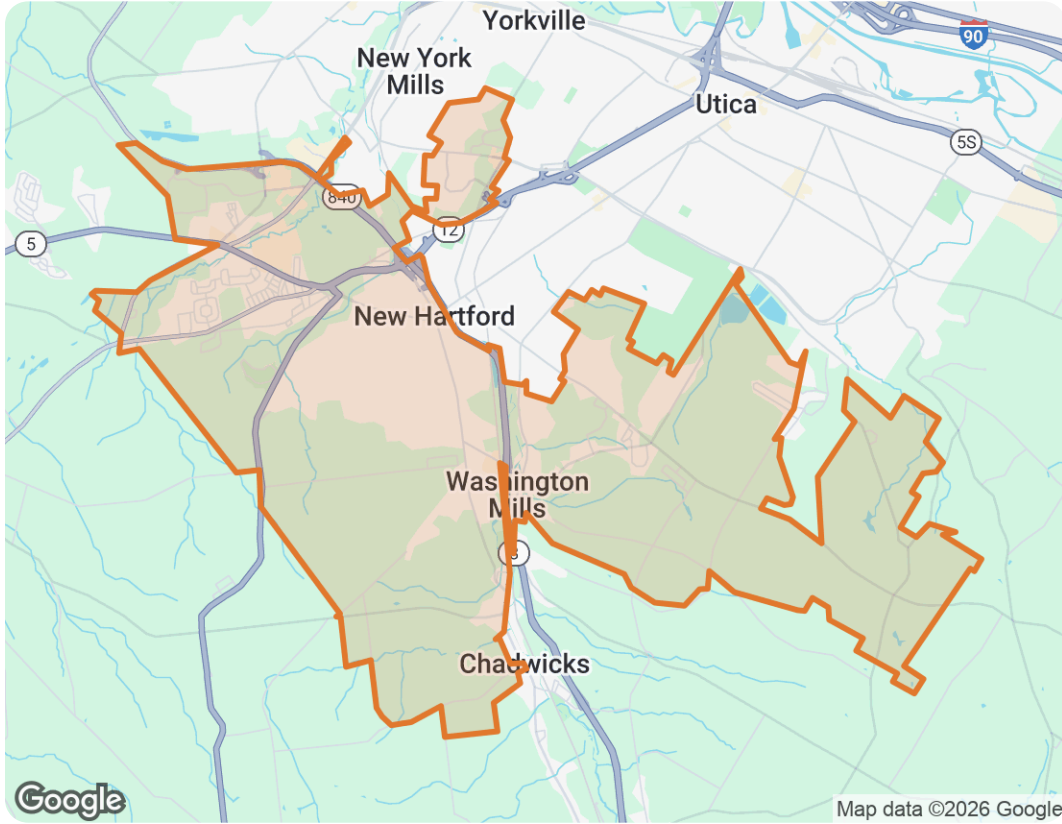




New Hartford, NY 13413



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Utica

2811 Genesee Street

Utica, NY 13501



New Hartford, NY 13413

Market Trends

Market Trends for New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

November 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>2.04</p> <p>↑ 4.08% MoM</p>	<p>Sold to List Price %</p> <p>99.2%</p> <p>↑ 4.26% MoM</p>	<p>Median Days in RPR</p> <p>19</p> <p>↑ 171.43% MoM</p>	<p>Median Sold Price</p> <p>\$290,000</p> <p>↓ 14.71% MoM</p>
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December 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

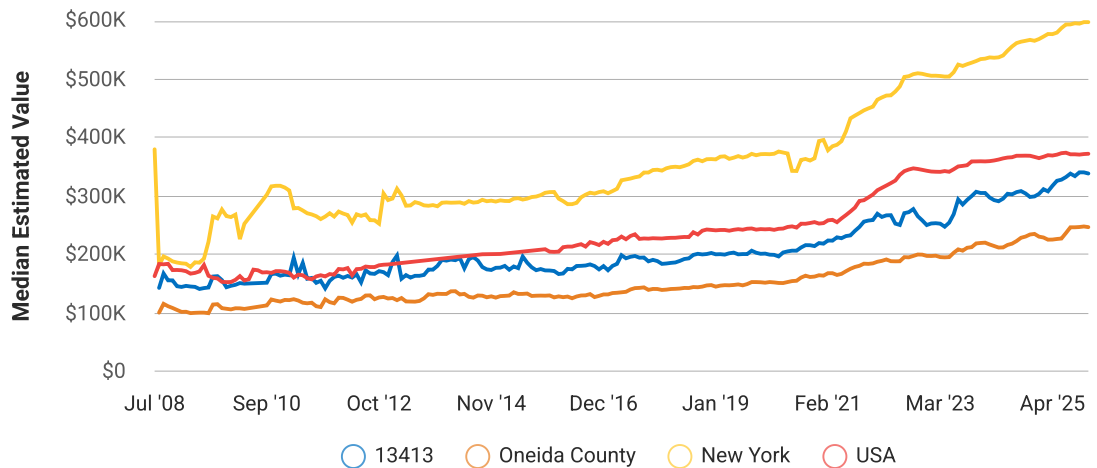
\$339,000

Last Month Change

-0.6%

12 Month Change

+13.1%





New Hartford, NY 13413

November 2025 Active Listings

New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

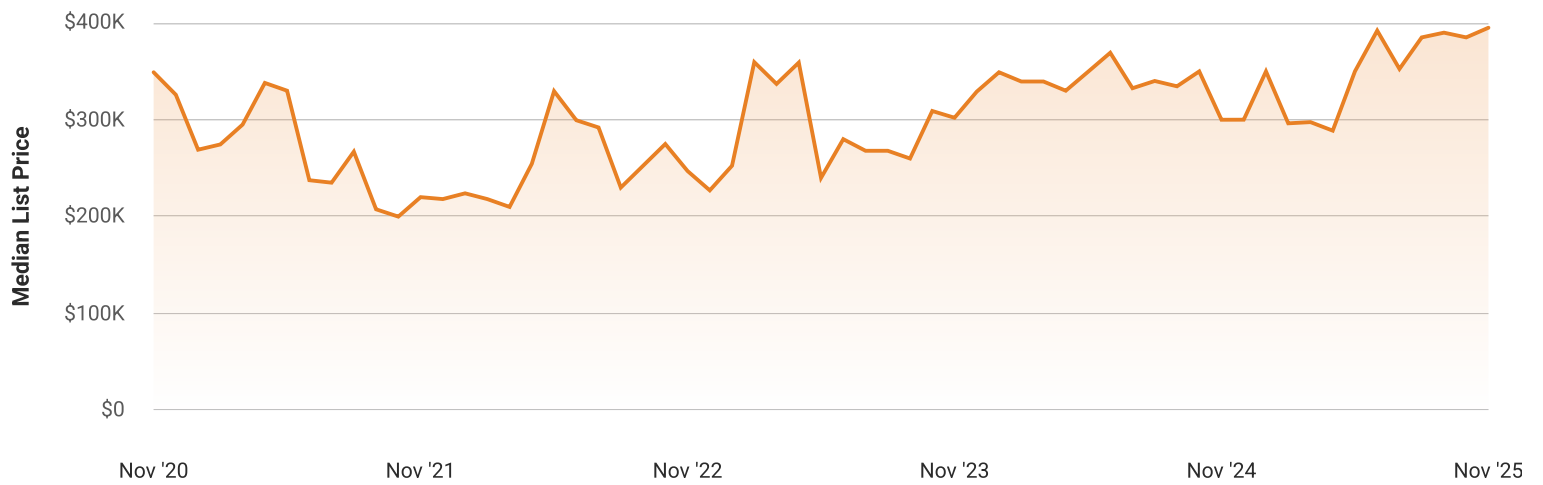
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$395,000

↑ 2.6% Month over Month



New Hartford, NY 13413

November 2025 Sold Listings

New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

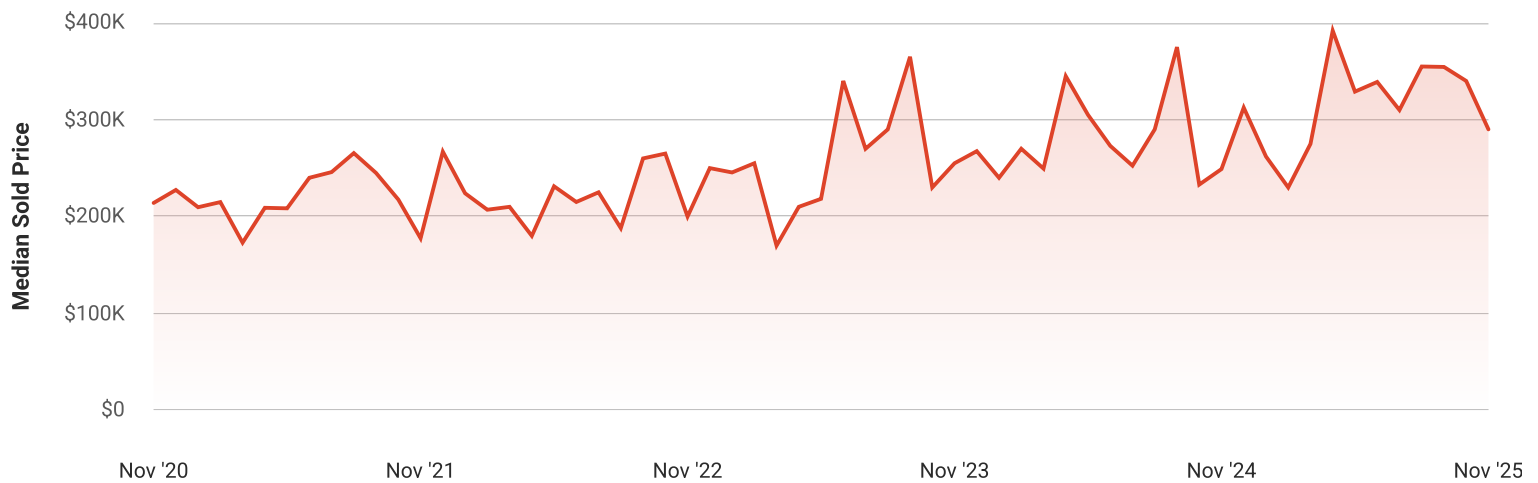
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$290,000

↓ 14.7% Month over Month



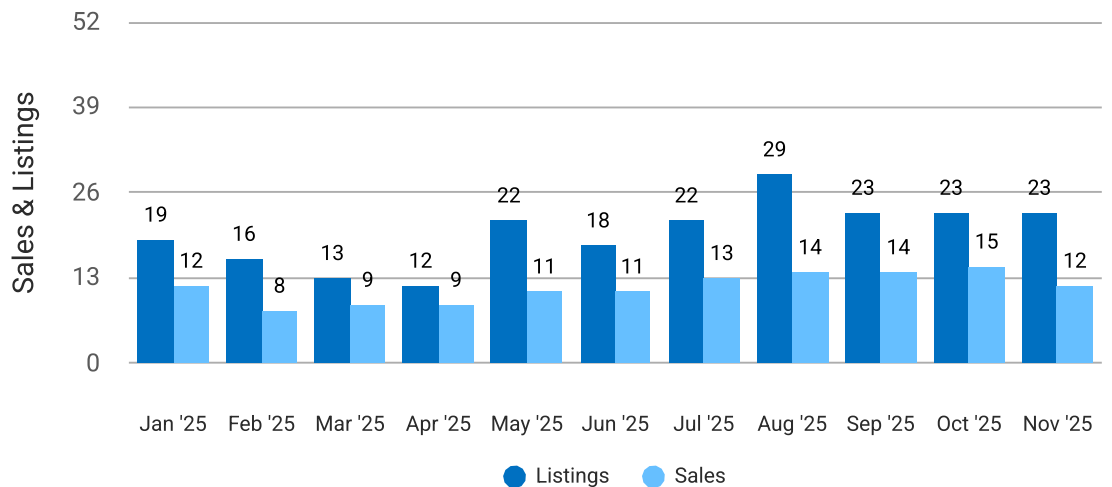
Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





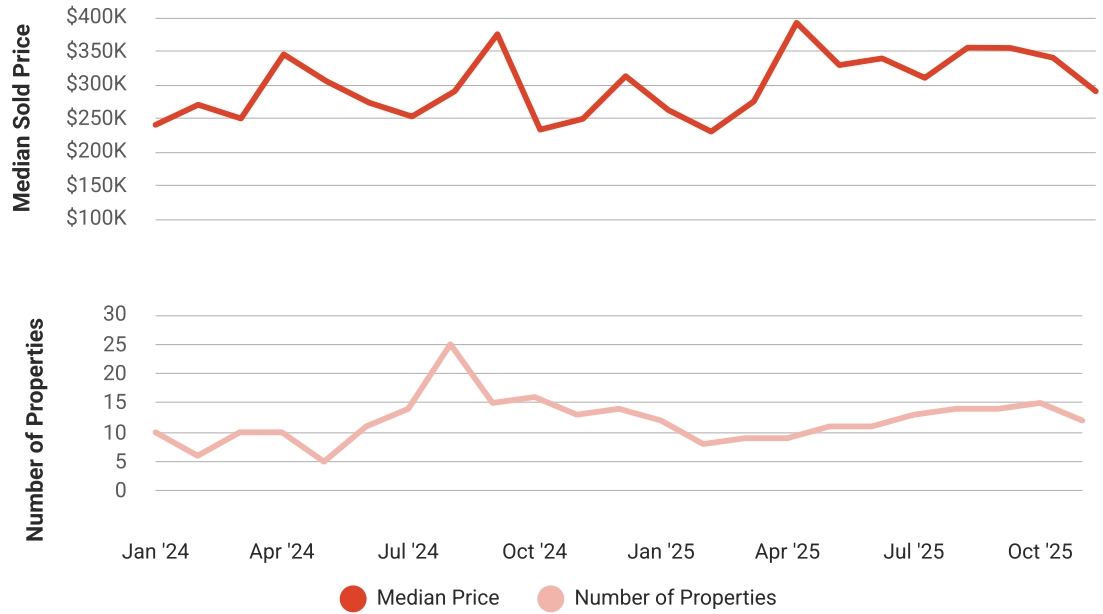
Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



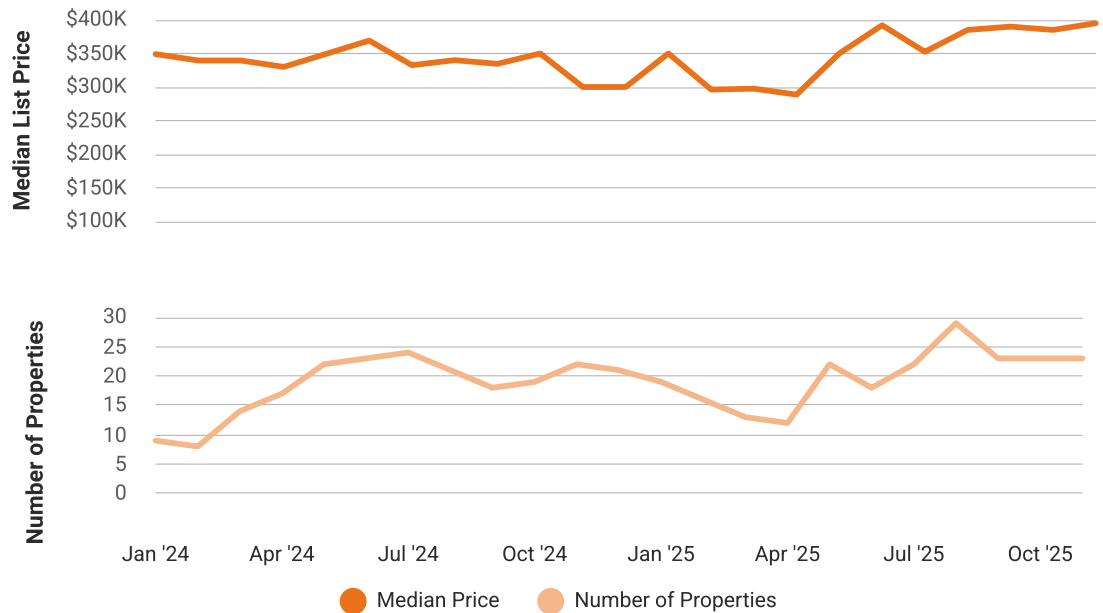
Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 12/31/2025	\$339,000	\$340,950 -0.57%	\$334,490 +1.35%	\$299,800 +13.08%	\$305,670 +10.9%	\$250,820 +35.16%
Median Sold Price Last Updated: 11/30/2025	\$290,000	\$340,000 -14.71%	\$354,950 -18.3%	\$249,000 +16.47%	\$255,000 +13.73%	\$200,000 +45%
Median List Price Last Updated: 11/30/2025	\$395,000	\$385,000 +2.6%	\$385,000 +2.6%	\$299,950 +31.69%	\$302,000 +30.79%	\$247,000 +59.92%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
 Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

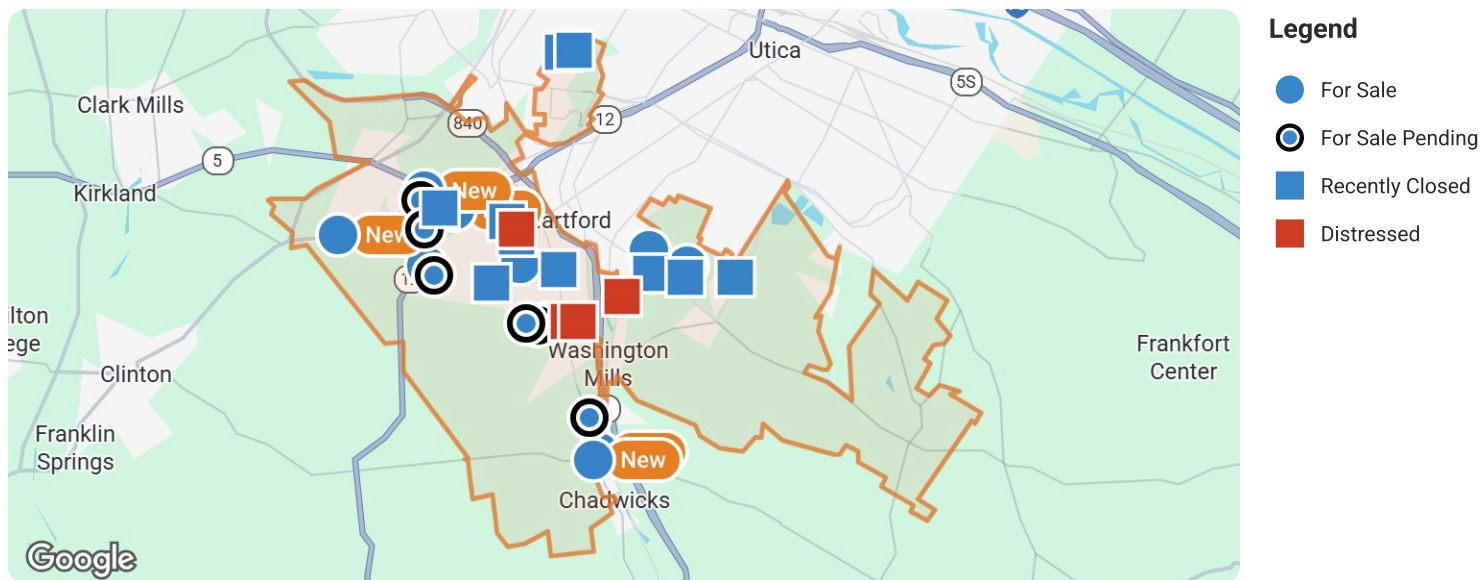
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any



New Hartford, NY 13413

Summary

For Sale Activity in the Last 3 Months



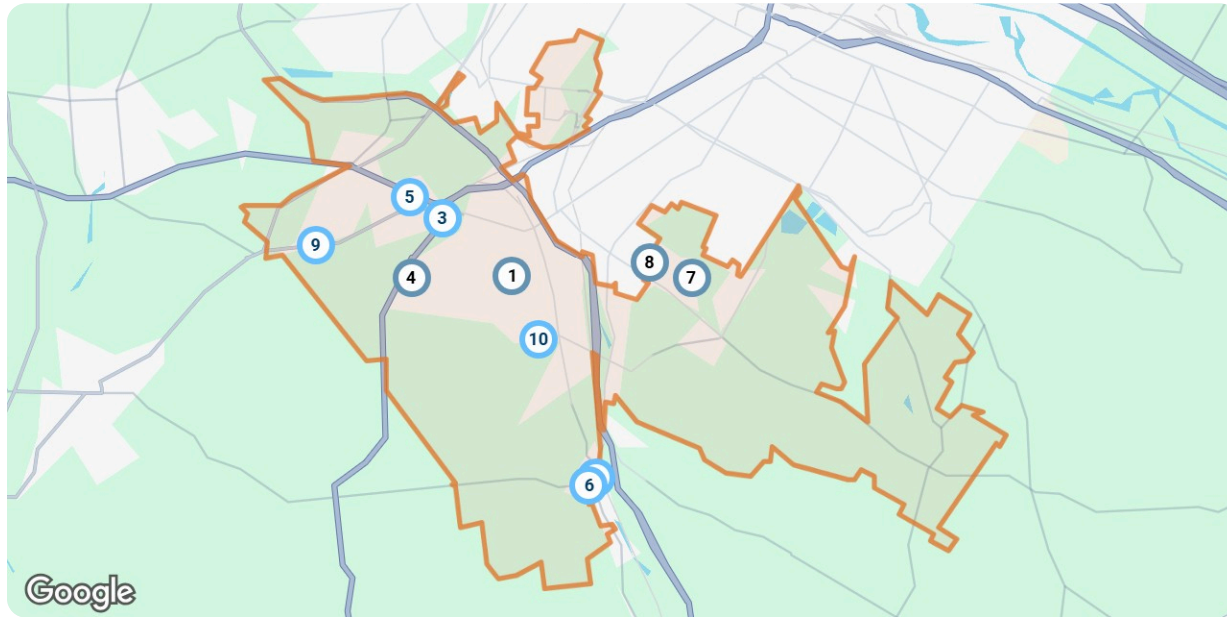
	New	Pending	Closed	Distressed
Number of Properties	10	6	10	4
Lowest Listing Price / Est.Value	\$59,900	\$199,000	\$220,000	\$210,000
Median Listing Price / Est.Value	\$299,950	\$248,950	\$327,350	\$255,240
Highest Listing Price / Est.Value	\$519,900	\$389,900	\$769,000	\$393,850
Average Price / sqft	\$152	\$175	\$179	\$204
Median Price / sqft	\$156	\$168	\$179	\$199
Average Days in RPR	32	24	29	-
Median Days in RPR	21	15	25	-
Total Volume	\$2,838,576	\$1,691,600	\$3,794,700	\$1,114,330
Source	Listings	Listings	Public Records & Listings	Public Records & Listings



Market Activity Breakdown


New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>9 Terrace Hill Dr New Hartford, NY 13413 MLS ID: S1655078 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Hunt Real Estate Era CI</i></p>	Single Family	3/2	1,616	7,644 sqft	1953	12/19/2025 14 days	\$240,000 \$149/sq ft
2	 <p>3566 Oneida St New Hartford, NY 13413 MLS ID: S1655198 ● Active / For Sale</p> <p><i>Listing Courtesy of Brockway-Carpenter Real Estate LLC</i></p>	Single Family	4/2	1,536	5,474 sqft	1920	12/18/2025 15 days	\$179,900 \$117/sq ft
3	 <p>6 Mayberry Pl New Hartford, NY 13413 MLS ID: S1655119 ● Active / For Sale</p> <p><i>Listing Courtesy of Dominion Homes</i></p>	Single Family	2/1	880	8,750 sqft	1954	12/17/2025 16 days	\$59,900 \$68/sq ft
4	 <p>18 Morris Cir New Hartford, NY 13413 MLS ID: S1640275 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	5/3	2,372	0.63 acres	1944	9/23/2025 101 days	\$389,900 \$164/sq ft
5	 <p>8586 Seneca Tpke New Hartford, NY 13413 MLS ID: S1655055 ● Active / For Sale</p> <p><i>Listing Courtesy of Town & City Real Estate</i></p>	Single Family	4/2	1,592	0.27 acres	1922	12/16/2025 17 days	\$139,900 \$88/sq ft

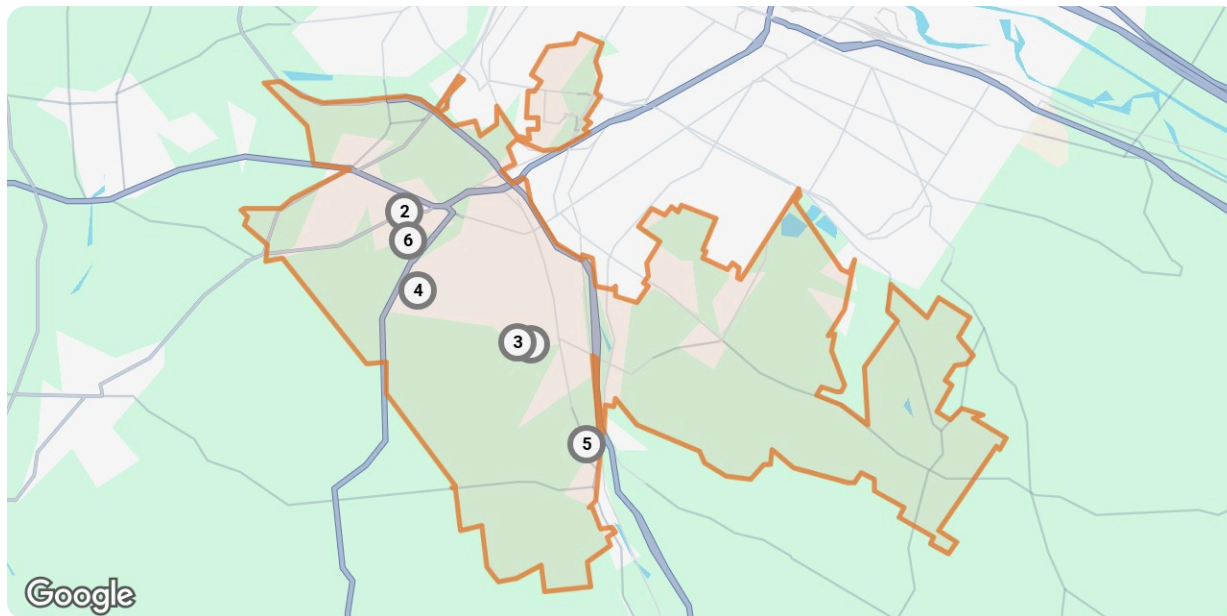


New Hartford, NY 13413

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	 9226 Red Hill Rd New Hartford, NY 13413 MLS ID: S1654460 ● Active / For Sale <i>Listing Courtesy of Mohawk Valley 1st Choice Realty LLC</i>	Single Family	3/1	992	3,702 sqft	1929	12/15/2025 18 days	\$94,900 \$96/sq ft
	 120 Sylvan Way New Hartford, NY 13413 MLS ID: S1653989 ● Active Under Contract / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	4/3	3,122	0.37 acres	1991	12/10/2025 23 days	\$519,900 \$167/sq ft
	 7 Upper Woods Cir New Hartford, NY 13413 MLS ID: S1649275 ● Active Under Contract / For Sale <i>Listing Courtesy of Assist2Sell Buyers & Sellers 1st Choice</i>	Single Family	3/2	1,908	0.72 acres	1955	11/5/2025 58 days	\$414,900 \$217/sq ft
	 1 Fawncrest Blvd New Hartford, NY 13413 MLS ID: S1653667 ● Active / For Sale <i>Listing Courtesy of Hunt Real Estate Era C</i>	Single Family	3/2	1,500	0.28 acres	-	12/4/2025 29 days	\$439,376 \$293/sq ft
	 37 Janet Ter New Hartford, NY 13413 MLS ID: S1652089 ● Active / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	4/2	2,165	0.34 acres	1965	12/1/2025 32 days	\$359,900 \$166/sq ft

Pending

Source: Listings



Legend

● Pending



New Hartford, NY 13413

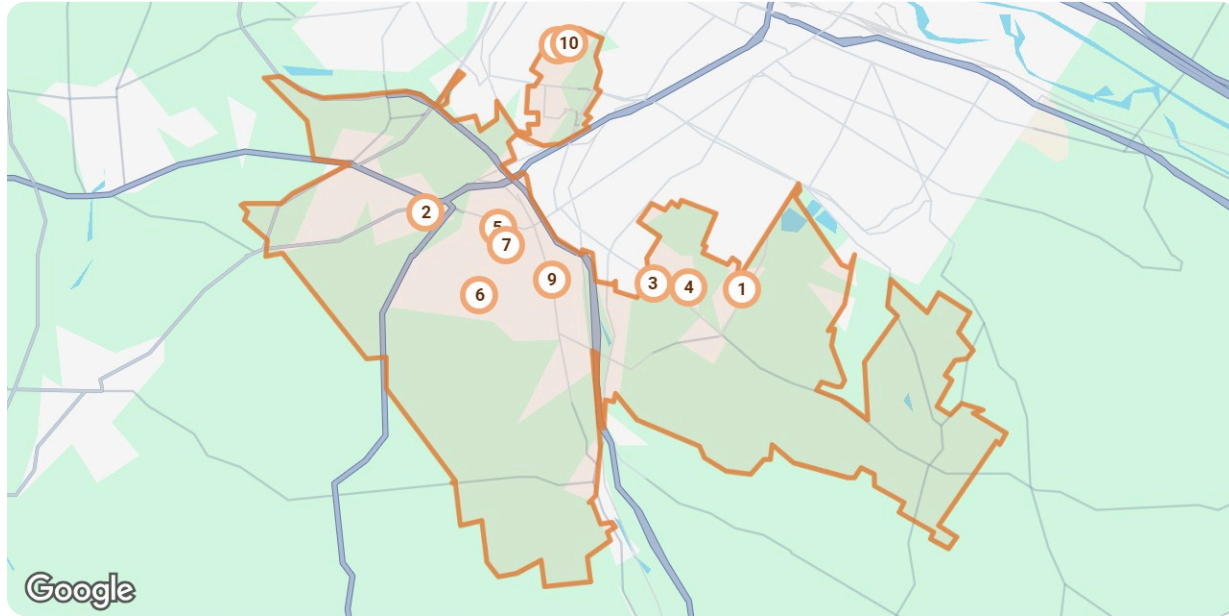
Pending: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>47 Janet Ter New Hartford, NY 13413 MLS ID: S1652211 ● Pending / For Sale</p> <p><i>Listing Courtesy of Assist2Sell Buyers & Sellers 1st Choice</i></p>	Single Family	4/3	2,058	0.34 acres 1965	11/24/2025	\$389,900 \$189/sq ft	12/15/2025 21 days
2	 <p>21 Hara Cres New Hartford, NY 13413 MLS ID: S1641984 ● Pending / For Sale</p> <p><i>Listing Courtesy of Howard Hanna Cny Inc</i></p>	Single Family	3/2	1,160	6,900 sqft 1948	12/5/2025	\$249,900 \$215/sq ft	12/7/2025 2 days
3	 <p>60 Janet Ter New Hartford, NY 13413 MLS ID: S1644608 ● Pending / For Sale</p> <p><i>Listing Courtesy of D. B. Allen Real Estate</i></p>	Single Family	4/3	2,360	0.9 acres 1964	10/27/2025	\$364,900 \$155/sq ft	11/5/2025 9 days
4	 <p>178 Paris Rd New Hartford, NY 13413 MLS ID: S1625744 ● Pending / For Sale</p> <p><i>Listing Courtesy of Virkler Real Estate</i></p>	Single Family	2/2	1,374	10,018 sqft 1947	8/14/2025	\$248,000 \$180/sq ft	10/28/2025 75 days
5	 <p>3694 Oxford Rd New Hartford, NY 13413 MLS ID: S1643781 ● Pending / For Sale</p> <p><i>Listing Courtesy of Howard Hanna Cny Inc</i></p>	Single Family	3/2	1,576	0.52 acres 1940	10/10/2025	\$239,900 \$152/sq ft	10/19/2025 9 days
6	 <p>6 Hilltop Ter New Hartford, NY 13413 MLS ID: S1638404 ● Pending / For Sale</p> <p><i>Listing Courtesy of Milestone Properties</i></p>	Single Family	2/1	1,274	0.52 acres 1950	9/16/2025	\$199,000 \$156/sq ft	10/13/2025 27 days





Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>6 Viburnum Pl New Hartford, NY 13413 MLS ID: S1654516 ■ Closed / For Sale <i>Courtesy of MVAR NONMEMBER</i></p>	Single Family	4/3	2,688	0.35 acres 1986	12/22/2025 – days	\$525,000 \$195/sq ft	↓ 4.55%
2	 <p>38 Evalon Rd New Hartford, NY 13413 MLS ID: S1634924 ■ Closed / For Sale <i>Courtesy of Hunt Real Estate ERA</i></p>	Single Family	4/2	1,033	6,000 sqft 1944	12/19/2025 25 days	\$235,000 \$227/sq ft	↓ 5.96%
3	 <p>258 Higby Rd New Hartford, NY 13413 MLS ID: S1624572 ■ Closed / For Sale <i>Courtesy of River Hills Properties LLC Barn</i></p>	Single Family	4/2	1,953	3.12 acres 1953	12/10/2025 31 days	\$325,000 \$166/sq ft	↓ 4.38%
4	 <p>12 Christine Ct S New Hartford, NY 13413 MLS ID: S1638446 ■ Closed / For Sale <i>Courtesy of Howard Hanna Cny Inc</i></p>	Single Family	5/4	3,409	0.82 acres 1992	12/9/2025 3 days	\$769,000 \$226/sq ft	–
5	 <p>C17 Fairway Estates Drive Dr New Hartford, NY 13413 MLS ID: S1637684 ■ Closed / For Sale <i>Courtesy of Howard Hanna Cny Inc</i></p>	Condo/Townhouse/Apt.	3/3	2,686	2,091 sqft 1989	12/8/2025 – days	\$420,000 \$156/sq ft	–

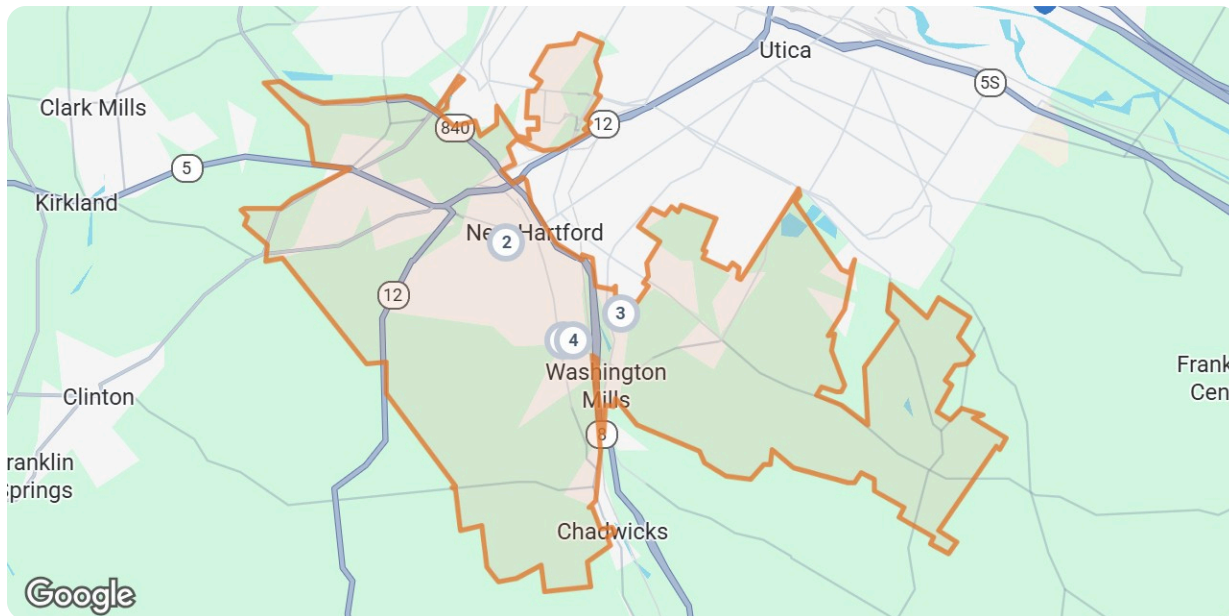


New Hartford, NY 13413

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	<p>22 Canterbury Rd New Hartford, NY 13413 MLS ID: S1633915 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	4/5	2,865	0.37 acres / 1962	12/5/2025 / 57 days	\$500,000 / \$175/sq ft	↓ 1.48%
7	<p>7 Overbrook Cres New Hartford, NY 13413 MLS ID: S1629348 Closed / For Sale</p> <p><i>Courtesy of Assist2Sell Buyers & Sellers 1st Choice</i></p>	Single Family	3/2	1,543	0.45 acres / 1955	12/5/2025 / 1 day	\$240,000 / \$156/sq ft	↑ 4.39%
8	<p>233 Fairway Dr New Hartford, NY 13413 MLS ID: S1639761 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	5/2	1,911	0.33 acres / 1953	12/3/2025 / 2 days	\$231,000 / \$121/sq ft	↑ 2.71%
9	<p>97 Oxford Rd New Hartford, NY 13413 MLS ID: S1620318 Closed / For Sale</p> <p><i>Courtesy of River Hills Properties LLC Ut</i></p>	Single Family	4/2	1,758	0.45 acres / 1925	12/3/2025 / 85 days	\$329,700 / \$188/sq ft	↓ 5.72%
10	<p>303 Washington Dr New Hartford, NY 13413 MLS ID: S1653463 Closed / For Sale</p> <p><i>Courtesy of Hunt Real Estate ERA</i></p>	Single Family	2/1	1,196	0.45 acres / 1954	12/3/2025 / - days	\$220,000 / \$184/sq ft	-

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled



New Hartford, NY 13413

Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>5 Kellogg Rd New Hartford, NY 13413 Off Market / Public Record</p>	Single Family	2/1	975	9,000 sqft 1965	– – days	– \$224/sq ft	11/25/2025 Notice of Lis Pendens
2	 <p>41 Paris Rd New Hartford, NY 13413 Off Market / Public Record</p>	Single Family	3/2	1,426	8,600 sqft 1900	– – days	– \$205/sq ft	11/25/2025 Notice of Lis Pendens
3	 <p>36 Chestnut Hls New Hartford, NY 13413 Off Market / Public Record</p>	Condo/Townhouse/Apt.	–/–	1,088	436 sqft 1970	– – days	– \$193/sq ft	11/21/2025 Notice of Lis Pendens
4	 <p>119 Harrogate Rd New Hartford, NY 13413 Off Market / Public Record</p>	Single Family	4/3	2,040	0.26 acres 1973	– – days	– \$193/sq ft	12/4/2025 Notice of Lis Pendens





Summary

For Lease Activity in the Last 3 Months



	New	Closed	Distressed
Number of Properties	2	3	4
Lowest Listing Price / Est.Value	\$1,750	\$1,600	\$210,000
Median Listing Price / Est.Value	\$1,925	\$2,100	\$255,240
Highest Listing Price / Est.Value	\$2,100	\$2,600	\$393,850
Average Price / sqft	\$1	\$2	\$204
Median Price / sqft	\$1	\$2	\$199
Average Days in RPR	16	37	-
Median Days in RPR	16	42	-
Total Volume	\$3,850	\$6,300	\$1,114,330
Source	Listings	Public Records & Listings	Public Records & Listings

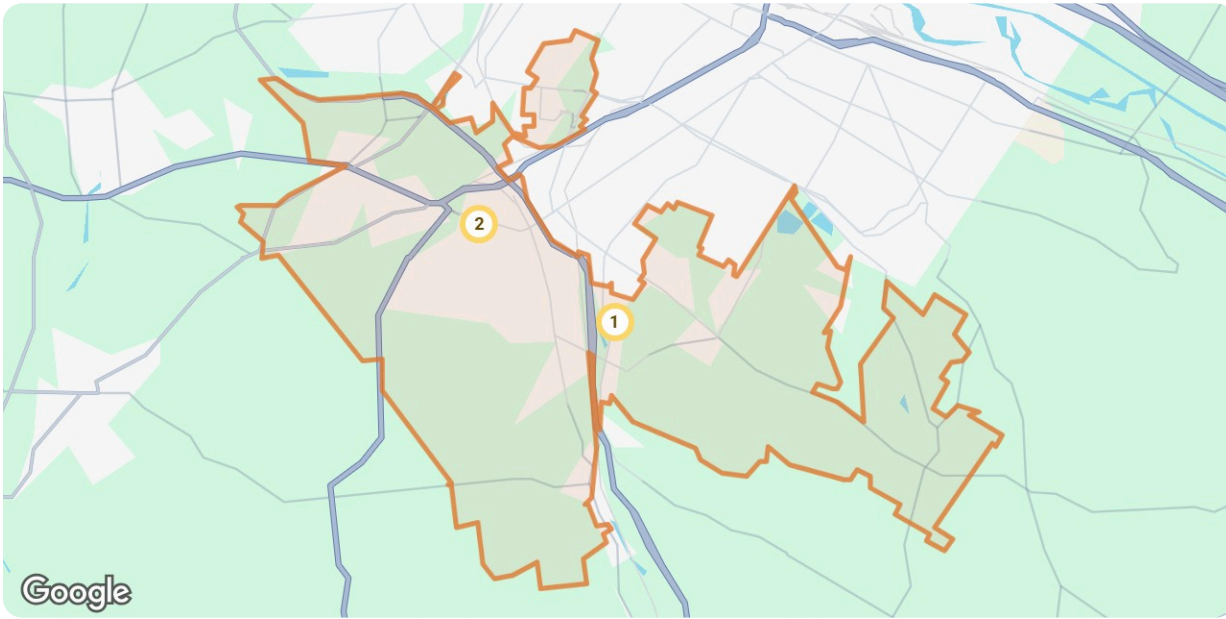




Market Activity Breakdown



New

Source: Listings



Legend

● Active For Lease

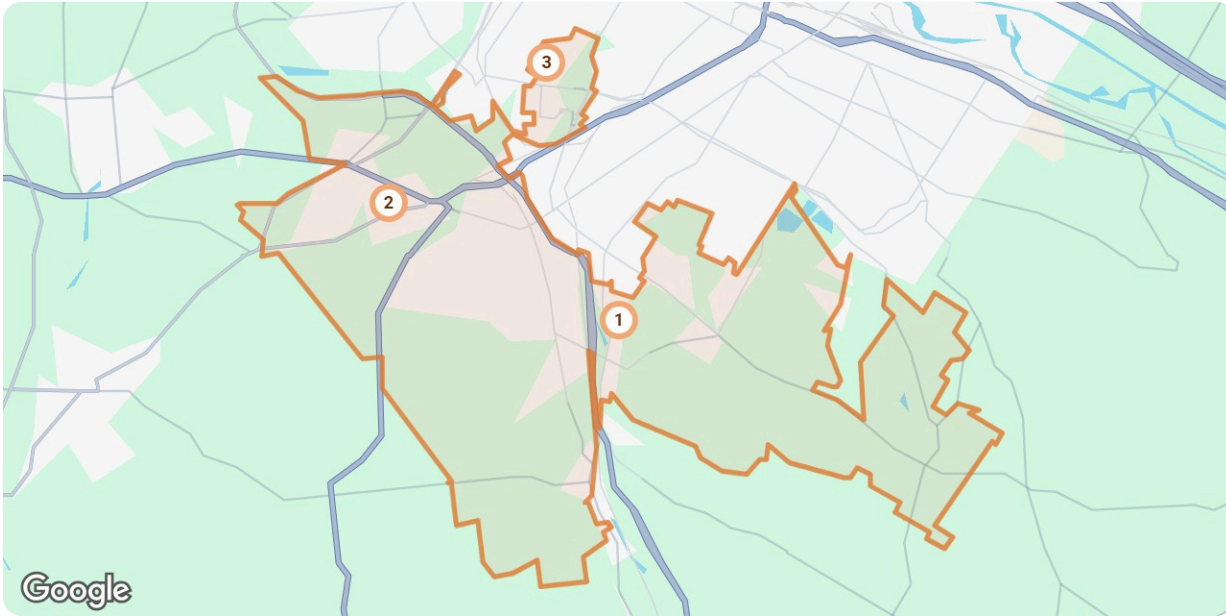
New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>67 Chestnut Hls New Hartford, NY 13413 MLS ID: S1655737 ● Active / For Lease</p> <p><i>Courtesy of River Hills Properties LLC Lf</i></p>	Condo/Townhouse/Apt.	2/2	1,088	436 sqft	1970	12/26/2025 7 days	\$2,100 mo. \$2/sq ft
2	 <p>137 Genesee St New Hartford, NY 13413 MLS ID: S1654123 ● Active / For Lease</p> <p><i>Courtesy of Coldwell Banker Sexton Real Estate</i></p>	Condo/Townhouse/Apt.	2/1	2,966	0.28 acres	1880	12/8/2025 25 days	\$1,750 mo. \$1/sq ft






Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>62 Chestnut Hls New Hartford, NY 13413 MLS ID: S1647748 ■ Closed / For Lease</p> <p><i>Courtesy of T. D'Amico Real Estate, LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,632	436 sqft / 1970	12/9/2025 / 42 days	- / \$1/sq ft	-
2	 <p>12 Ferro Ave New Hartford, NY 13413 MLS ID: S1643710 ■ Closed / For Lease</p> <p><i>Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	2/1	850	8,930 sqft / 1948	11/2/2025 / 25 days	- / \$2/sq ft	-
3	 <p>202 Fairway Dr New Hartford, NY 13413 MLS ID: S1634723 ■ Closed / For Lease</p> <p><i>Courtesy of River Hills Properties LLC Barn</i></p>	Single Family	3/2	1,176	0.29 acres / 1952	10/14/2025 / 43 days	- / \$2/sq ft	-







Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>5 Kellogg Rd New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	2/1	975	9,000 sqft 1965	– – days	– \$224/sq ft	11/25/2025 Notice of Lis Pendens
2	 <p>41 Paris Rd New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	3/2	1,426	8,600 sqft 1900	– – days	– \$205/sq ft	11/25/2025 Notice of Lis Pendens
3	 <p>36 Chestnut Hls New Hartford, NY 13413 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	–/–	1,088	436 sqft 1970	– – days	– \$193/sq ft	11/21/2025 Notice of Lis Pendens
4	 <p>119 Harrogate Rd New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	4/3	2,040	0.26 acres 1973	– – days	– \$193/sq ft	12/4/2025 Notice of Lis Pendens





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