Local Market Update – June 2022

A Research Tool Provided by SmartMLS

Hartford County

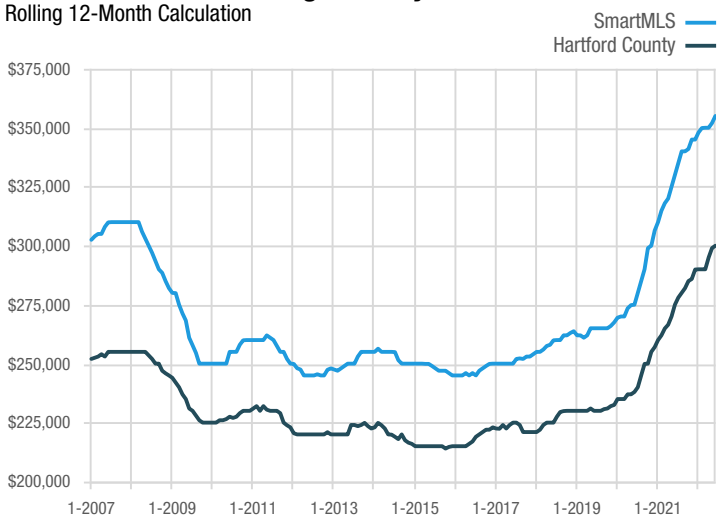
Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 6-2021**	**Thru 6-2022**	**% Change**
New Listings	1,243	**1,077**	- 13.4%	5,881	**5,023**	- 14.6%
Pending Sales	1,059	**831**	- 21.5%	4,797	**4,214**	- 12.2%
Closed Sales	1,086	**935**	- 13.9%	4,359	**3,925**	- 10.0%
Days on Market Until Sale	23	**17**	- 26.1%	34	**25**	- 26.5%
Median Sales Price*	$300,000	**$335,000**	+ 11.7%	$280,000	**$310,000**	+ 10.7%
Average Sales Price*	$352,955	**$396,958**	+ 12.5%	$330,303	**$354,783**	+ 7.4%
Percent of List Price Received*	104.7%	**106.3%**	+ 1.5%	102.8%	**105.1%**	+ 2.2%
Inventory of Homes for Sale	1,917	**1,379**	- 28.1%	—	—	—
Months Supply of Inventory	2.2	**1.8**	- 18.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 6-2021**	**Thru 6-2022**	**% Change**
New Listings	337	**237**	- 29.7%	1,622	**1,318**	- 18.7%
Pending Sales	315	**220**	- 30.2%	1,399	**1,216**	- 13.1%
Closed Sales	298	**235**	- 21.1%	1,296	**1,161**	- 10.4%
Days on Market Until Sale	30	**18**	- 40.0%	39	**26**	- 33.3%
Median Sales Price*	$185,000	**$230,500**	+ 24.6%	$175,000	**$195,000**	+ 11.4%
Average Sales Price*	$205,857	**$239,833**	+ 16.5%	$195,084	**$218,949**	+ 12.2%
Percent of List Price Received*	102.0%	**104.6%**	+ 2.5%	100.4%	**103.6%**	+ 3.2%
Inventory of Homes for Sale	496	**266**	- 46.4%	—	—	—
Months Supply of Inventory	2.1	**1.2**	- 42.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

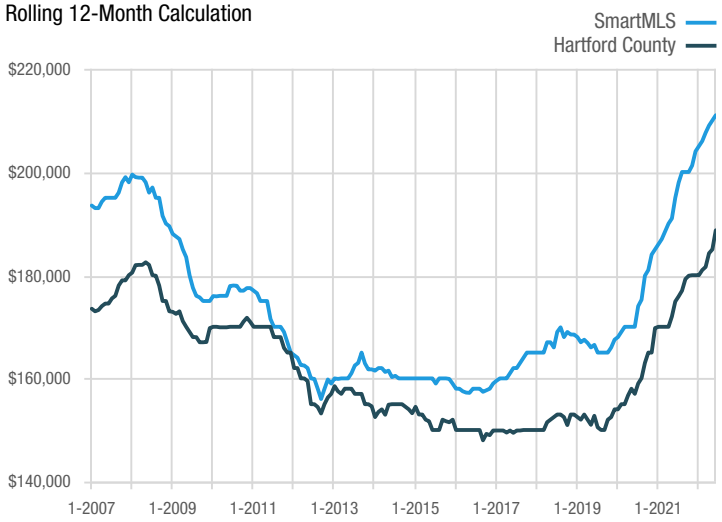
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of July 8, 2022. All data from SmartMLS. Report © 2022 ShowingTime.