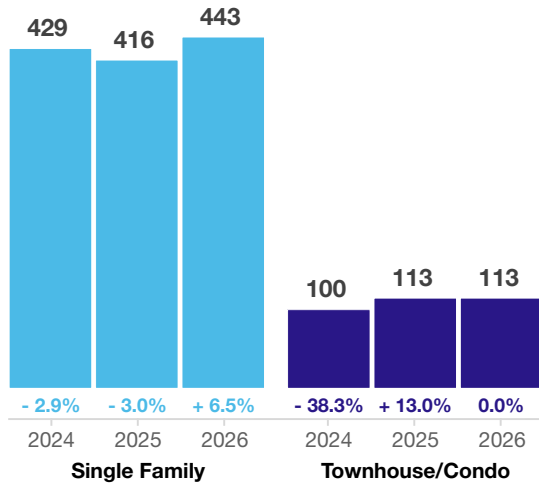
Historical Pending Sales by Month



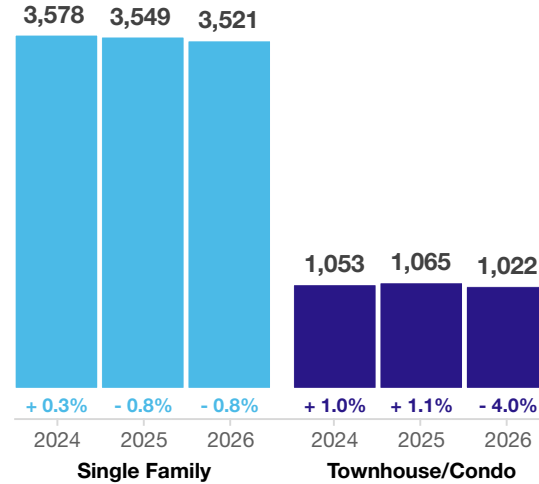
Closed Sales

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

September

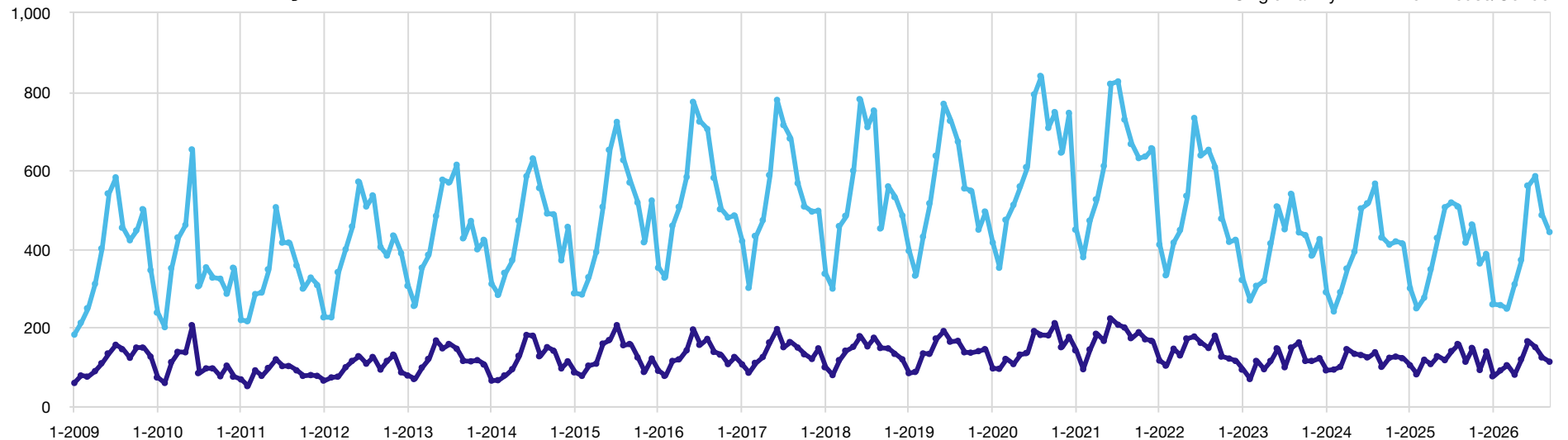


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	486	- 4.3%	124	- 21.5%
Sep-2026	443	+ 6.5%	113	0.0%
12-Month Avg	394	- 1.3%	117	- 2.5%

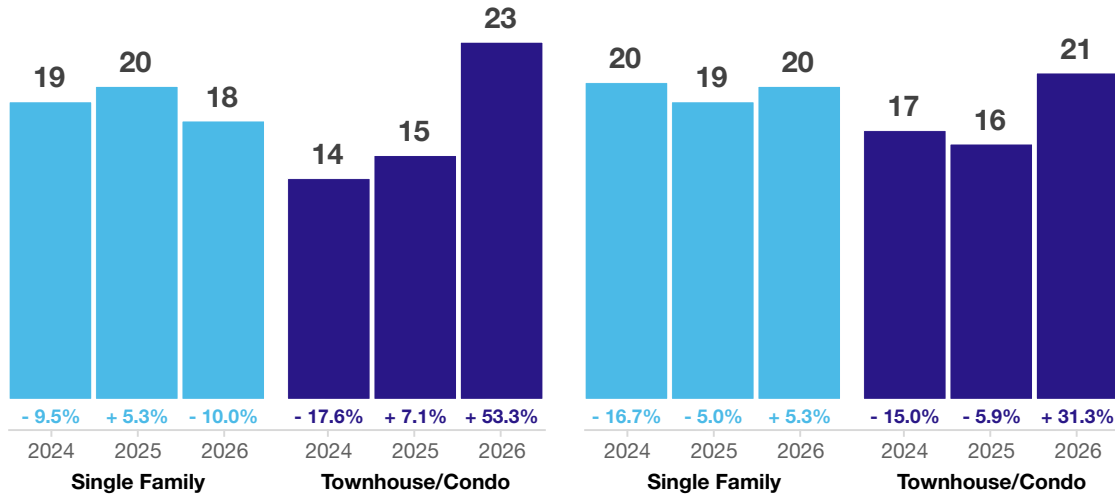
Historical Closed Sales by Month



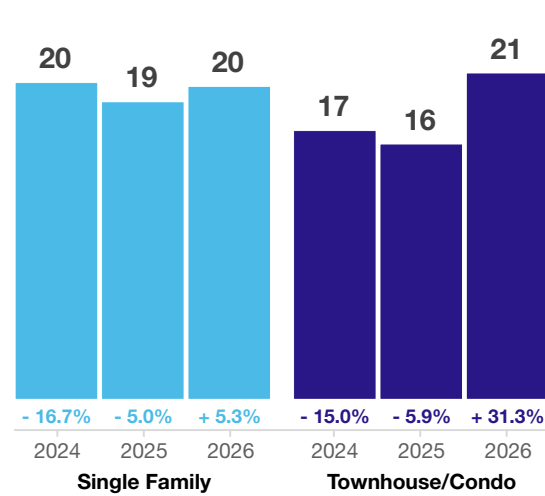
Days on Market Until Sale

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

September



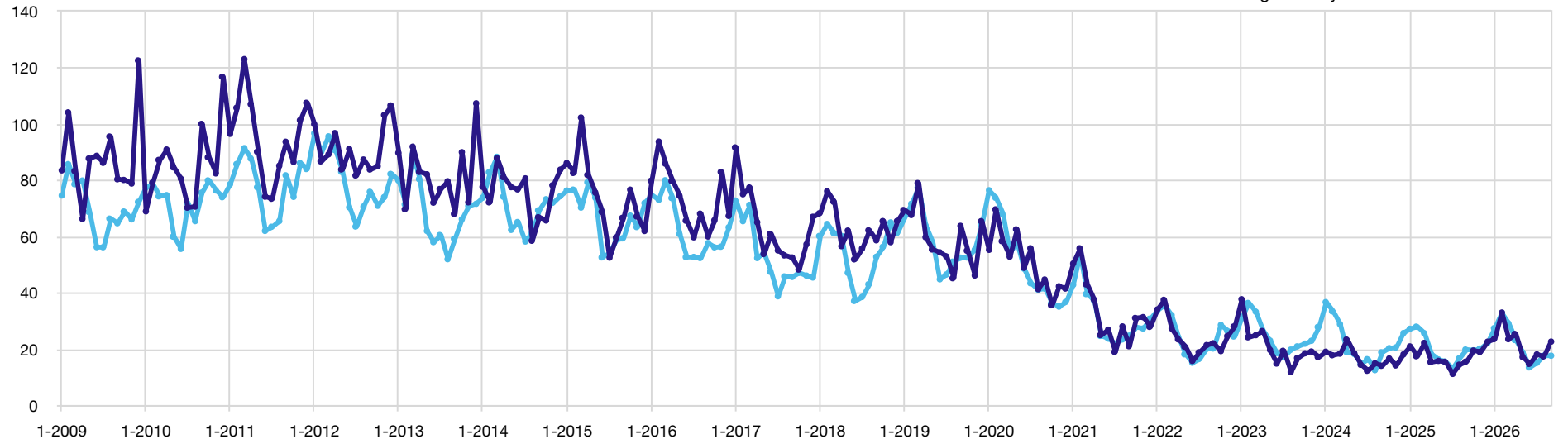
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	18	+ 5.9%	17	+ 21.4%
Sep-2026	18	- 10.0%	23	+ 53.3%
12-Month Avg*	20	+ 1.5%	21	+ 27.4%

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

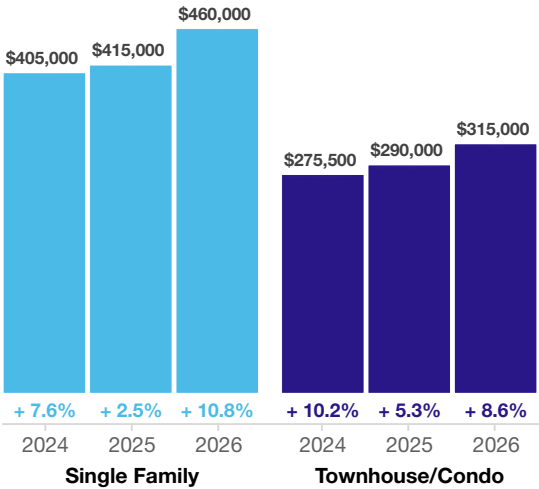
Historical Days on Market Until Sale by Month



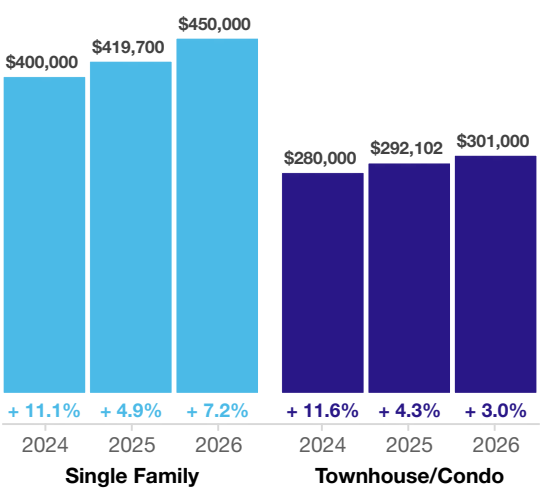
Median Sales Price

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

September



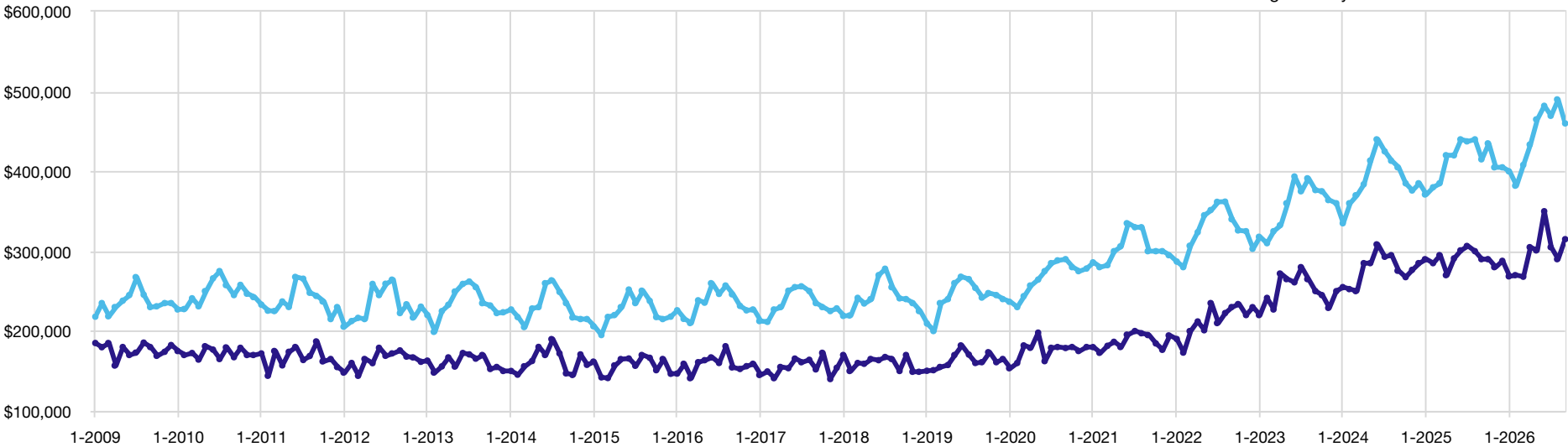
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$490,000	+ 11.4%	\$290,000	- 3.3%
Sep-2026	\$460,000	+ 10.8%	\$315,000	+ 8.6%
12-Month Avg*	\$442,000	+ 7.8%	\$299,900	+ 4.3%

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

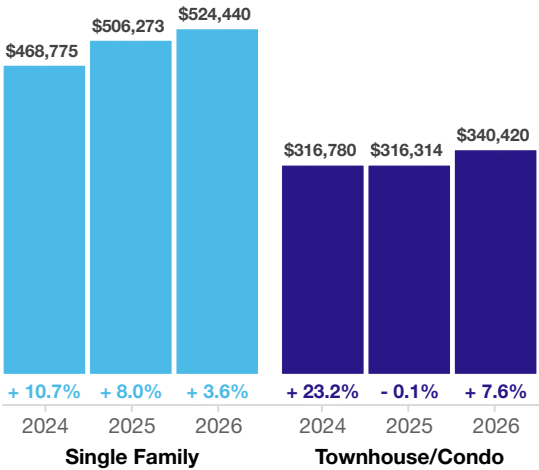
Historical Median Sales Price by Month



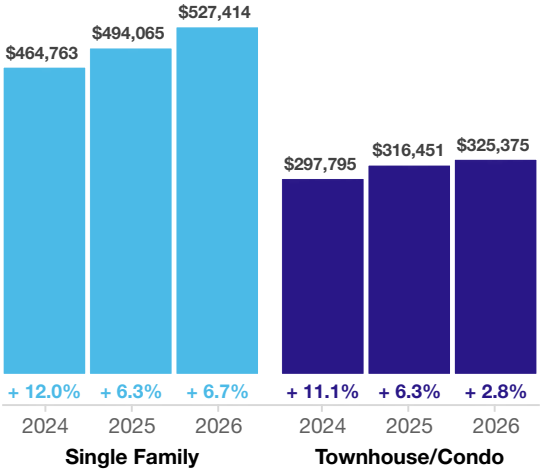
Average Sales Price

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

September



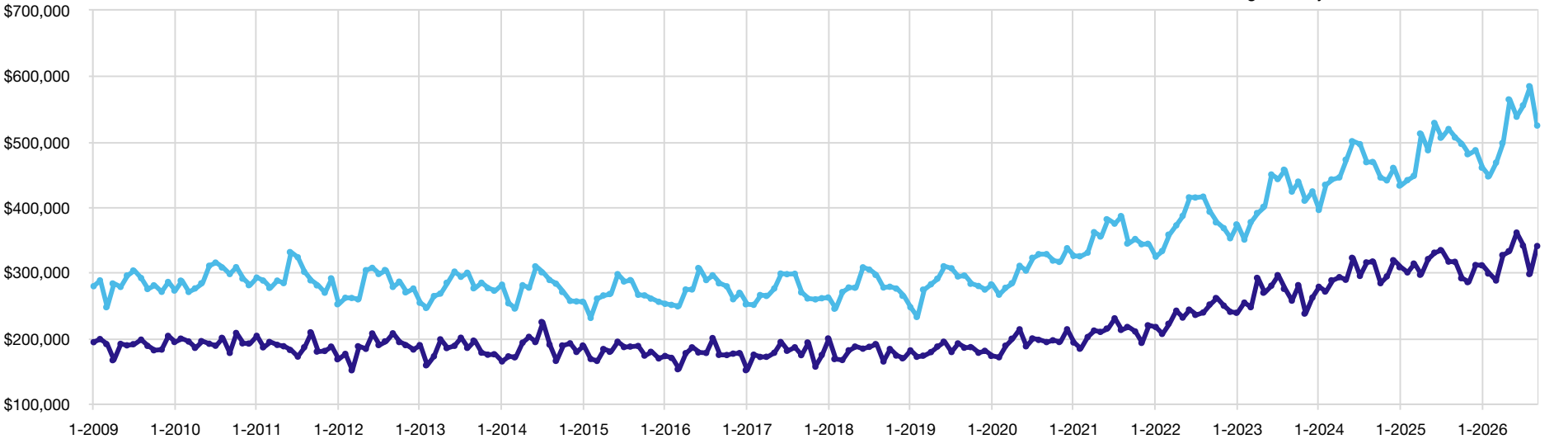
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$584,420	+ 12.6%	\$297,700	- 6.0%
Sep-2026	\$524,440	+ 3.6%	\$340,420	+ 7.6%
12-Month Avg*	\$517,484	+ 7.3%	\$317,765	+ 1.9%

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

Historical Average Sales Price by Month

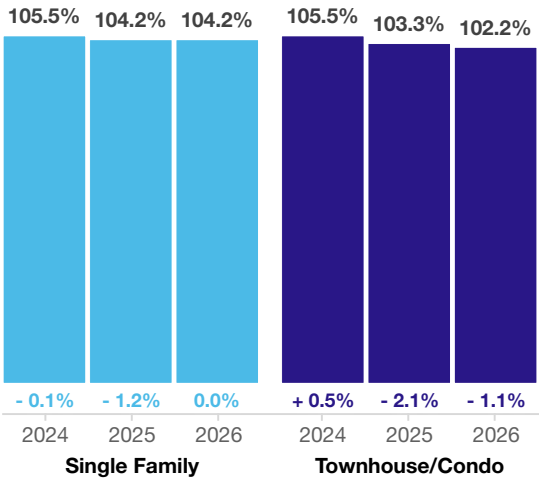


Percent of List Price Received

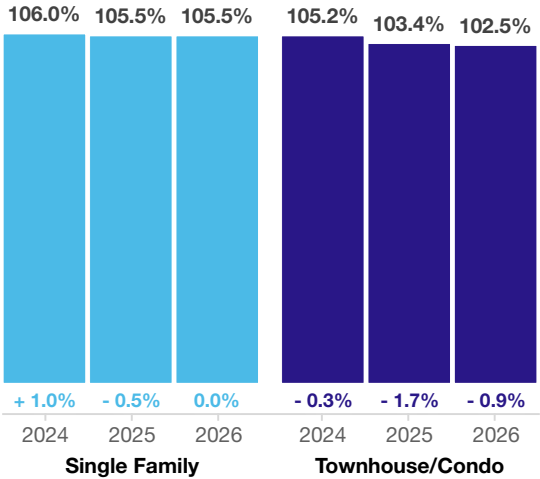
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



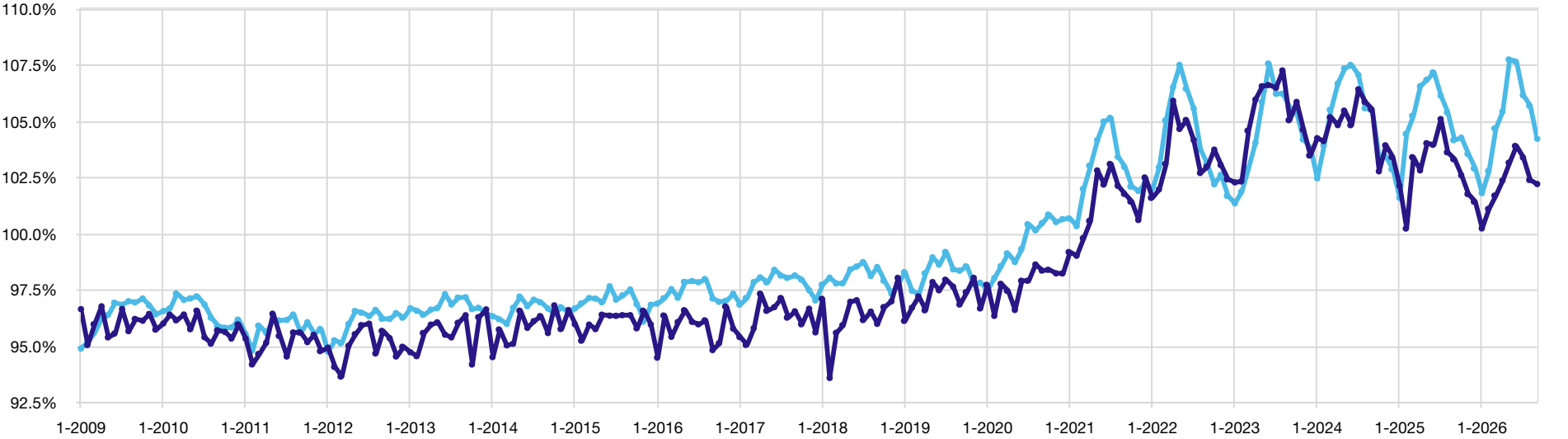
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	104.2%	0.0%	102.2%	- 1.1%
12-Month Avg*	105.0%	+ 0.1%	102.3%	- 1.0%

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

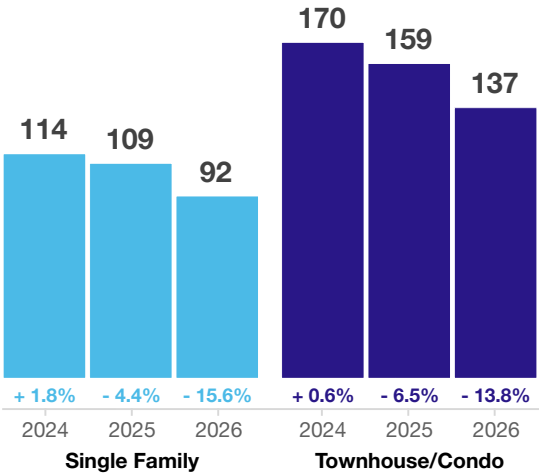
Historical Percent of List Price Received by Month



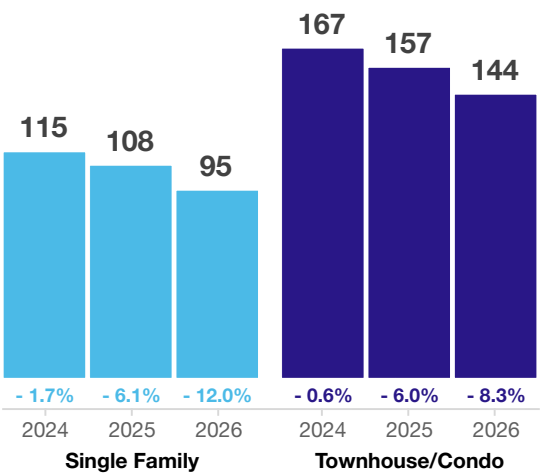
Housing Affordability Index

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.

September

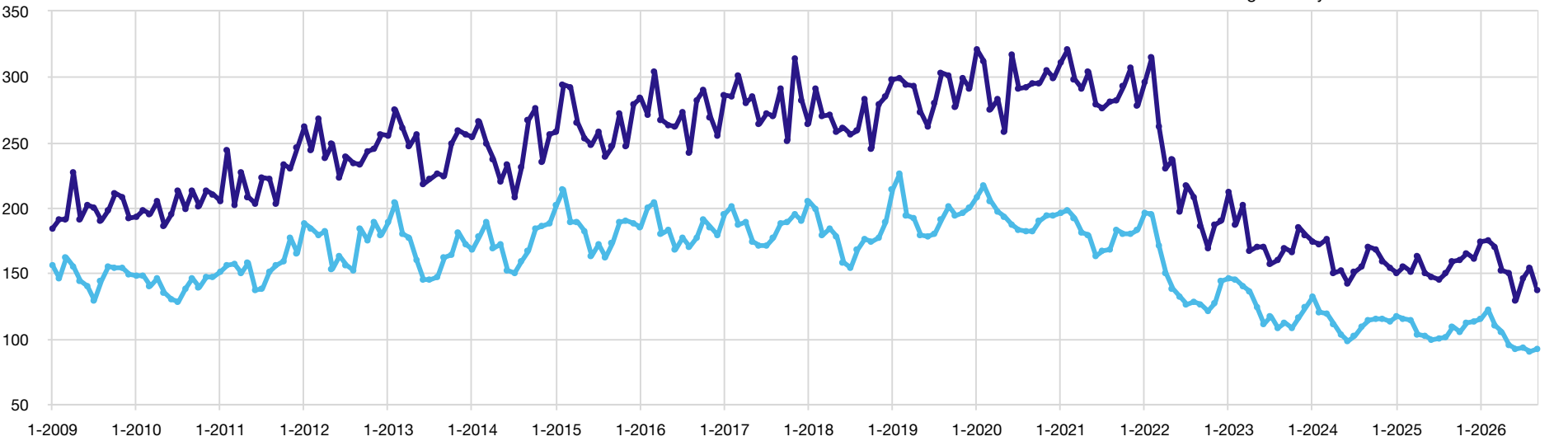


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	90	- 10.9%	154	+ 2.7%
Sep-2026	92	- 15.6%	137	- 13.8%
12-Month Avg	104	- 4.6%	156	+ 1.3%

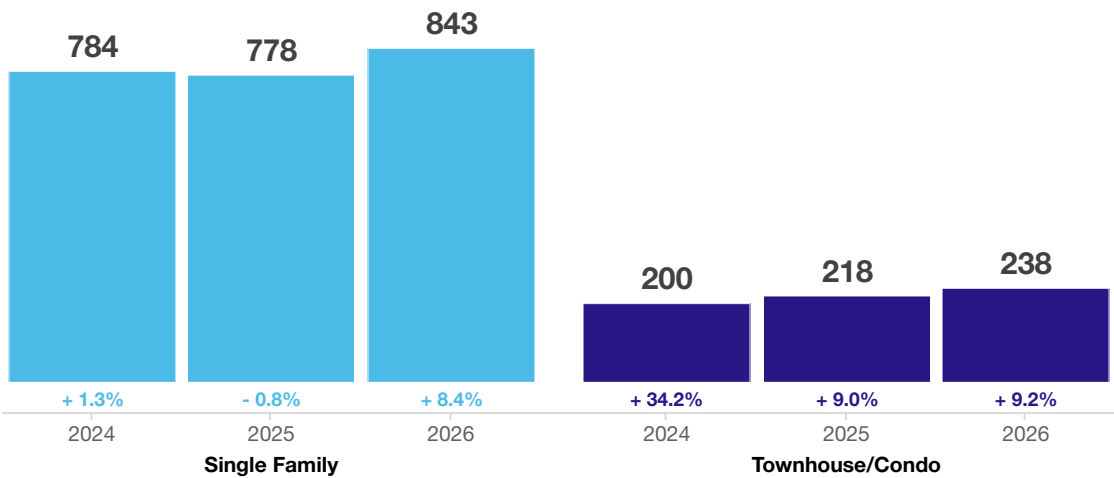
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

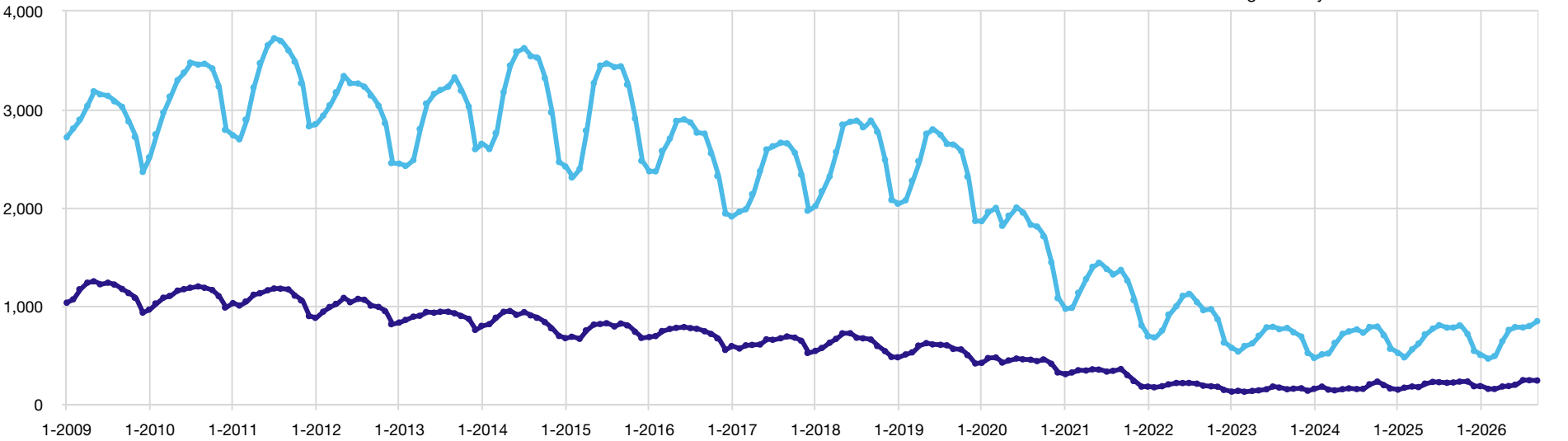
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	800	+ 1.5%	227	0.0%
Nov-2025	712	+ 1.9%	228	+ 19.4%
Dec-2025	540	- 3.9%	180	+ 14.6%
Jan-2026	499	- 3.9%	181	+ 24.8%
Feb-2026	461	- 2.7%	153	- 7.3%
Mar-2026	488	- 12.2%	152	- 14.1%
Apr-2026	639	+ 3.9%	177	+ 3.5%
May-2026	754	+ 6.3%	182	- 11.7%
Jun-2026	783	+ 2.1%	195	- 12.9%
Jul-2026	779	- 2.9%	242	+ 9.5%
Aug-2026	794	+ 2.2%	241	+ 12.1%
Sep-2026	843	+ 8.4%	238	+ 9.2%
12-Month Avg	674	+ 0.4%	200	+ 3.6%

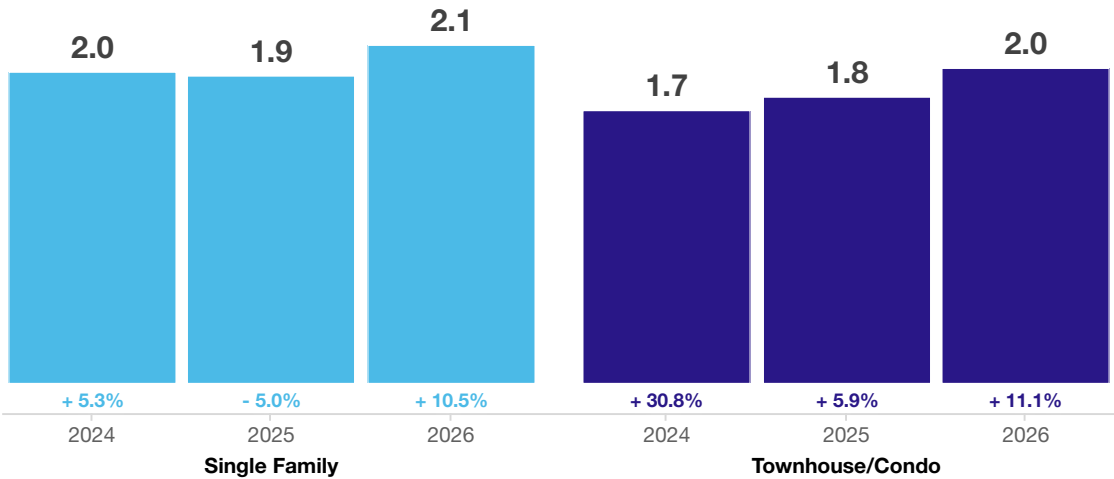
Historical Inventory of Homes for Sale by Month



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.

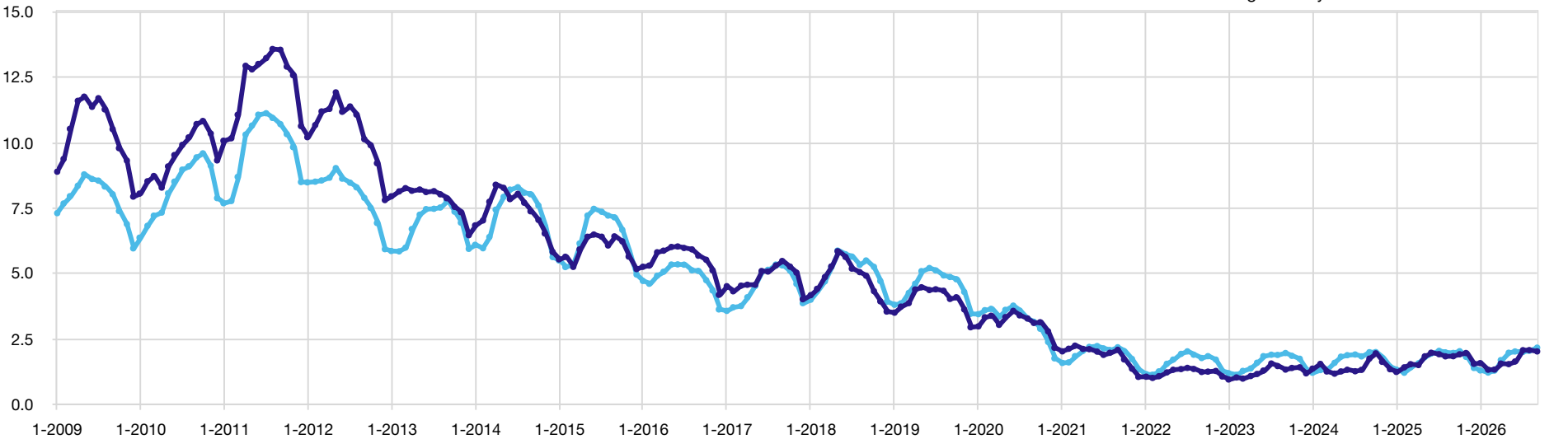
September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	2.1	+ 10.5%	2.0	+ 11.1%
12-Month Avg*	1.7	+ 2.3%	1.7	+ 2.8%

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		688	751	+ 9.2%	5,799	5,902	+ 1.8%
Pending Sales		562	592	+ 5.3%	4,776	4,760	- 0.3%
Closed Sales		529	556	+ 5.1%	4,614	4,543	- 1.5%
Days on Market Until Sale		19	19	0.0%	18	20	+ 11.1%
Median Sales Price		\$390,000	\$432,250	+ 10.8%	\$390,000	\$415,000	+ 6.4%
Average Sales Price		\$465,696	\$486,905	+ 4.6%	\$453,059	\$481,903	+ 6.4%
Percent of List Price Received		104.0%	103.8%	- 0.2%	105.0%	104.8%	- 0.2%
Housing Affordability Index		116	98	- 15.5%	116	103	- 11.2%
Inventory of Homes for Sale		996	1,081	+ 8.5%	—	—	—
Months Supply of Inventory		1.9	2.1	+ 10.5%	—	—	—