

MONTHLY Sales & Pricing

SmartMLS® Market Snapshot: Multi-Family

All data is updated in realtime in accordance with content from SmartMLS.
This report provides a snapshot of the market as taken on: Jul 27, 2026

County

Zip

City: Hartford (1)

Type: 3FAM, 2FAM (2)

SqFtTotal

Between

Enter a value

and

Enter a value

Apr 1, 2026 - Jul 27, 2026

of Sales

54

↓ -14.3% from previous year

Median Sale

\$435,000

↑ 15.4% from previous year

\$/sqft

\$140

↑ 9.8% from previous year

Total \$ Volume

\$23,020,500

↓ -3.6% from previous year

Average Sale

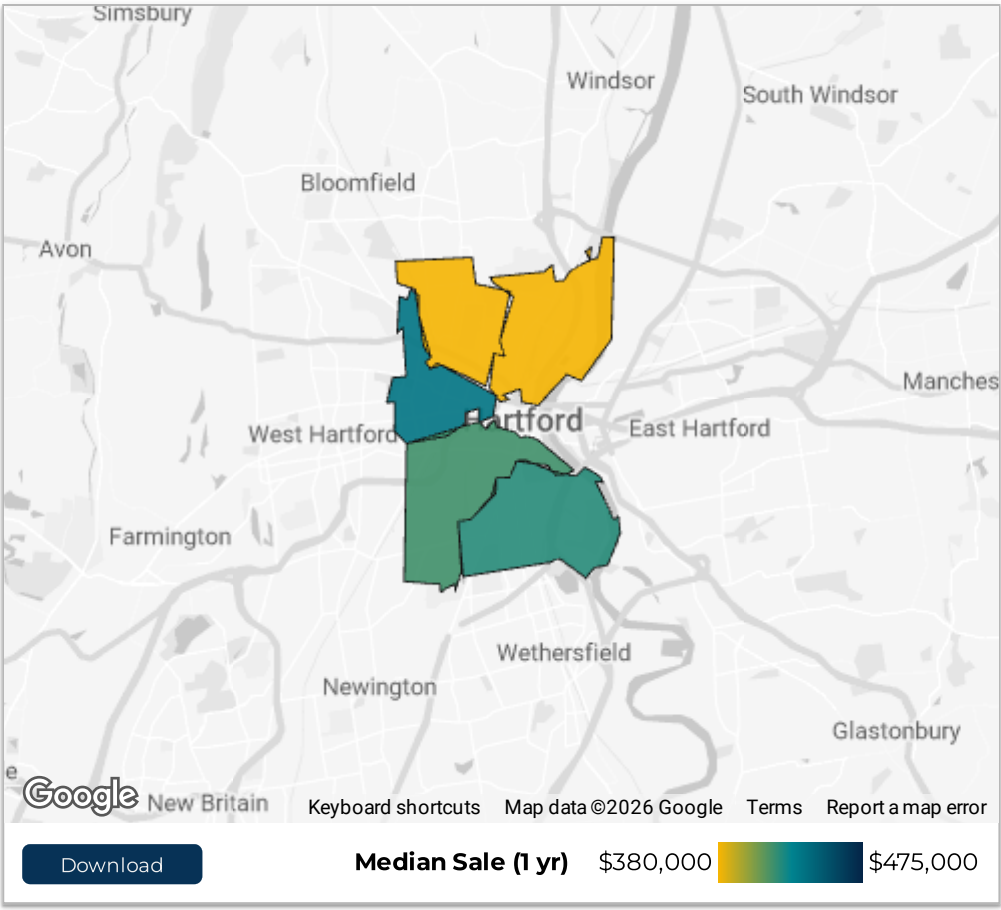
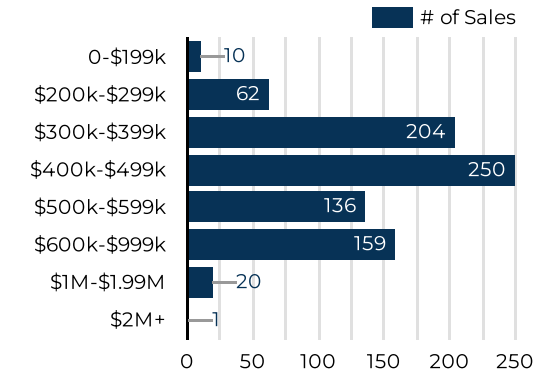
\$426,306

↑ 12.4% from previous year

Median DOM

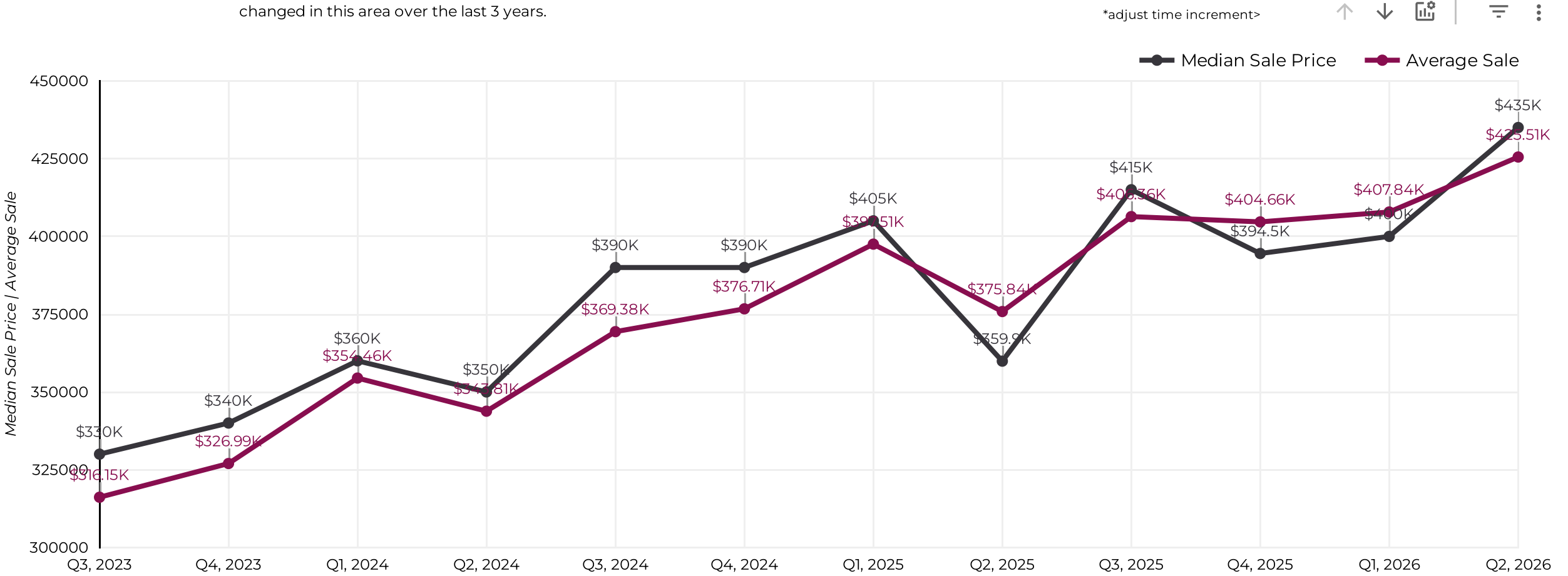
13

↑ 2 from previous year



Market Pricing

Use this data to see how the cost of multi-family real estate has changed in this area over the last 3 years.



Market Activity

View or export market activity and pricing in this area by month or quarter over the past 5 years.

Month	# of Sales	Total Volume	Median Sale	Average Sale	\$/sqft
Jun 2026	263	\$128,143,549	\$450,000	\$487,238	\$194
May 2026	215	\$109,166,950	\$459,000	\$507,753	\$200
Apr 2026	189	\$91,754,620	\$440,000	\$485,474	\$192
Mar 2026	201	\$96,251,832	\$450,000	\$478,865	\$192
Feb 2026	159	\$73,094,964	\$435,000	\$459,717	\$186
Jan 2026	192	\$88,886,089	\$410,000	\$462,948	\$193
Dec 2025	251	\$118,303,100	\$425,000	\$471,327	\$189
Nov 2025	219	\$99,230,334	\$425,000	\$453,107	\$201
Oct 2025	256	\$115,628,689	\$416,000	\$451,675	\$189
Sep 2025	233	\$115,496,897	\$435,000	\$495,695	\$196
Aug 2025	223	\$102,392,098	\$410,000	\$459,157	\$186
Jul 2025	251	\$110,286,314	\$420,000	\$439,388	\$184
Jun 2025	220	\$106,108,615	\$425,000	\$482,312	\$192
May 2025	225	\$100,765,633	\$403,000	\$447,847	\$180
Apr 2025	212	\$96,956,999	\$424,000	\$457,344	\$184
Mar 2025	208	\$90,263,154	\$412,000	\$433,957	\$175
Feb 2025	182	\$78,934,076	\$411,000	\$433,704	\$183
Jan 2025	177	\$77,537,762	\$405,000	\$438,066	\$174

MONTHLY Buyer Demand

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SqFtTotal

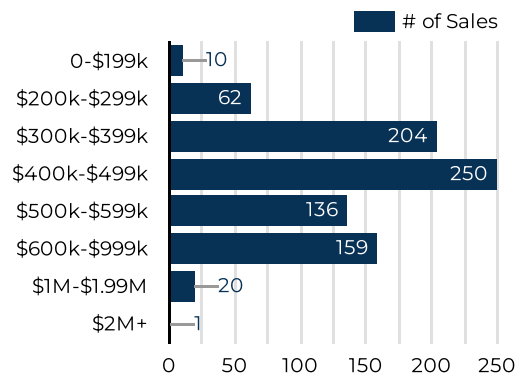
Between

Enter a value

and

Enter a value

Apr 1, 2026 - Jul 27, 2026



of Sales

54

-14.3% from previous year

Median Sale

\$435,000

15.4% from previous year

\$/sqft

\$140

9.8% from previous year

Average % Closed vs. Asking

4.66%

1.20% from previous year

Average DOM

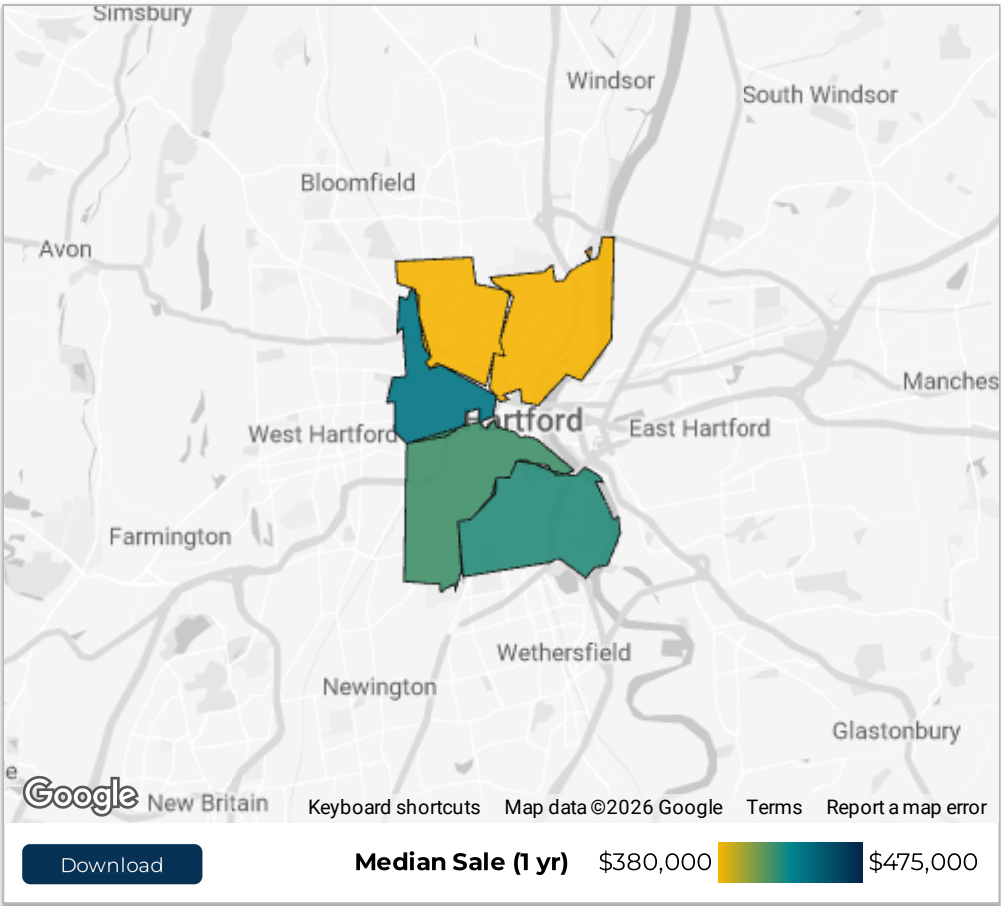
37

4.33 from previous year

Median DOM

13

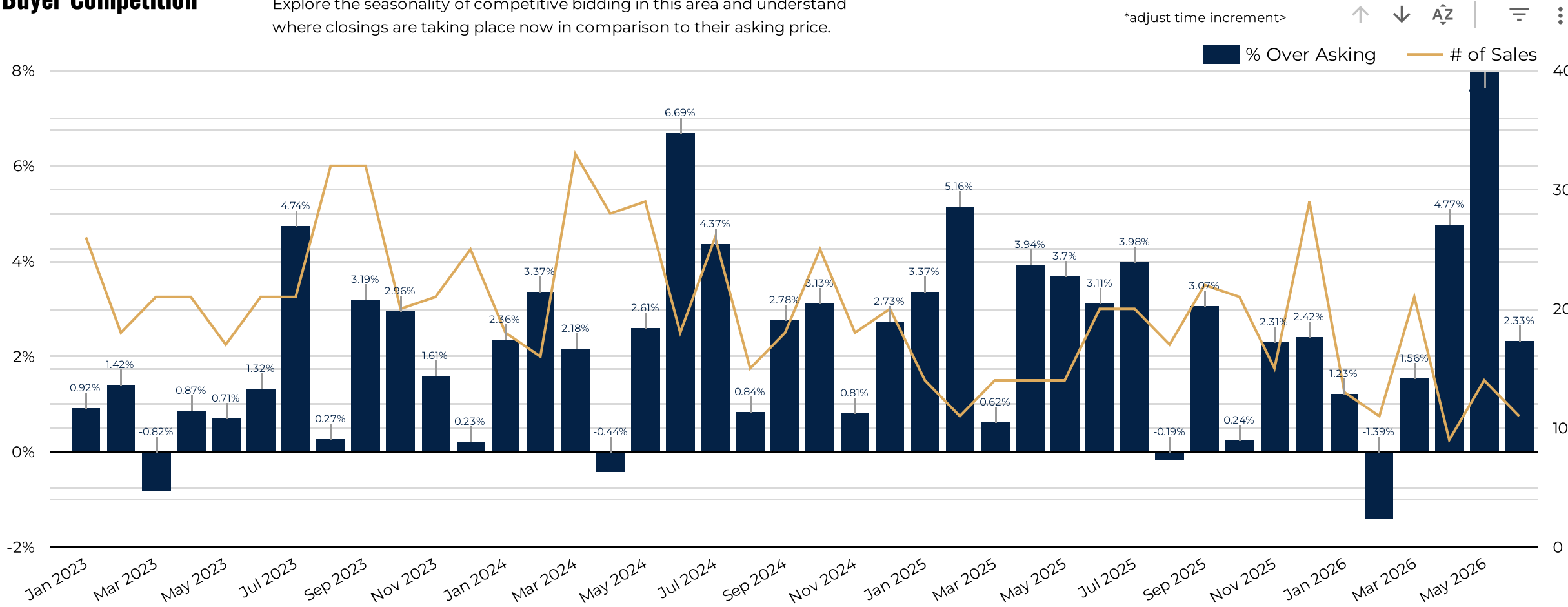
2 from previous year



Jan 1, 2023 - Jun 30, 2026

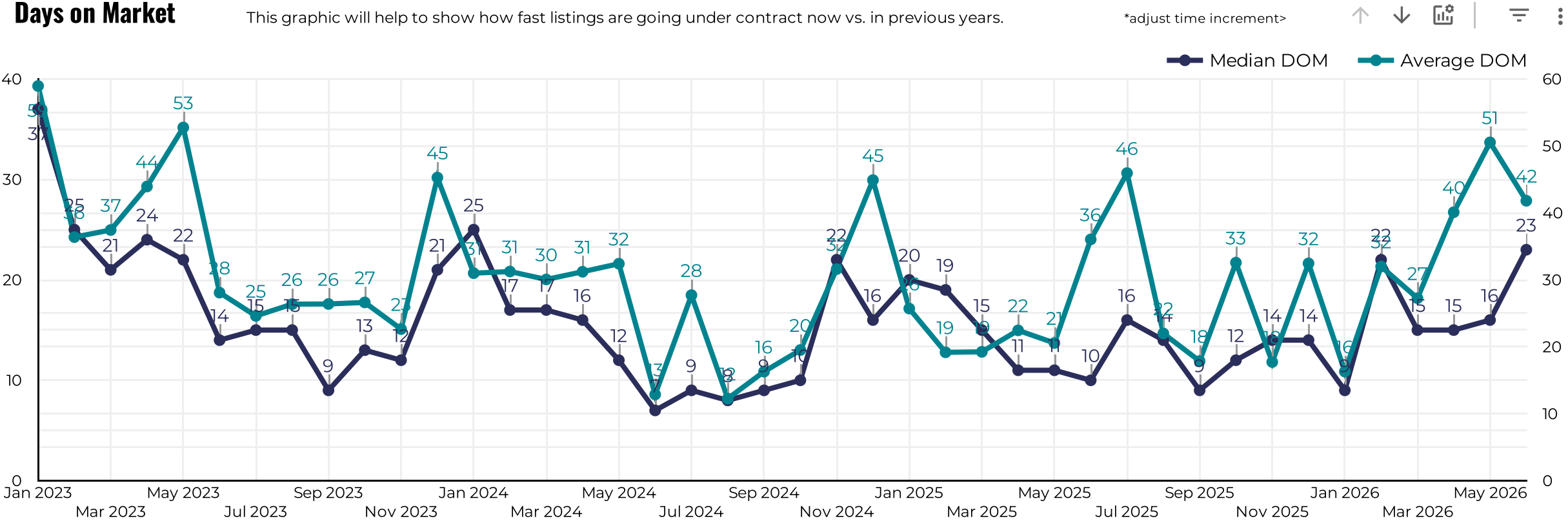
Buyer Competition

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



Buyer Demand By Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Jan 1, 2026 - Jul 27, 2026

Price Range	# of Sales	% Δ	% Over or Under Asking	Δ	DOM (median)	Δ
0-\$199k	12	-57.1% ↓	-6.89%	-9.01% ↓	45	23 ↑
\$200k-\$299k	120	-30.2% ↓	-0.48%	-1.23% ↓	15	-4 ↓
\$300k-\$399k	348	-16.9% ↓	1.93%	0.21% ↑	17	-1 ↓
\$400k-\$499k	424	7.6% ↑	2.53%	0.14% ↑	16	-1 ↓
\$500k-\$599k	223	9.3% ↑	3.67%	1.12% ↑	13	-9 ↓
\$600k-\$999k	233	25.3% ↑	2.06%	-1.13% ↓	20	-7 ↓
\$1M-\$1.99M	33	83.3% ↑	2.67%	-2.08% ↓	24	-12 ↓
\$2M+	1	0.0%	-8.7%	-0.06% ↓	106	42 ↑
Grand total	1,394	-2.0% ↓	2.14%	+0% ↑	17	-2 ↓

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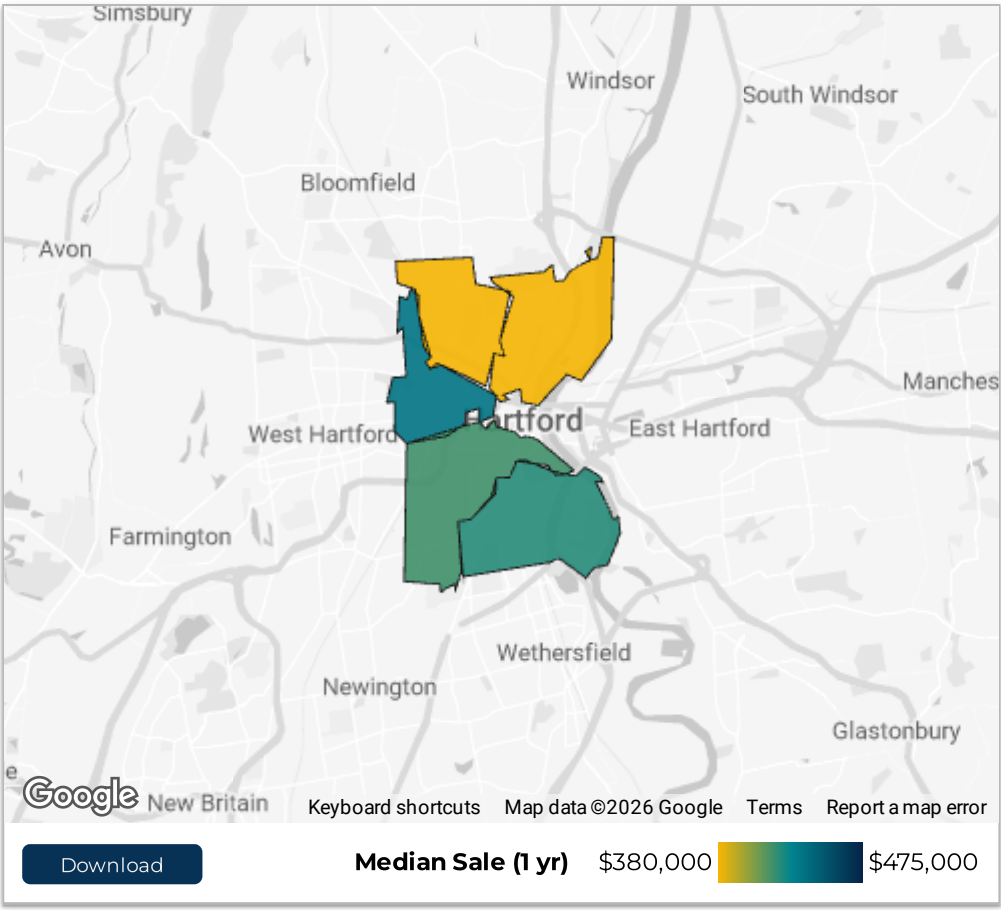
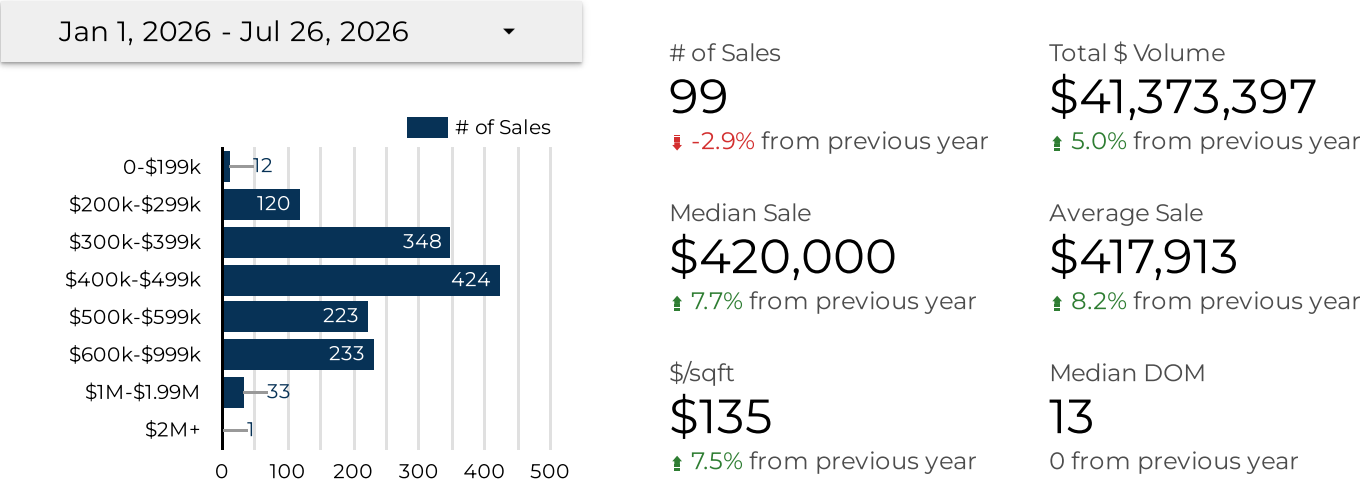
SqFtTotal

Between

Enter a value

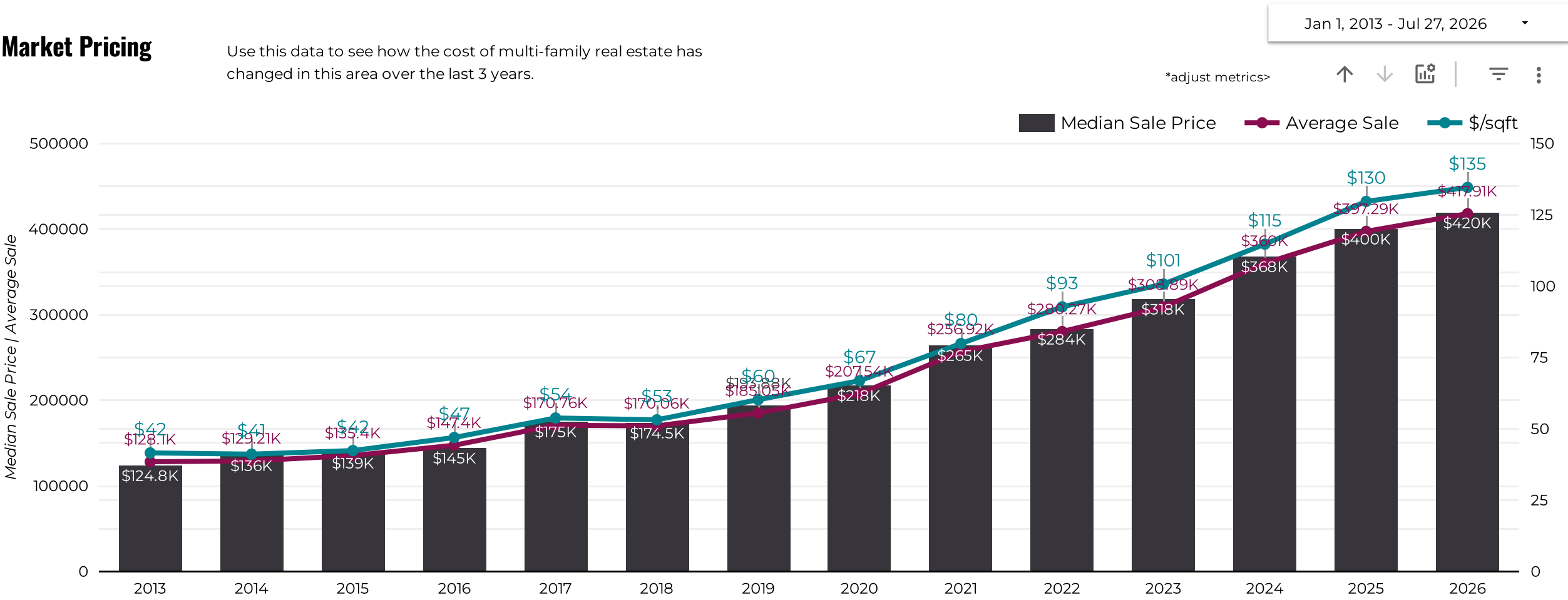
and

Enter a value

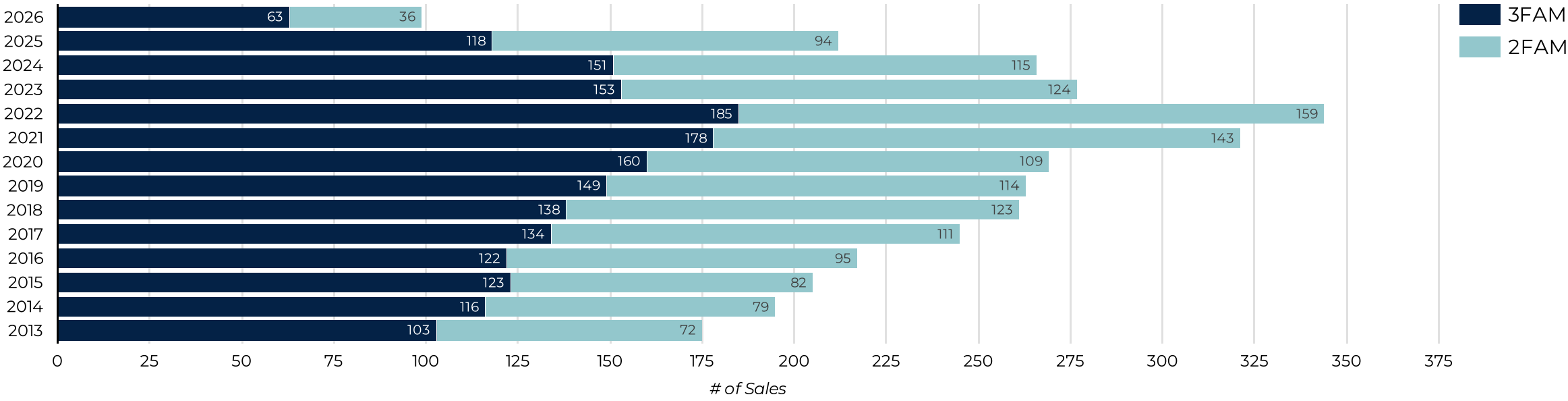


Market Pricing

Use this data to see how the cost of multi-family real estate has changed in this area over the last 3 years.



Market Activity By Type



Market Activity

View or export market activity and pricing in this area by month or quarter over recent years.

Year	# of Sales	Total Volume	Median Sale	Average Sale	\$/sqft
2026	99	\$41,373,397	\$420,000	\$417,913	\$135
2025	212	\$84,226,521	\$400,000	\$397,295	\$130
2024	266	\$95,759,059	\$368,000	\$359,996	\$115
2023	277	\$85,563,082	\$318,000	\$308,892	\$101
2022	344	\$96,413,648	\$284,000	\$280,272	\$93
2021	321	\$82,472,320	\$265,000	\$256,923	\$80
2020	269	\$55,828,138	\$218,000	\$207,540	\$67
2019	263	\$48,667,675	\$193,880	\$185,048	\$60
2018	261	\$44,385,159	\$174,500	\$170,058	\$53
2017	245	\$41,835,357	\$175,000	\$170,757	\$54
2016	217	\$31,985,987	\$145,000	\$147,401	\$47
2015	205	\$27,756,564	\$139,000	\$135,398	\$42

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County

Zip

City: Hartford (1)

Type: 3FAM, 2FAM (2)

SqFtTotal

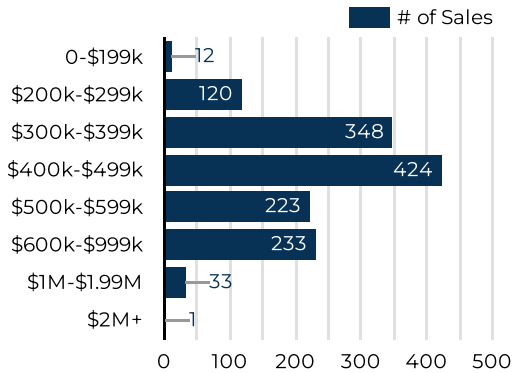
Between

Enter a value

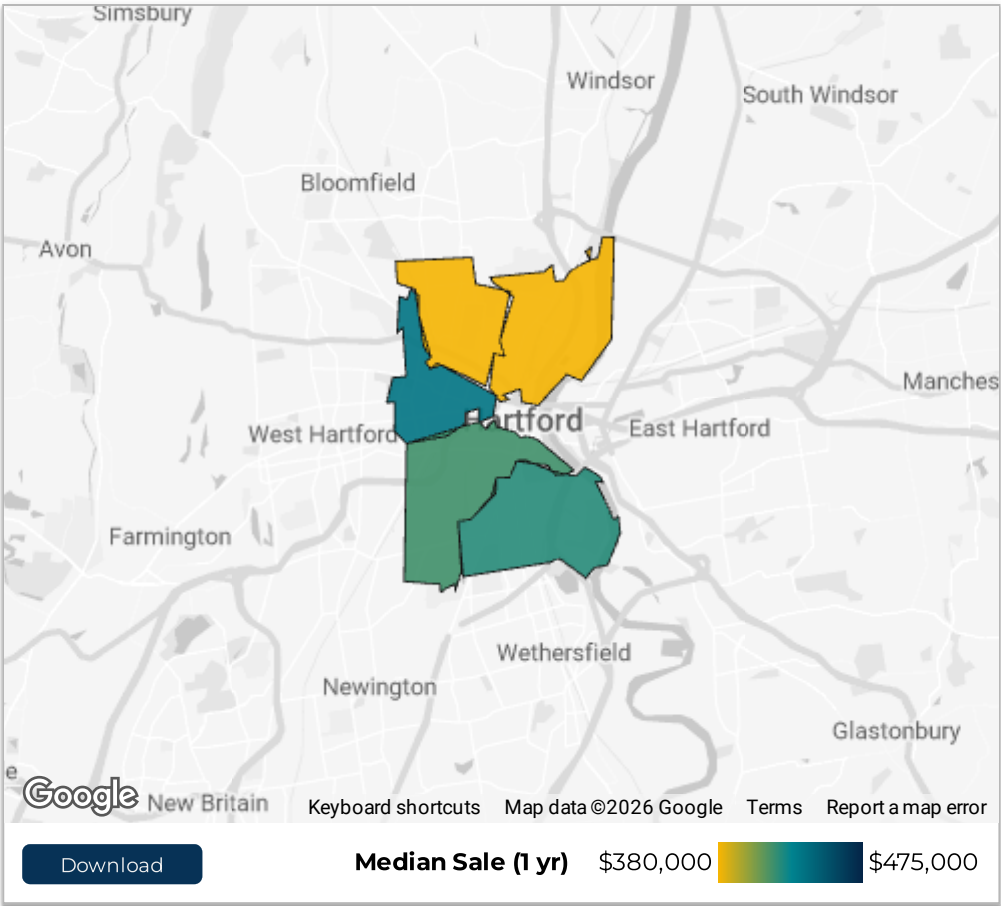
and

Enter a value

Jan 1, 2026 - Jul 26, 2026



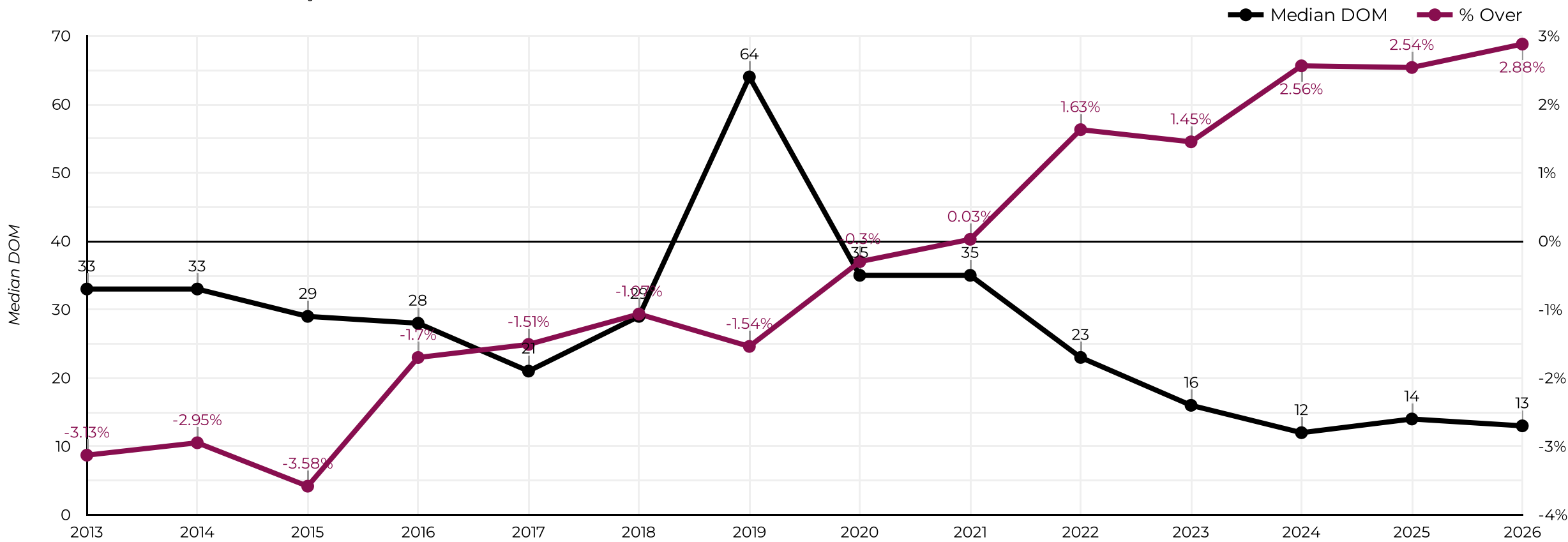
# of Sales	Total \$ Volume
99	\$41,373,397
-2.9% from previous year	5.0% from previous year
Median Sale	Average Sale
\$420,000	\$417,913
7.7% from previous year	8.2% from previous year
\$/sqft	Median DOM
\$135	13
7.5% from previous year	0 from previous year



Buyer Demand

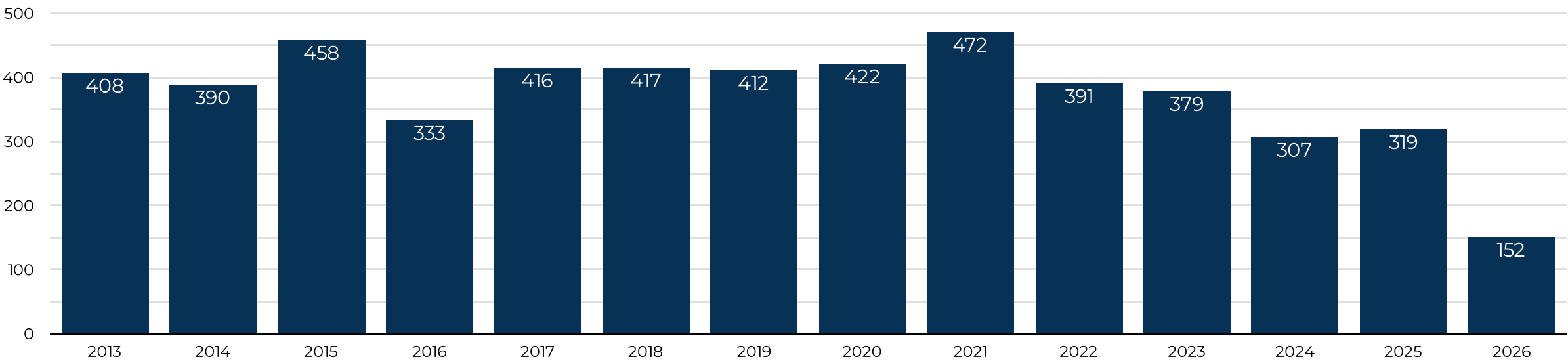
Use this data to see how buyer demand indicators for multi-family real estate has changed in this area over recent years.

Jan 1, 2013 - Jul 27, 2026



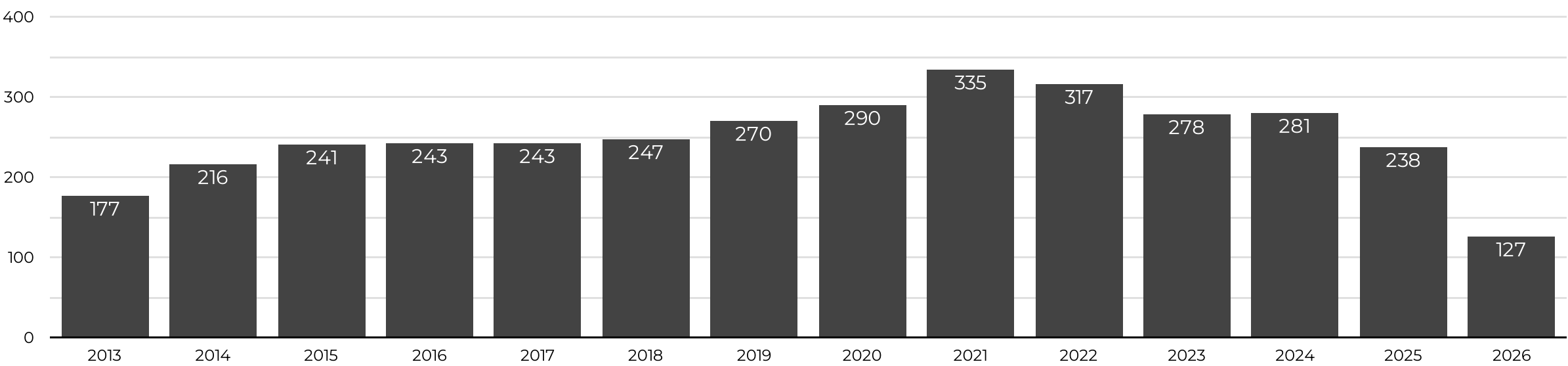
New Listings

View changes in new listing activity in this market over the selected period of time.



New Pending

View changes in new pending activity in this market over the selected period of time.



MONTHLY Data Tables

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County

▼

Zip

▼

City: Hartford

(1) ▼

Type: 3FAM, 2FAM

(2) ▼

SqFtTotal

Between ▼

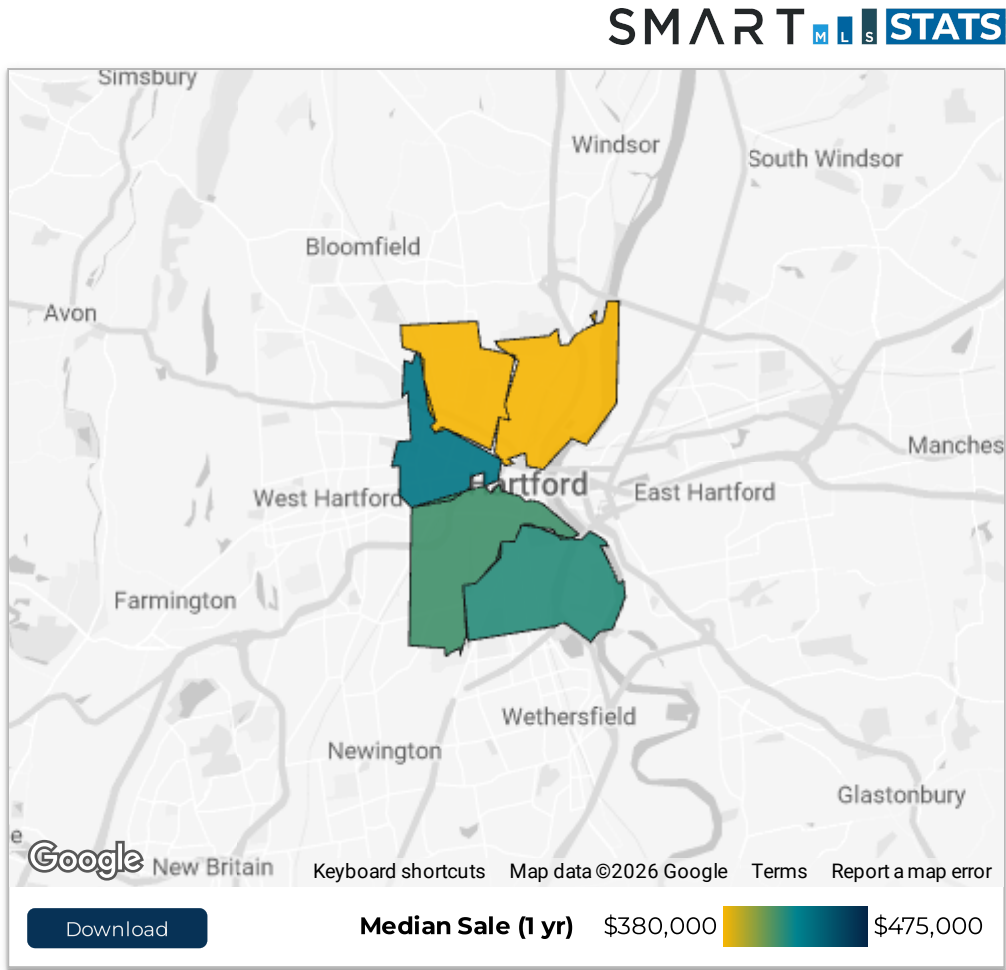
Enter a value

and

Enter a value

Data Tables

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.



# of Sales / Count				
Month	2023	2024	2025	2026
January	26	19	14	13
February	18	16	11	11
March	22	33	14	21
April	22	28	14	9
May	17	30	14	14
June	21	18	20	11
July	21	26	20	-
August	32	15	17	-
September	32	18	22	-
October	20	25	21	-
November	21	18	15	-
December	25	20	30	-
Grand total	277	266	212	79

Sale Prices / Median				
Month	2023	2024	2025	2026
January	\$300,000	\$350,000	\$410,000	\$400,000
February	\$252,500	\$350,000	\$355,000	\$470,000
March	\$293,500	\$370,000	\$370,000	\$400,000
April	\$290,000	\$339,900	\$400,000	\$476,000
May	\$315,000	\$355,000	\$350,000	\$445,000
June	\$325,000	\$360,000	\$359,000	\$435,000
July	\$335,000	\$375,000	\$420,000	-
August	\$315,000	\$400,000	\$375,000	-
September	\$330,000	\$370,000	\$415,000	-
October	\$332,000	\$375,000	\$394,500	-
November	\$320,000	\$425,000	\$415,000	-
December	\$350,000	\$380,000	\$380,000	-
Grand total	\$318,000	\$368,000	\$400,000	\$410,000

New Listings Delivered / Count				
Month	2023	2024	2025	2026
January	29	22	21	23
February	22	30	23	16
March	35	29	31	13
April	32	28	29	31
May	34	31	22	25
June	38	27	34	22
July	33	31	30	-
August	37	18	34	-
September	44	30	22	-
October	21	21	30	-
November	28	28	24	-
December	26	12	19	-
Grand total	379	307	319	130

Sales Volume / Sum				
Month	2023	2024	2025	2026
January	\$7,848,676	\$6,456,500	\$5,595,400	\$5,401,000
February	\$4,760,625	\$5,696,100	\$4,772,000	\$4,906,200
March	\$6,531,000	\$11,950,500	\$5,135,500	\$8,045,697
April	\$6,580,501	\$8,851,260	\$5,242,799	\$4,014,000
May	\$5,005,500	\$10,769,400	\$4,945,625	\$5,874,500
June	\$6,382,250	\$6,509,000	\$7,852,000	\$4,579,000
July	\$6,720,055	\$9,264,500	\$8,218,600	-
August	\$10,157,150	\$5,906,400	\$6,699,000	-
September	\$9,995,925	\$6,622,500	\$9,057,797	-
October	\$6,558,900	\$8,623,900	\$8,246,300	-
November	\$6,488,500	\$7,133,000	\$6,367,500	-
December	\$8,534,000	\$7,975,999	\$12,094,000	-
Grand total	\$85,563,082	\$95,759,059	\$84,226,521	\$32,820,397

Days on Market / Median				
Month	2023	2024	2025	2026
January	37	23	20	9
February	25	17	19	14
March	21	17	15	15
April	21	16	11	15
May	22	12	11	16
June	14	7	10	23
July	15	8	16	-
August	14	8	14	-
September	9	9	9	-
October	13	10	12	-
November	12	22	14	-
December	21	16	11	-
Grand total	16	12	13	14

