

West Hartford

Hartford County

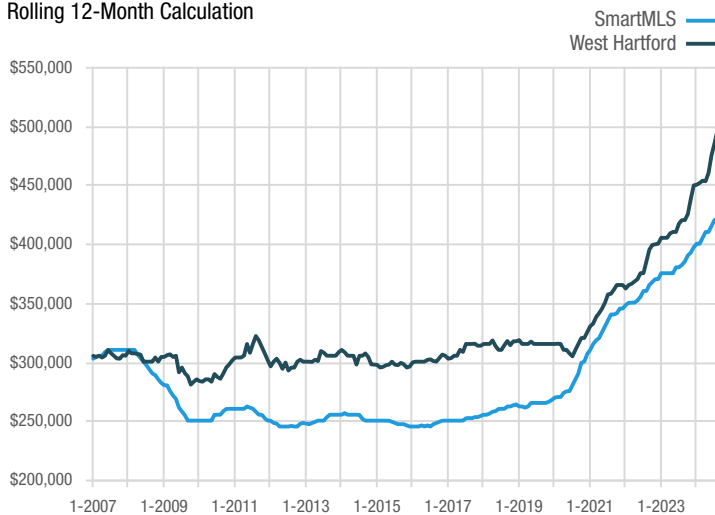
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	61	51	- 16.4%	465	476	+ 2.4%
Pending Sales	66	54	- 18.2%	416	417	+ 0.2%
Closed Sales	76	71	- 6.6%	405	406	+ 0.2%
Days on Market Until Sale	19	12	- 36.8%	19	17	- 10.5%
Median Sales Price*	\$463,750	\$530,000	+ 14.3%	\$442,500	\$515,500	+ 16.5%
Average Sales Price*	\$554,995	\$536,820	- 3.3%	\$505,691	\$564,474	+ 11.6%
Percent of List Price Received*	110.0%	107.3%	- 2.5%	107.7%	109.5%	+ 1.7%
Inventory of Homes for Sale	70	61	- 12.9%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	6	8	+ 33.3%	82	94	+ 14.6%
Pending Sales	6	7	+ 16.7%	80	86	+ 7.5%
Closed Sales	10	11	+ 10.0%	77	85	+ 10.4%
Days on Market Until Sale	19	11	- 42.1%	18	15	- 16.7%
Median Sales Price*	\$298,500	\$310,000	+ 3.9%	\$285,000	\$350,000	+ 22.8%
Average Sales Price*	\$345,000	\$334,500	- 3.0%	\$306,303	\$377,215	+ 23.2%
Percent of List Price Received*	110.0%	101.2%	- 8.0%	103.3%	104.8%	+ 1.5%
Inventory of Homes for Sale	7	19	+ 171.4%	—	—	—
Months Supply of Inventory	0.7	1.9	+ 171.4%	—	—	—

* 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.

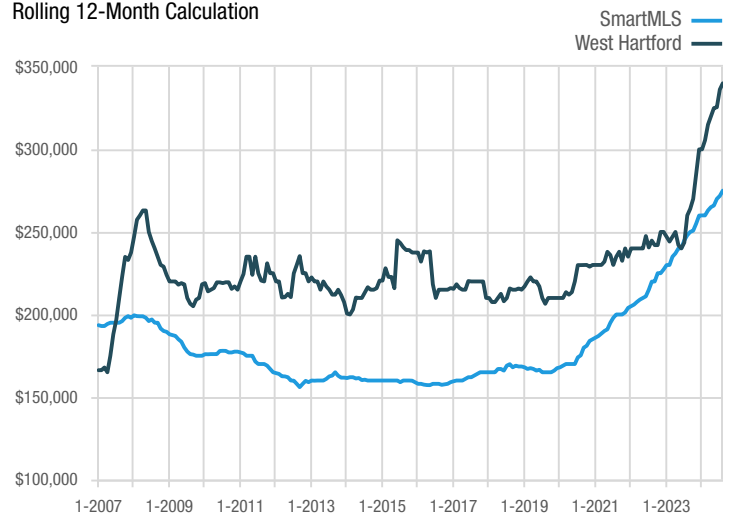
Median Sales Price - Single Family

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.