# Monthly Indicators

**Greater Hartford Association of REALTORS®**

## October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 2.2 percent for Single Family homes but decreased 3.7 percent for Townhouse/Condo homes. Pending Sales increased 1.7 percent for Single Family homes but decreased 18.8 percent for Townhouse/Condo homes. Inventory increased 10.8 percent for Single Family homes and 17.6 percent for Townhouse/Condo homes.

Median Sales Price decreased 1.1 percent to $430,000 for Single Family homes but increased 1.7 percent to $295,000 for Townhouse/Condo homes. Days on Market increased 21.1 percent for Single Family homes and 21.1 percent for Townhouse/Condo homes. Months Supply of Inventory increased 15.0 percent for Single Family homes and 21.1 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

## Quick Facts

| - 6.1% | + 5.1% | + 12.3% |
|---|---|---|
| Change in **Closed Sales** All Properties | Change in **Median Sales Price** All Properties | Change in **Homes for Sale** All Properties |

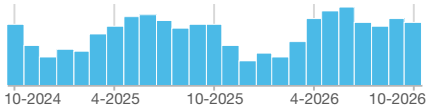
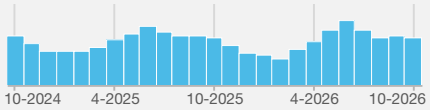
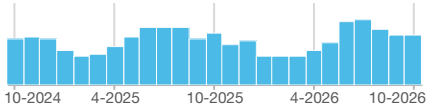
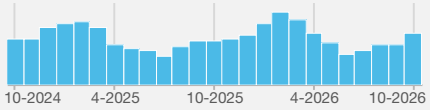
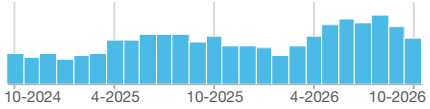
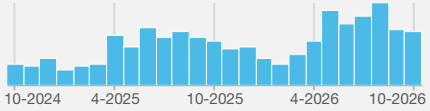
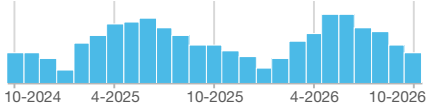
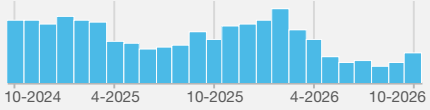
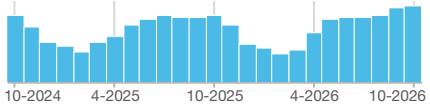
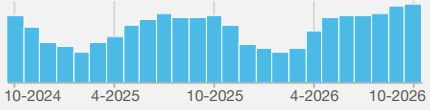
This report covers residential real estate activity in the Greater Hartford Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.


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Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.

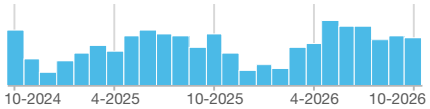
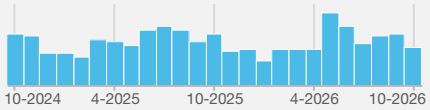
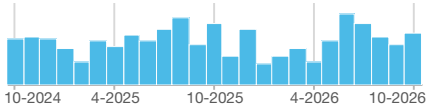
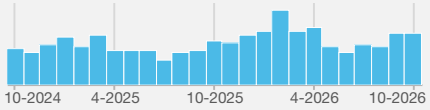
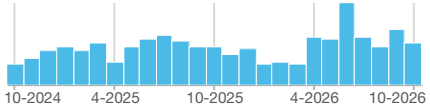
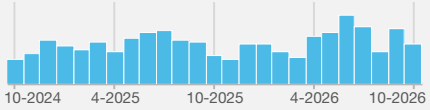
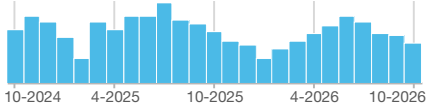
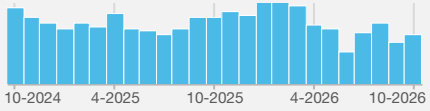
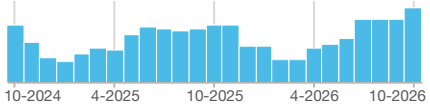
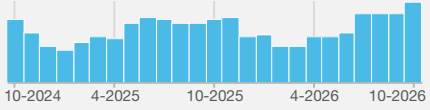
# Single Family Market Overview

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 | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 542 | **554** | + 2.2% | 5,050 | **5,126** | + 1.5% |
| Pending Sales |  | 423 | **430** | + 1.7% | 4,115 | **4,073** | - 1.0% |
| Closed Sales |  | 462 | **442** | - 4.3% | 4,012 | **3,968** | - 1.1% |
| Days on Market Until Sale |  | 19 | **23** | + 21.1% | 19 | **20** | + 5.3% |
| Median Sales Price |  | $435,000 | **$430,000** | - 1.1% | $420,000 | **$450,000** | + 7.1% |
| Average Sales Price |  | $496,550 | **$518,066** | + 4.3% | $494,296 | **$526,067** | + 6.4% |
| Percent of List Price Received |  | 104.3% | **103.3%** | - 1.0% | 105.4% | **105.3%** | - 0.1% |
| Housing Affordability Index |  | 105 | **97** | - 7.6% | 109 | **93** | - 14.7% |
| Inventory of Homes for Sale |  | 800 | **886** | + 10.8% | — | **—** | — |
| Months Supply of Inventory |  | 2.0 | **2.3** | + 15.0% | — | **—** | — |

# Townhouse/Condo Market Overview

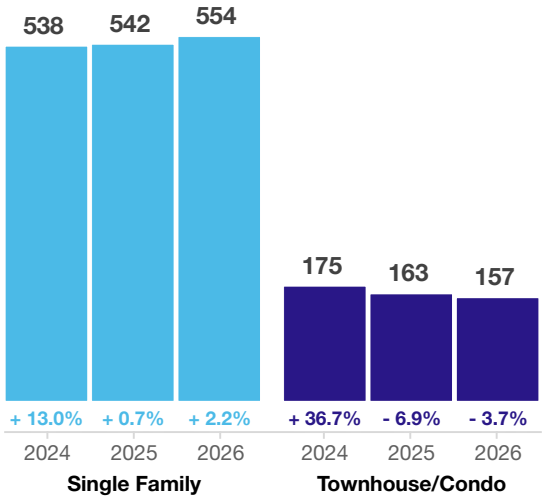
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

| Key Metrics | Historical Sparkbars | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 163 | **157** | - 3.7% | 1,454 | **1,489** | + 2.4% |
| Pending Sales |  | 133 | **108** | - 18.8% | 1,216 | **1,198** | - 1.5% |
| Closed Sales |  | 148 | **131** | - 11.5% | 1,213 | **1,153** | - 4.9% |
| Days on Market Until Sale |  | 19 | **23** | + 21.1% | 17 | **21** | + 23.5% |
| Median Sales Price |  | $290,000 | **$295,000** | + 1.7% | $291,000 | **$300,000** | + 3.1% |
| Average Sales Price |  | $291,335 | **$312,064** | + 7.1% | $313,386 | **$323,862** | + 3.3% |
| Percent of List Price Received |  | 102.6% | **101.6%** | - 1.0% | 103.3% | **102.4%** | - 0.9% |
| Housing Affordability Index |  | 160 | **144** | - 10.0% | 160 | **142** | - 11.3% |
| Inventory of Homes for Sale |  | 227 | **267** | + 17.6% | — | **—** | — |
| Months Supply of Inventory |  | 1.9 | **2.3** | + 21.1% | — | **—** | — |

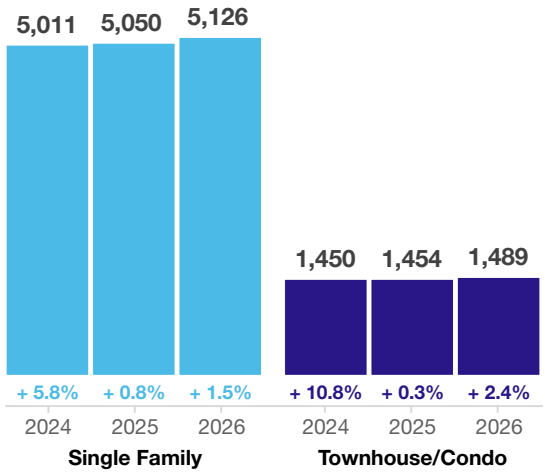
# New Listings

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

## October

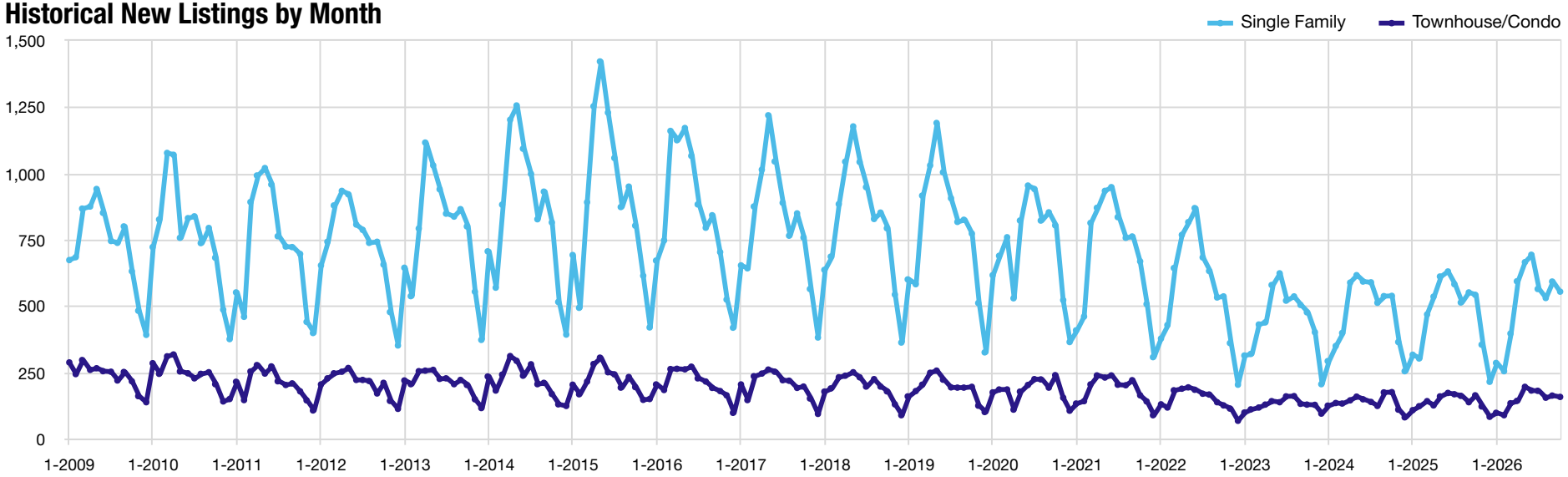



## Year to Date




| New Listings | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 530 | + 3.3% | 154 | - 4.3% |
| Sep-2026 | 592 | + 7.4% | 162 | + 18.2% |
| **Oct-2026** | **554** | **+ 2.2%** | **157** | **- 3.7%** |
| 12-Month Avg | 475 | + 0.6% | 141 | + 2.9% |

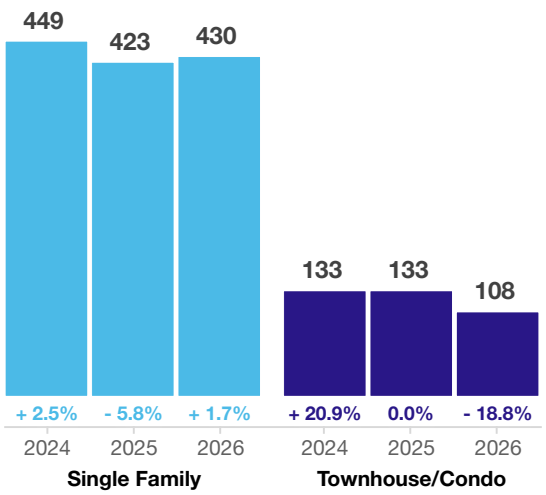
## Historical New Listings by Month



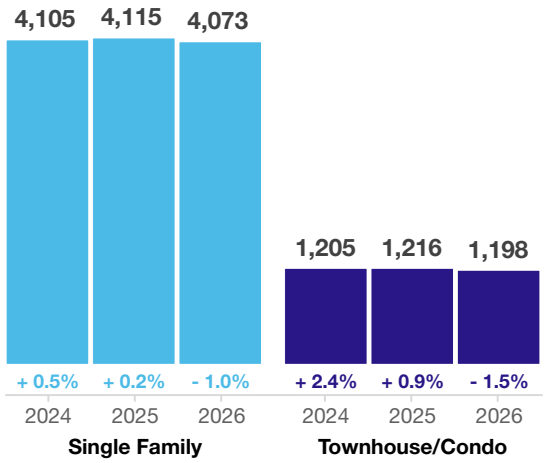
# Pending Sales

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

## October

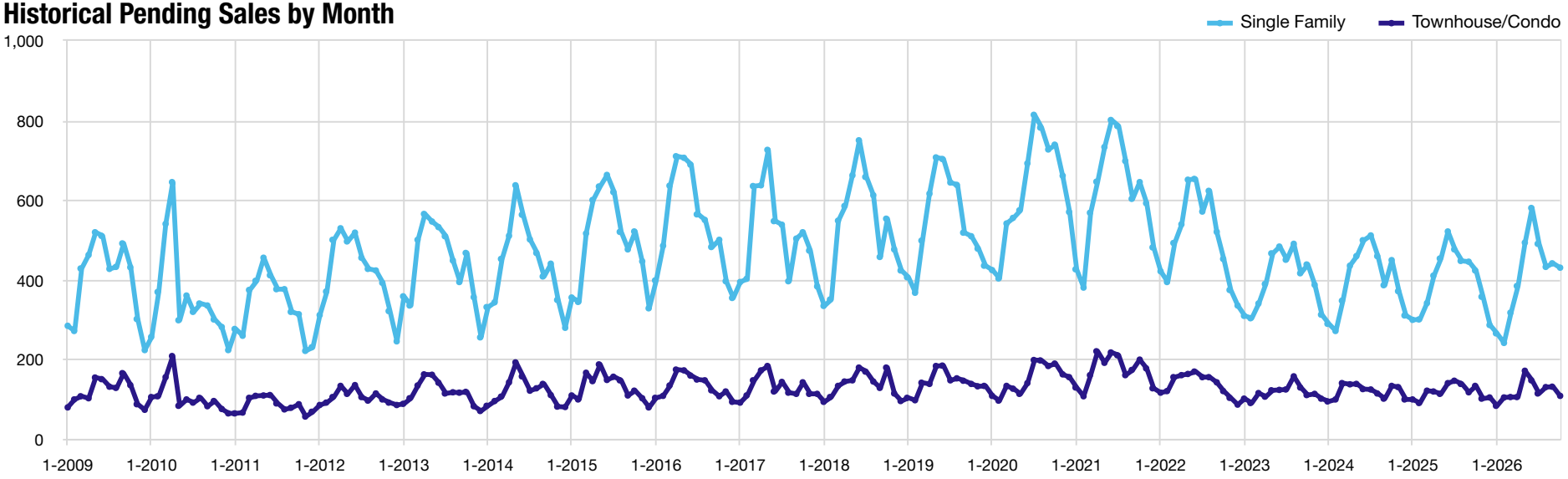



## Year to Date




| Pending Sales | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 384 | - 6.3% | 105 | - 11.8% |
| May-2026 | 493 | + 8.8% | 171 | + 51.3% |
| Jun-2026 | 580 | + 11.3% | 147 | + 5.0% |
| Jul-2026 | 490 | + 2.9% | 114 | - 21.9% |
| Aug-2026 | 432 | - 3.4% | 130 | - 5.8% |
| Sep-2026 | 441 | - 0.9% | 131 | + 12.0% |
| **Oct-2026** | **430** | **+ 1.7%** | **108** | **- 18.8%** |
| 12-Month Avg | 393 | - 1.8% | 117 | - 2.5% |

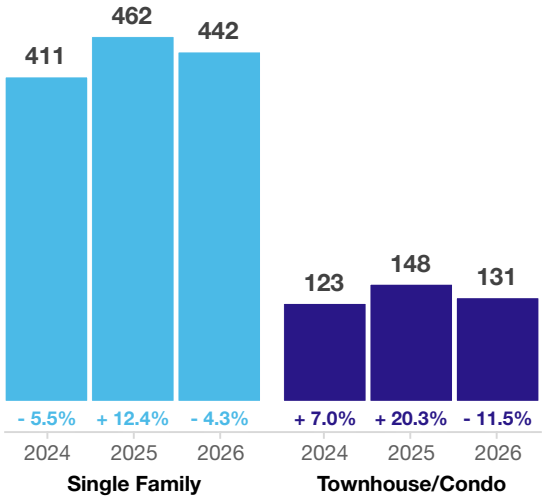
## Historical Pending Sales by Month



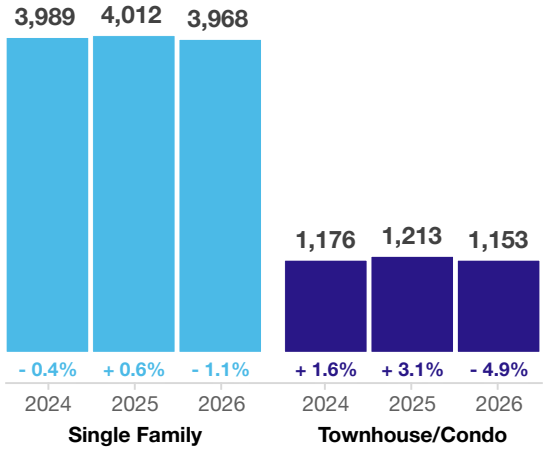
# Closed Sales

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

## October

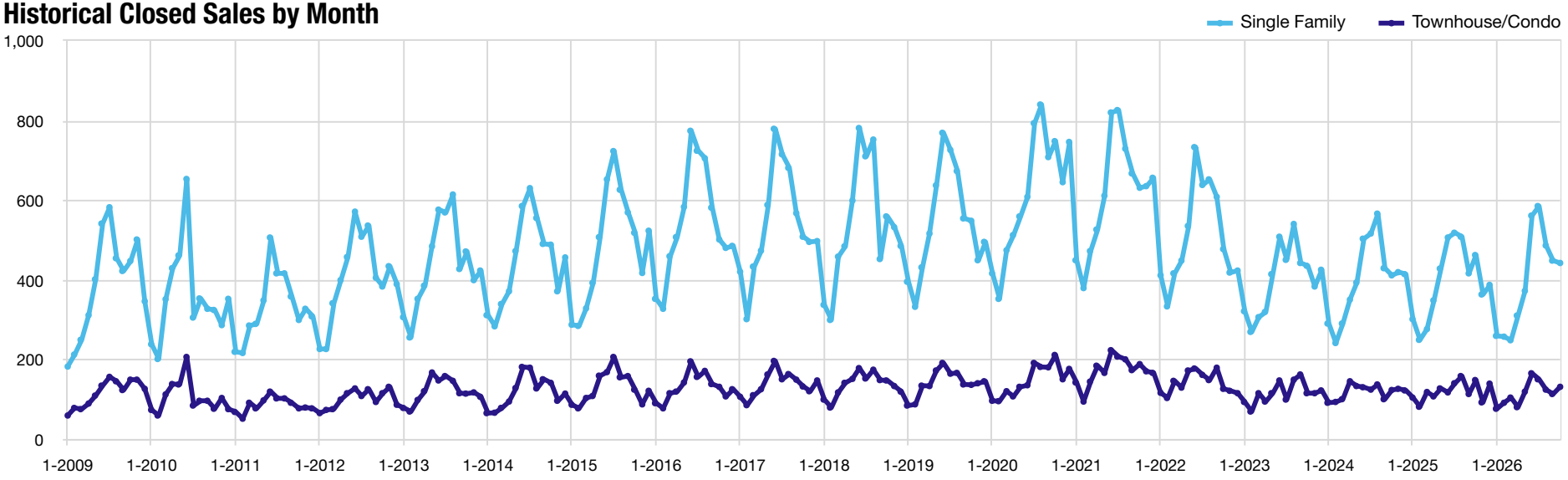



## Year to Date




| Closed Sales | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 363 | - 13.4% | 92 | - 27.0% |
| Dec-2025 | 387 | - 6.5% | 139 | + 13.9% |
| Jan-2026 | 259 | - 14.0% | 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 | 448 | + 7.7% | 113 | 0.0% |
| **Oct-2026** | **442** | **- 4.3%** | **131** | **- 11.5%** |
| 12-Month Avg | 393 | - 2.7% | 115 | - 5.7% |

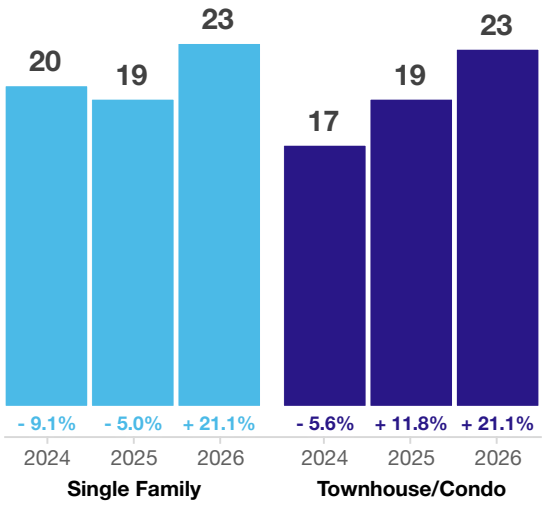
## Historical Closed Sales by Month



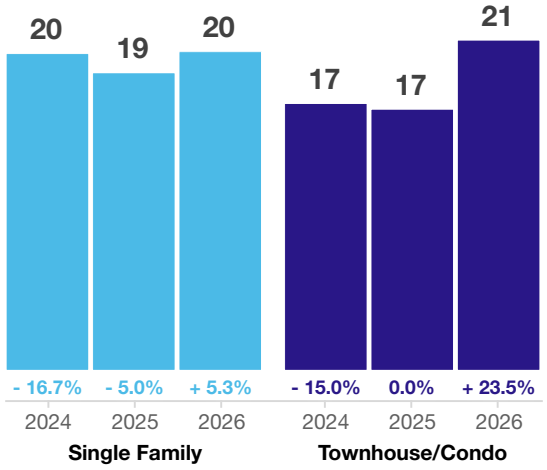
# Days on Market Until Sale

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

## October



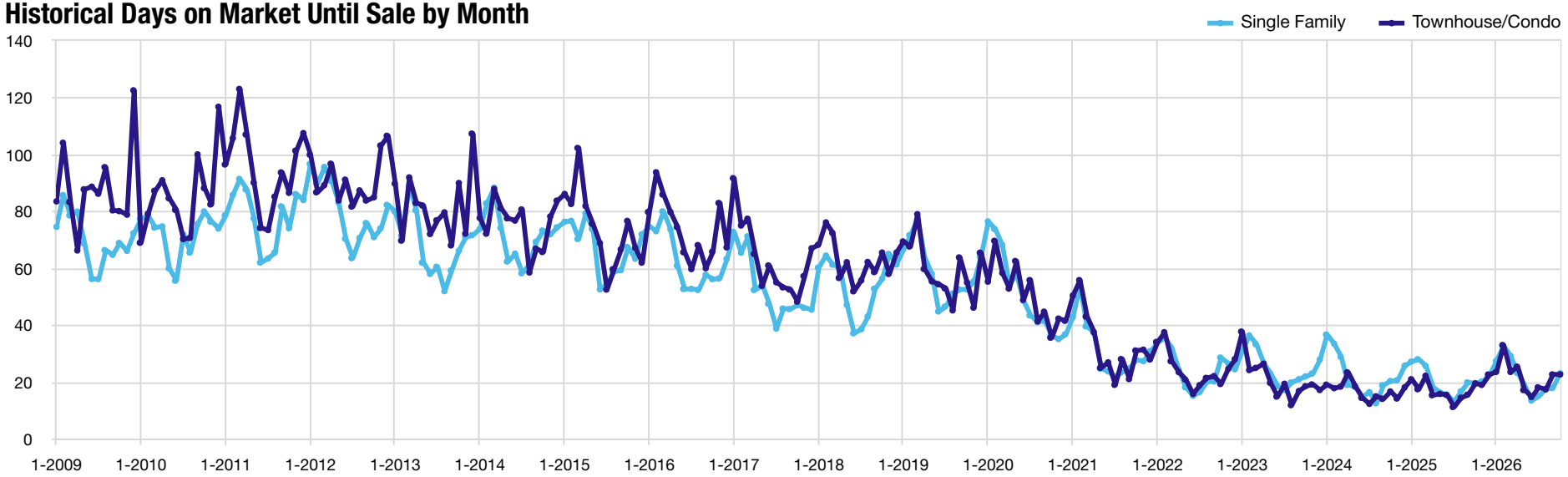

## Year to Date




| Days on Market | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| **Oct-2026** | **23** | **+ 21.1%** | **23** | **+ 21.1%** |
| 12-Month Avg* | 20 | + 3.6% | 21 | + 27.1% |

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

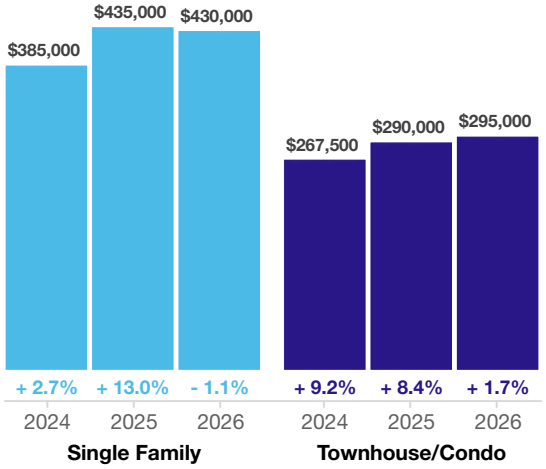
## Historical Days on Market Until Sale by Month



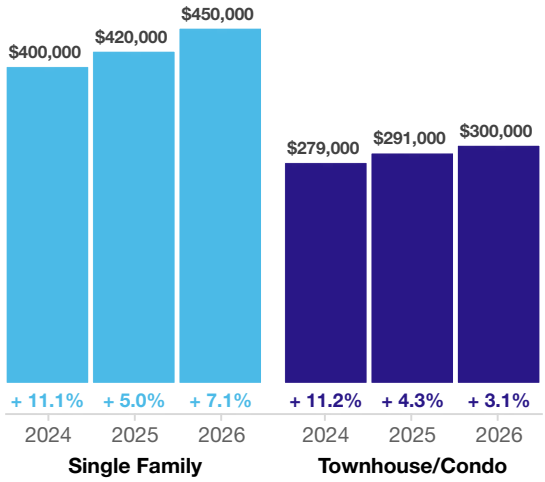
# Median Sales Price

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

## October



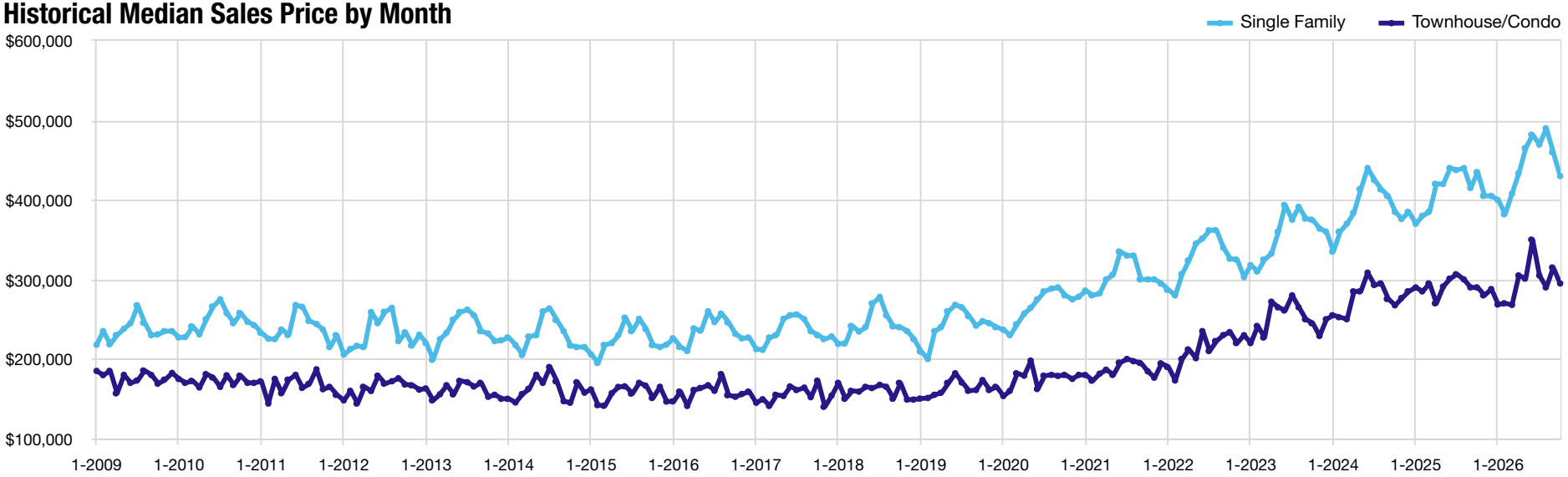

## Year to Date




| Median Sales Price | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | $405,000 | + 7.7% | $280,000 | + 1.2% |
| Dec-2025 | $405,000 | + 5.2% | $287,900 | + 1.0% |
| Jan-2026 | $400,000 | + 8.1% | $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 | $459,950 | + 10.8% | $315,000 | + 8.6% |
| **Oct-2026** | **$430,000** | **- 1.1%** | **$295,000** | **+ 1.7%** |
| 12-Month Avg* | $440,000 | + 6.8% | $300,000 | + 3.4% |

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

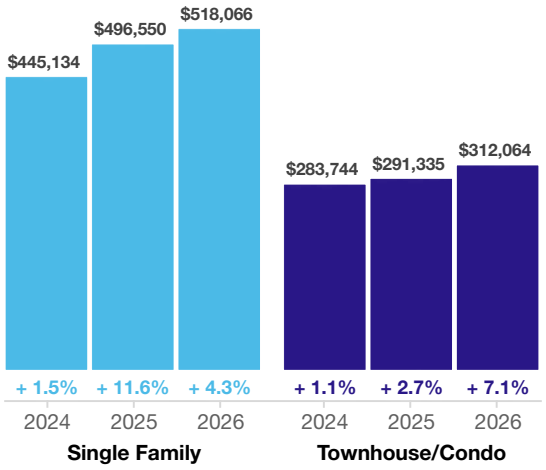
## Historical Median Sales Price by Month



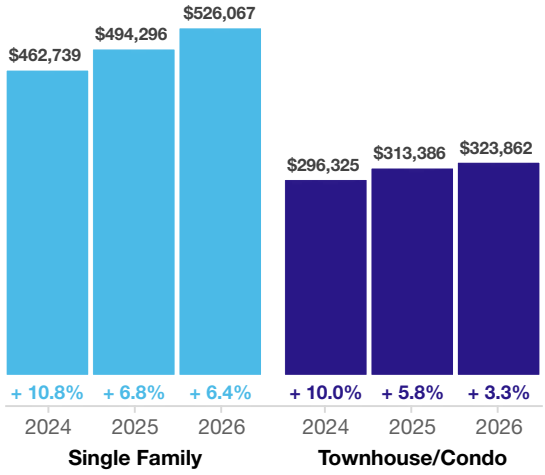
# Average Sales Price

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

## October



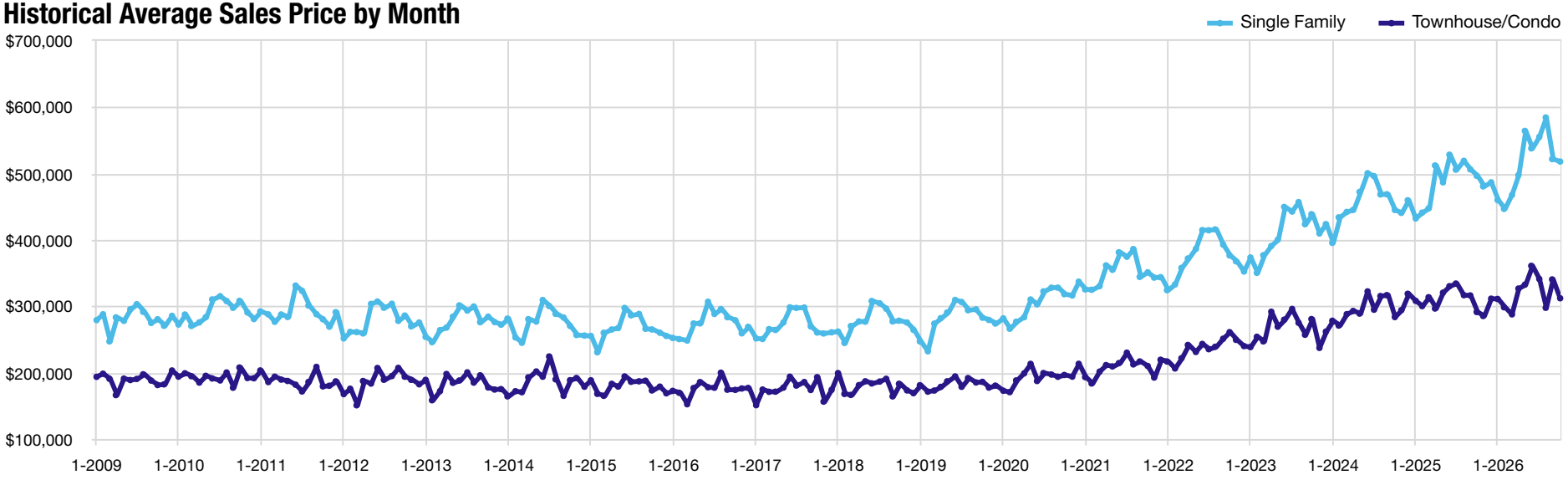

## Year to Date




| Avg. Sales Price | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | $480,694 | + 9.1% | $285,327 | - 3.0% |
| Dec-2025 | $486,733 | + 5.9% | $311,428 | - 2.3% |
| Jan-2026 | $460,103 | + 6.4% | $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 | $521,771 | + 3.1% | $340,420 | + 7.6% |
| **Oct-2026** | **$518,066** | **+ 4.3%** | **$312,064** | **+ 7.1%** |
| 12-Month Avg* | $519,342 | + 6.7% | $320,052 | + 2.5% |

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

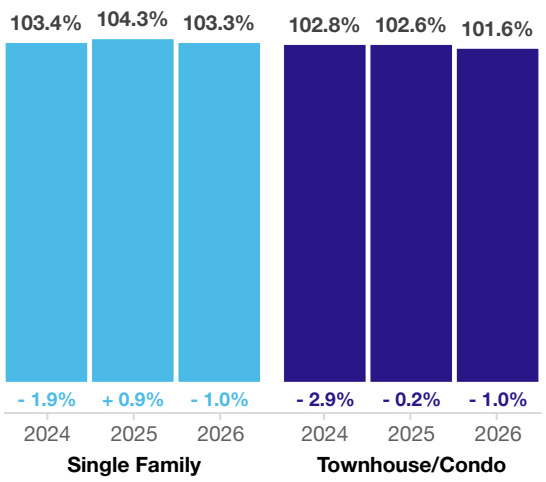
## Historical Average Sales Price by Month



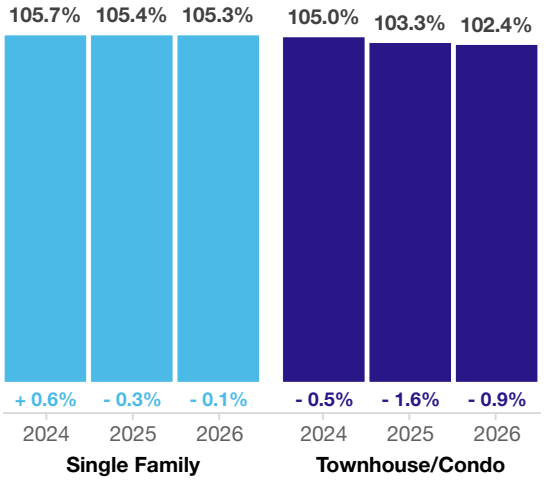
# Percent of List Price Received

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.

## October



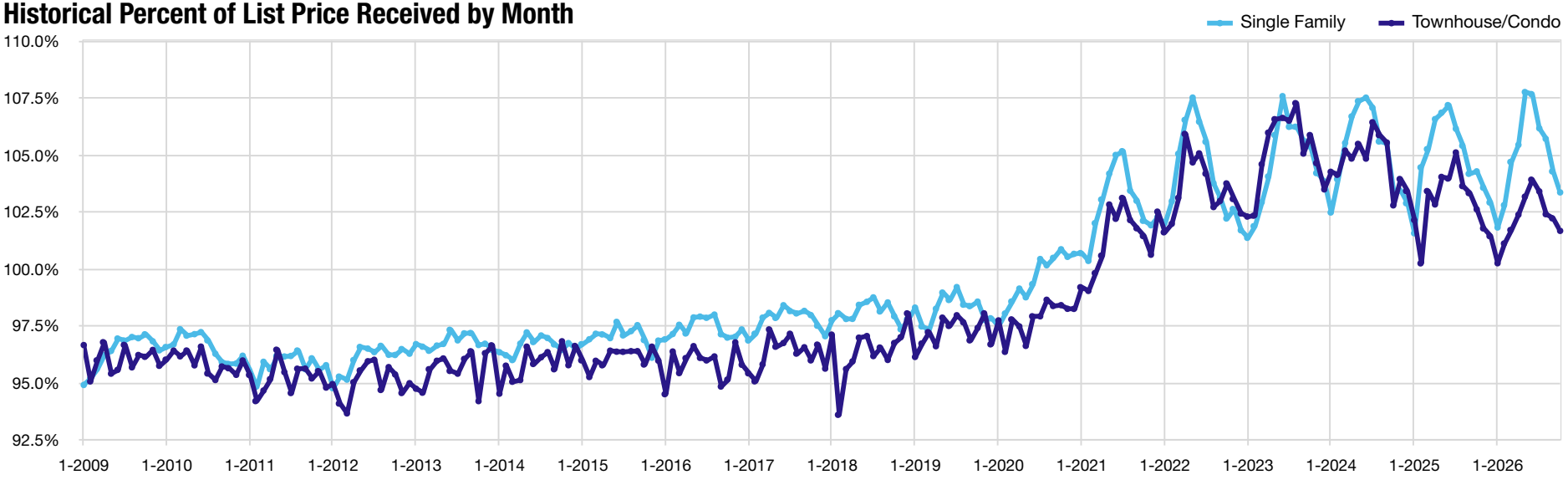

## Year to Date




| Pct. of List Price Received | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 103.5% | + 0.1% | 101.8% | - 2.0% |
| Dec-2025 | 102.9% | 0.0% | 101.4% | - 1.9% |
| Jan-2026 | 101.8% | + 0.3% | 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 | 104.3% | + 0.1% | 102.2% | - 1.1% |
| **Oct-2026** | **103.3%** | **- 1.0%** | **101.6%** | **- 1.0%** |
| 12-Month Avg* | 105.0% | - 0.0% | 102.3% | - 1.0% |

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

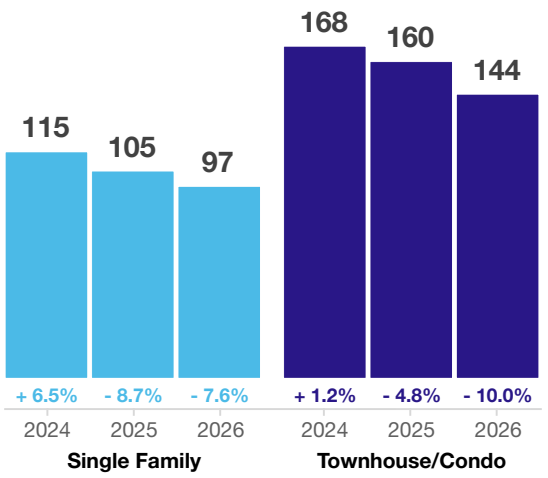
## Historical Percent of List Price Received by Month



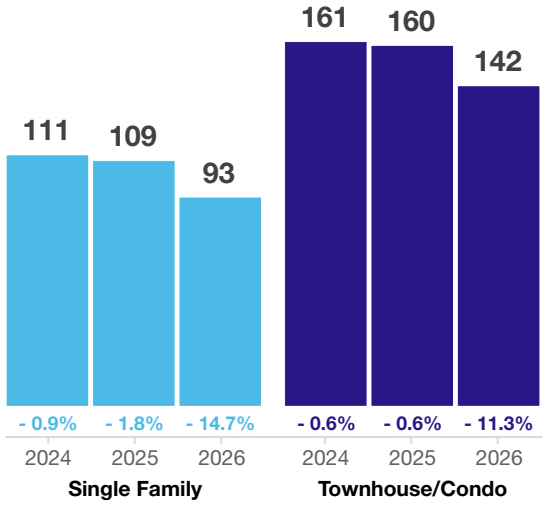
# Housing Affordability Index

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.

## October

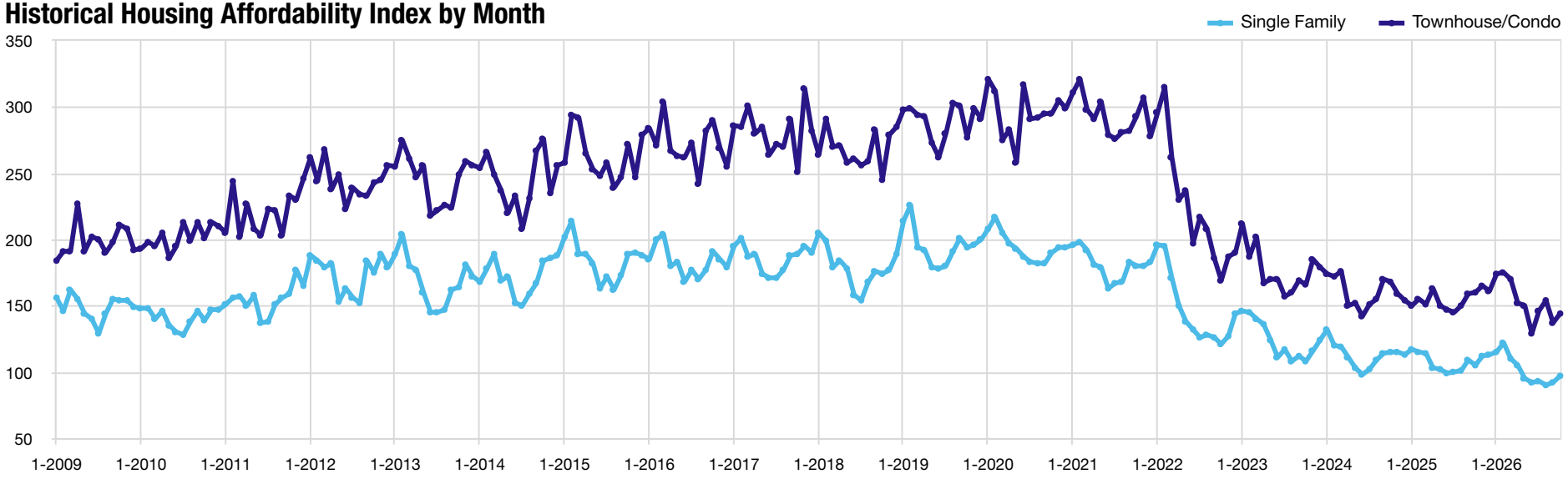



## Year to Date




| Affordability Index | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| **Oct-2026** | **97** | **- 7.6%** | **144** | **- 10.0%** |
| 12-Month Avg | 103 | - 4.6% | 155 | + 0.6% |

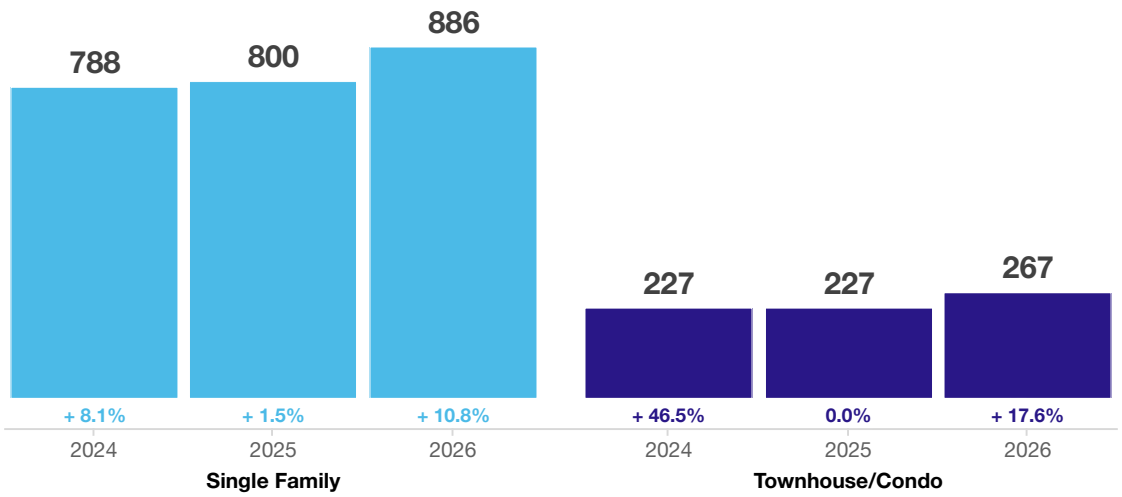
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

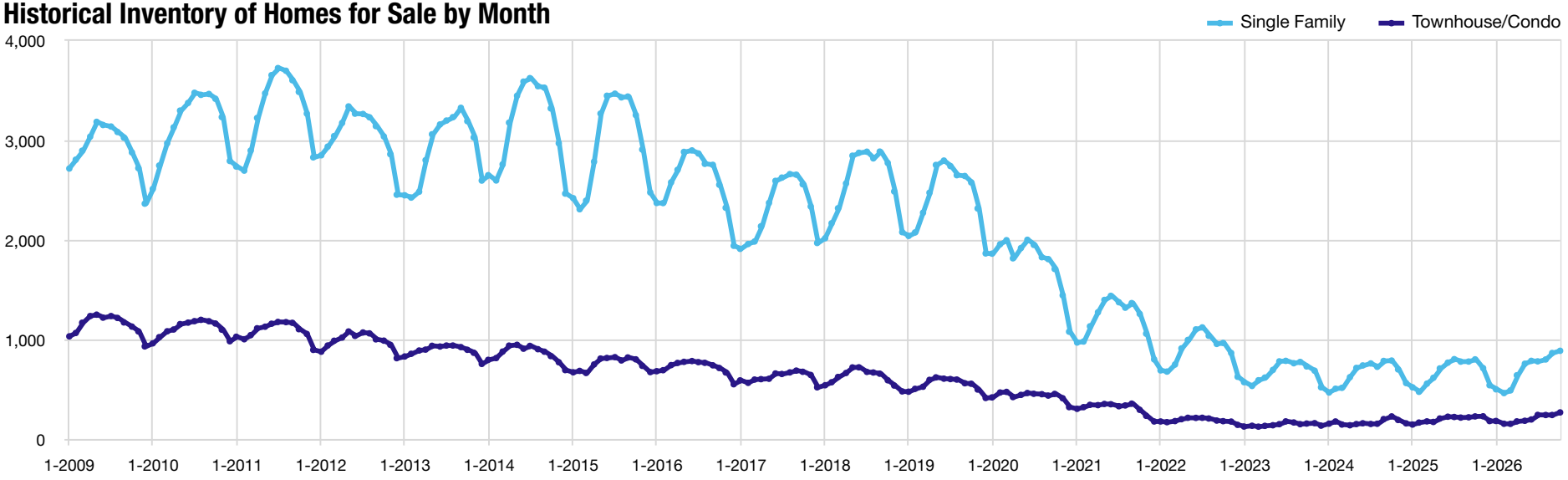
The number of properties available for sale in active status at the end of a given month.

## October




| Homes for Sale | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 640 | + 4.1% | 177 | + 3.5% |
| May-2026 | 756 | + 6.6% | 183 | - 11.2% |
| Jun-2026 | 785 | + 2.3% | 196 | - 12.5% |
| Jul-2026 | 780 | - 2.7% | 242 | + 9.5% |
| Aug-2026 | 799 | + 2.8% | 241 | + 12.1% |
| Sep-2026 | 864 | + 11.1% | 241 | + 10.6% |
| **Oct-2026** | **886** | **+ 10.8%** | **267** | **+ 17.6%** |
| 12-Month Avg | 684 | + 1.8% | 203 | + 5.2% |

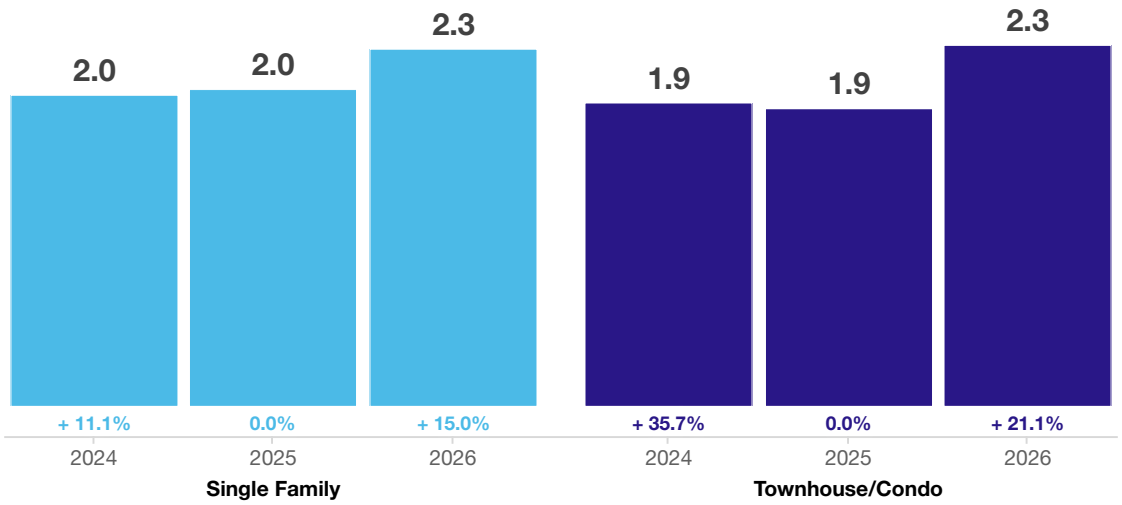
## Historical Inventory of Homes for Sale by Month



# 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.

## October




| Months Supply | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | 2.2 | + 15.8% | 2.0 | + 11.1% |
| **Oct-2026** | **2.3** | **+ 15.0%** | **2.3** | **+ 21.1%** |
| 12-Month Avg* | 1.7 | + 3.9% | 1.7 | + 5.3% |

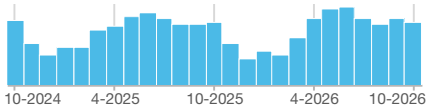
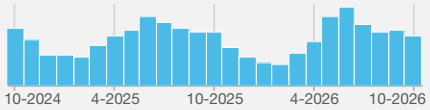
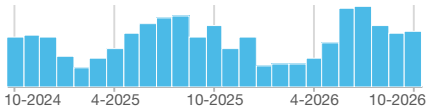
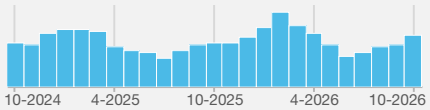
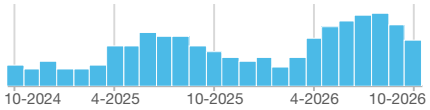
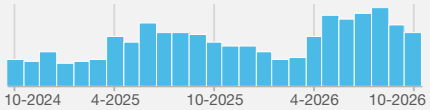
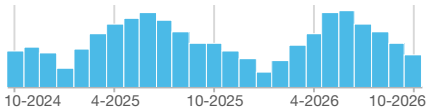
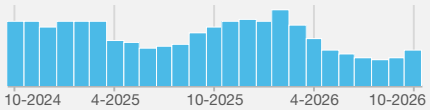
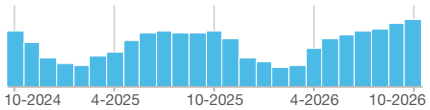
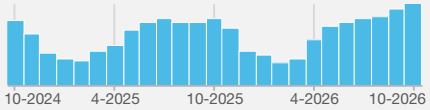
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

## 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 | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 705 | **711** | + 0.9% | 6,504 | **6,615** | + 1.7% |
| Pending Sales |  | 556 | **538** | - 3.2% | 5,331 | **5,271** | - 1.1% |
| Closed Sales |  | 610 | **573** | - 6.1% | 5,225 | **5,121** | - 2.0% |
| Days on Market Until Sale |  | 19 | **23** | + 21.1% | 18 | **20** | + 11.1% |
| Median Sales Price |  | $382,500 | **$402,000** | + 5.1% | $389,900 | **$415,000** | + 6.4% |
| Average Sales Price |  | $446,678 | **$470,970** | + 5.4% | $452,281 | **$480,487** | + 6.2% |
| Percent of List Price Received |  | 103.9% | **103.0%** | - 0.9% | 104.9% | **104.6%** | - 0.3% |
| Housing Affordability Index |  | 120 | **104** | - 13.3% | 117 | **101** | - 13.7% |
| Inventory of Homes for Sale |  | 1,027 | **1,153** | + 12.3% | — | **—** | — |
| Months Supply of Inventory |  | 2.0 | **2.3** | + 15.0% | — | **—** | — |