

Manchester

Hartford County

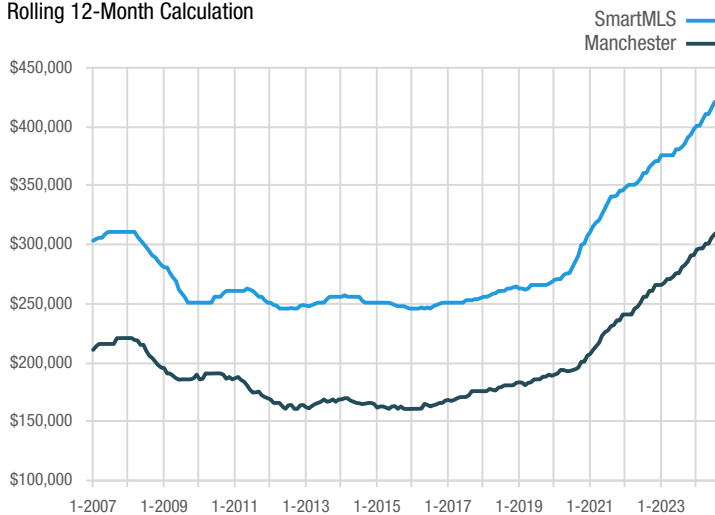
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	53	39	- 26.4%	327	302	- 7.6%
Pending Sales	47	41	- 12.8%	274	266	- 2.9%
Closed Sales	40	43	+ 7.5%	263	246	- 6.5%
Days on Market Until Sale	14	14	0.0%	22	15	- 31.8%
Median Sales Price*	\$312,500	\$330,000	+ 5.6%	\$285,000	\$320,000	+ 12.3%
Average Sales Price*	\$332,252	\$354,123	+ 6.6%	\$311,206	\$341,569	+ 9.8%
Percent of List Price Received*	105.5%	106.7%	+ 1.1%	106.1%	106.3%	+ 0.2%
Inventory of Homes for Sale	67	61	- 9.0%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	13	13	0.0%	78	92	+ 17.9%
Pending Sales	11	14	+ 27.3%	69	78	+ 13.0%
Closed Sales	14	7	- 50.0%	68	75	+ 10.3%
Days on Market Until Sale	14	18	+ 28.6%	17	15	- 11.8%
Median Sales Price*	\$222,500	\$280,000	+ 25.8%	\$175,750	\$200,000	+ 13.8%
Average Sales Price*	\$218,214	\$261,616	+ 19.9%	\$190,047	\$216,124	+ 13.7%
Percent of List Price Received*	106.6%	102.4%	- 3.9%	105.7%	105.7%	0.0%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

* 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.

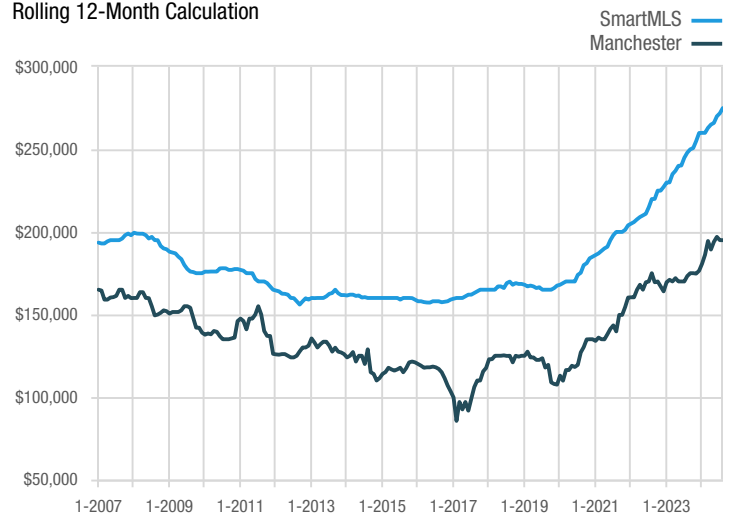
Median Sales Price - Single Family

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.