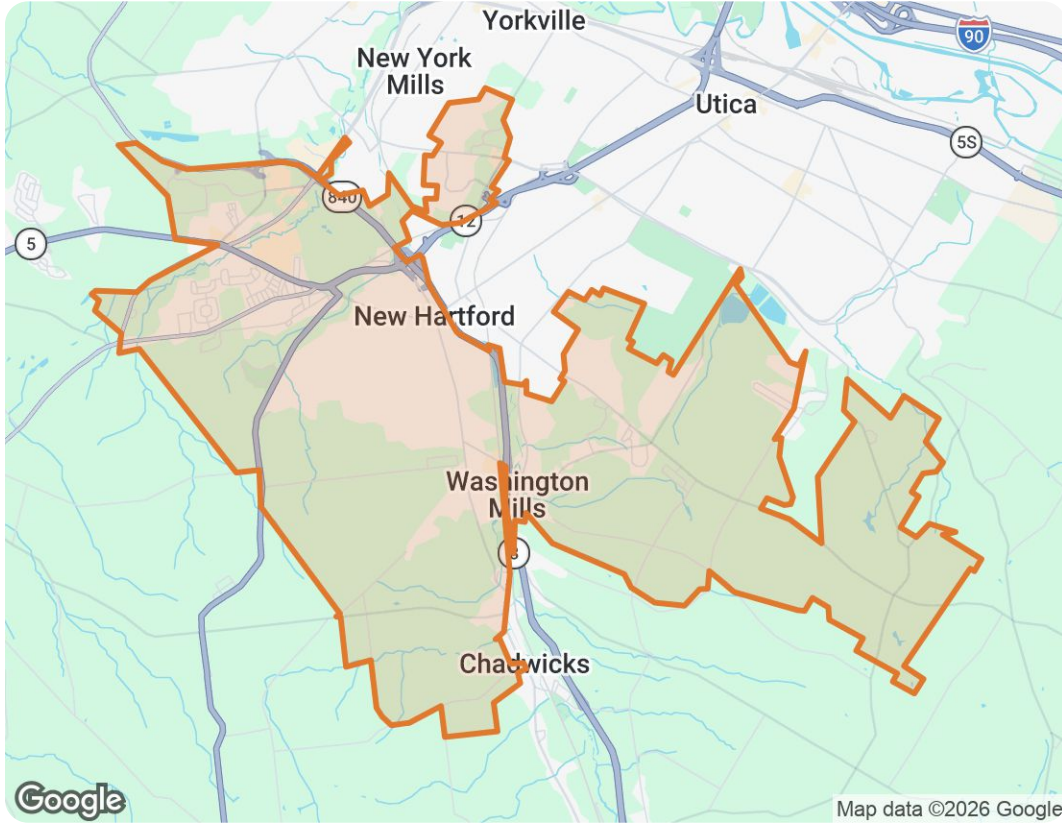




New Hartford, NY 13413



Maria McNiel

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Utica

2811 Genesee Street

Utica, NY 13501





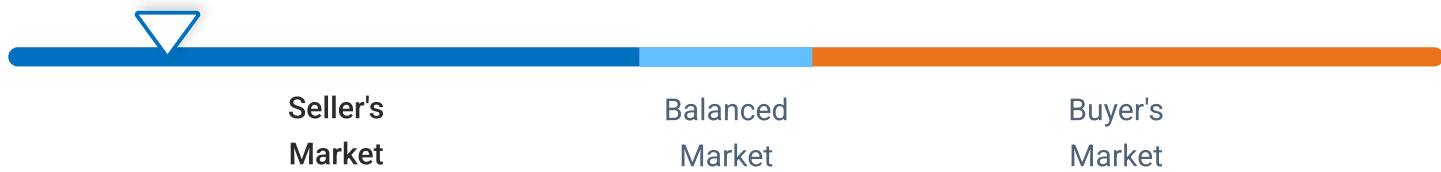
Market Trends

Market Trends for New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

February 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.33 ↓ 15.82% MoM	101.3% ↑ 1.5% MoM	21 ↓ 72% MoM	\$280,000 ↑ 14.29% MoM

March 2026 Median Estimated Property Value

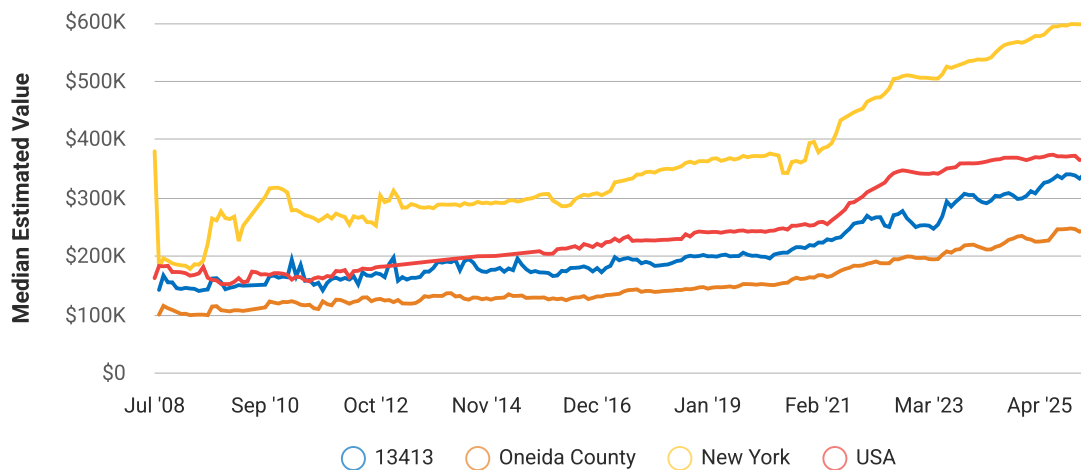
Single Family + Condo/Townhouse/Apt.

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 \$343,000	Last Month Change +0.7%	12 Month Change +11.2%
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New Hartford, NY 13413

February 2026 Active Listings

New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

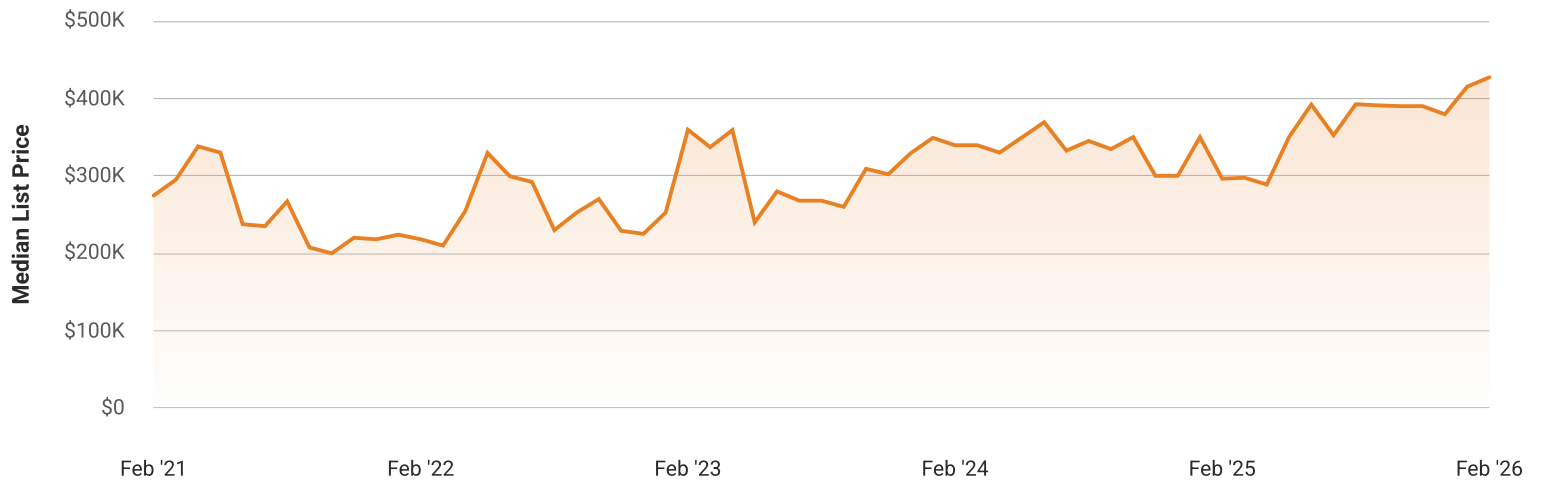
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$427,188

↑ 2.9% Month over Month



New Hartford, NY 13413

February 2026 Sold Listings

New Hartford, NY 13413

Single Family + Condo/Townhouse/Apt.

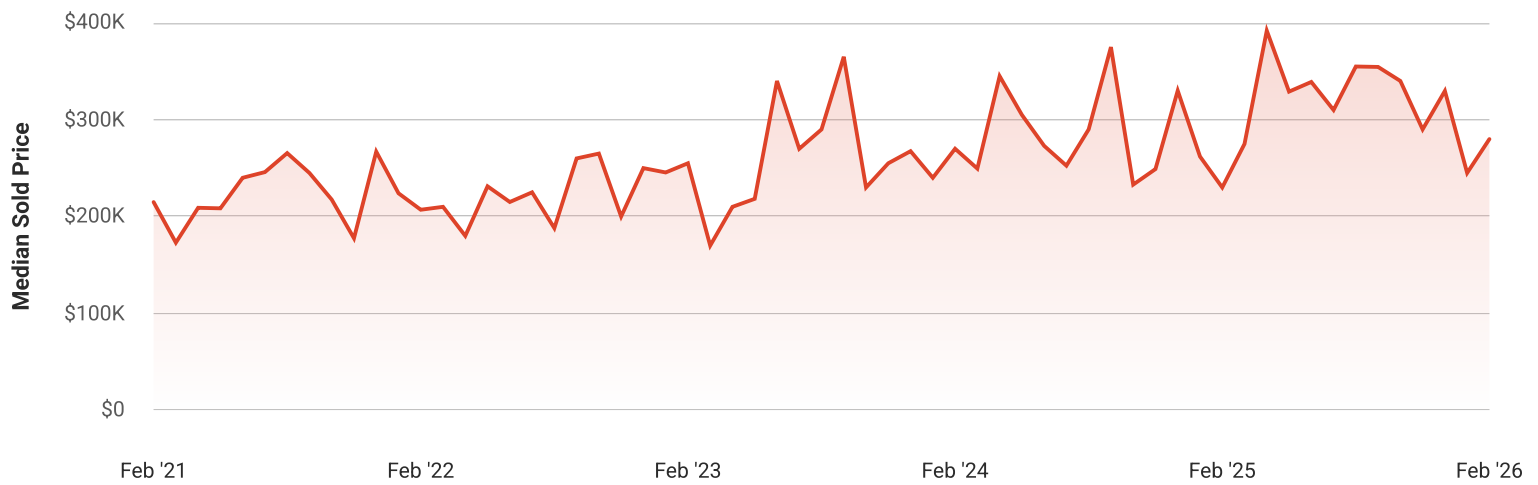
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$280,000

↑ 14.3% Month over Month



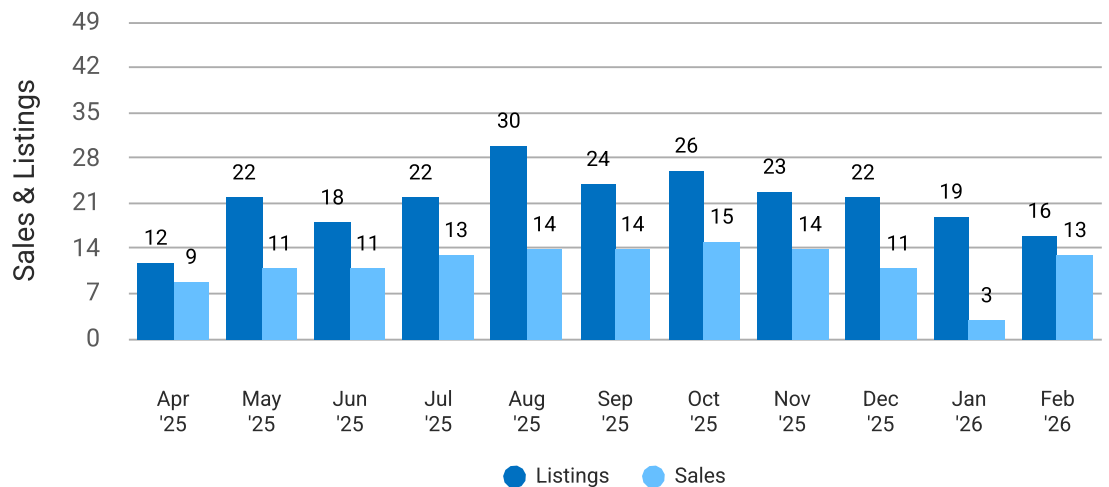
Total Sales and Active Listings in New Hartford, NY 13413

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





New Hartford, NY 13413

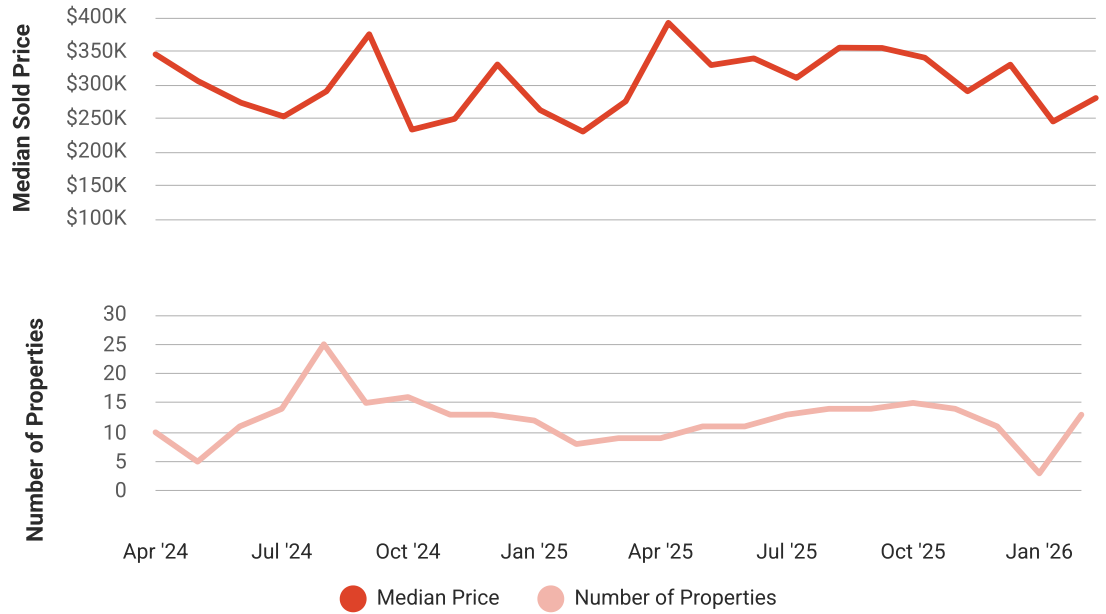
Median Sold Price vs Sold Listings in New Hartford, NY 13413

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



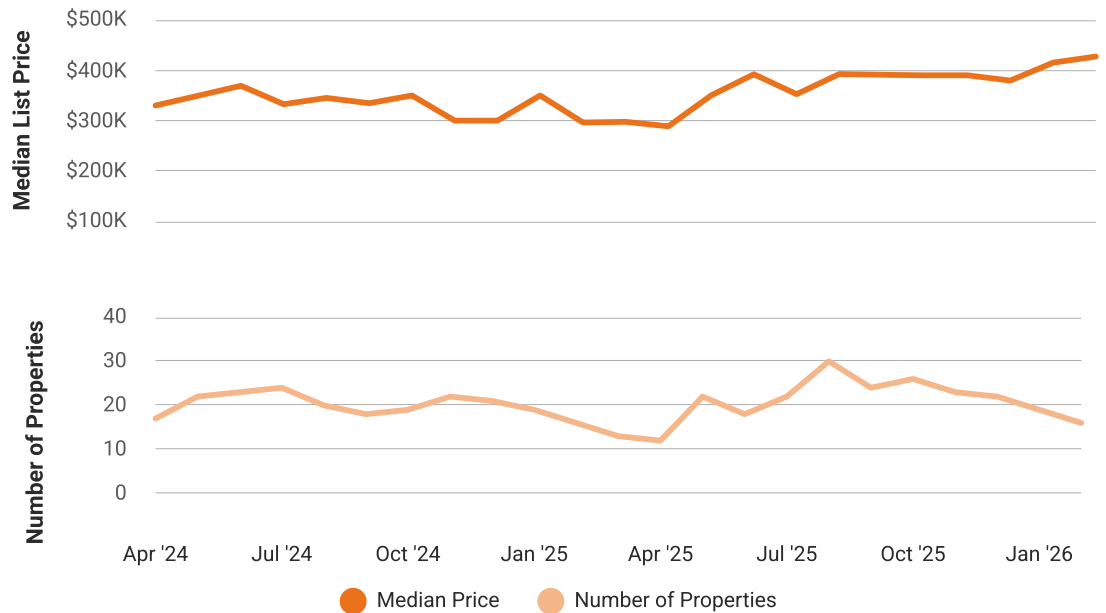
Median List Price vs Active Listings in New Hartford, NY 13413

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: 3/31/2026	\$343,000	\$340,610 +0.7%	\$339,000 +1.18%	\$308,430 +11.21%	\$293,470 +16.88%	\$253,190 +35.47%
Median Sold Price Last Updated: 2/28/2026	\$280,000	\$245,000 +14.29%	\$290,000 -3.45%	\$230,000 +21.74%	\$270,000 +3.7%	\$255,000 +9.8%
Median List Price Last Updated: 2/28/2026	\$427,188	\$415,000 +2.94%	\$389,900 +9.56%	\$296,250 +44.2%	\$339,450 +25.85%	\$359,450 +18.84%

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

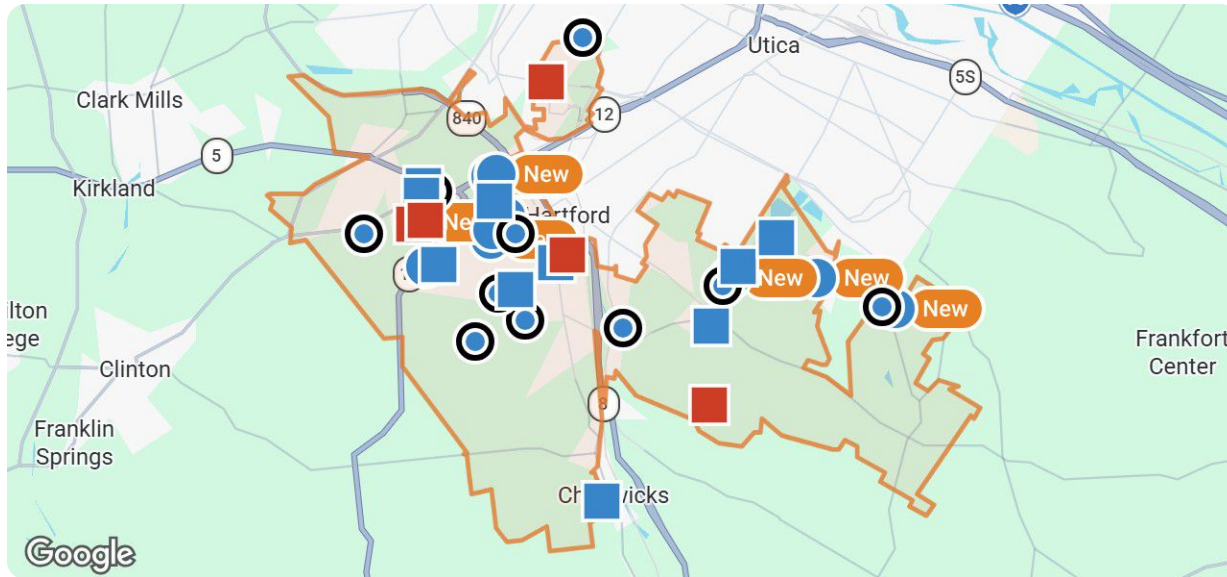
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any





Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	5
Lowest Listing Price / Est.Value	\$199,900	\$235,000	\$105,000	\$190,080
Median Listing Price / Est.Value	\$372,400	\$372,450	\$239,500	\$231,390
Highest Listing Price / Est.Value	\$1,280,000	\$819,000	\$475,000	\$426,570
Average Price / sqft	\$213	\$192	\$162	\$202
Median Price / sqft	\$210	\$191	\$161	\$199
Average Days in RPR	29	34	44	-
Median Days in RPR	22	20	36	-
Total Volume	\$4,527,100	\$4,077,600	\$2,652,000	\$1,332,660
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

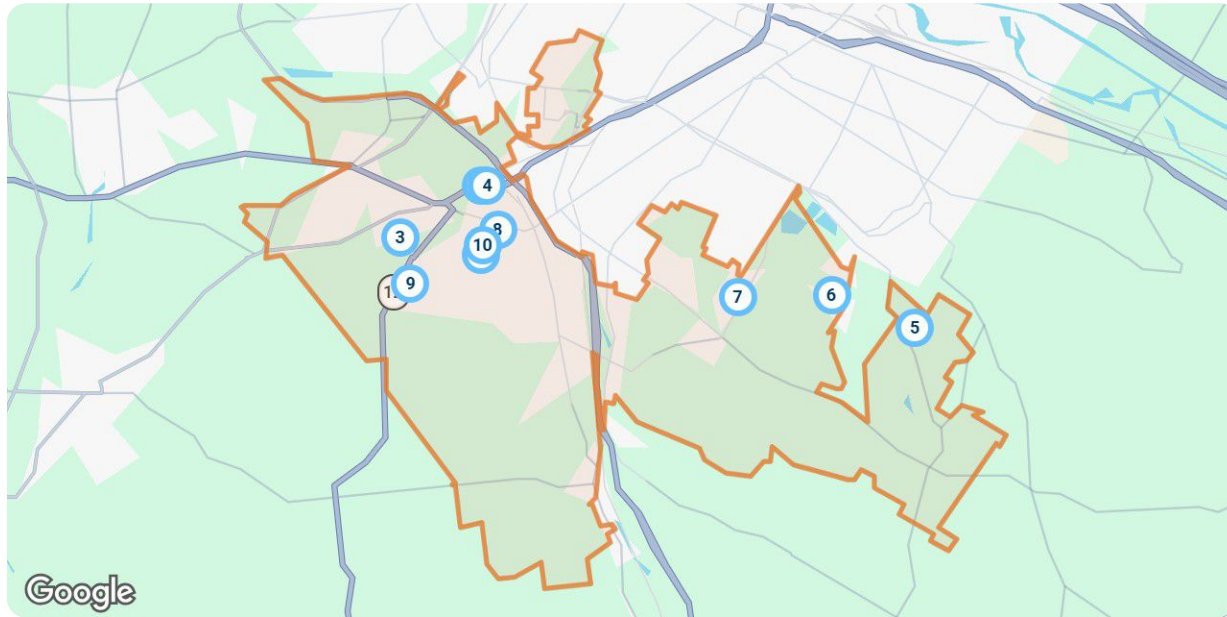




Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

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>28 Jordan Rd New Hartford, NY 13413 MLS ID: S1670481 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	7/6	4,114	5.5 acres	1910	4/1/2026 1 day	\$1,280,000 \$311/sq ft
2	 <p>50 Wilbur Rd New Hartford, NY 13413 MLS ID: S1669951 ● Active / For Sale</p> <p><i>Listing Courtesy of T. D'Amico Real Estate, LLC</i></p>	Single Family	4/1	1,387	7,335 sqft	1950	3/30/2026 3 days	\$199,900 \$144/sq ft
3	 <p>103 Merritt Pl New Hartford, NY 13413 MLS ID: R1669584 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Upstate NY Properties</i></p>	Single Family	3/1	1,031	8,250 sqft	1945	3/27/2026 6 days	\$239,900 \$233/sq ft
4	 <p>1 Gerry Ave New Hartford, NY 13413 MLS ID: S1668304 ● Active / For Sale</p> <p><i>Listing Courtesy of Howard Hanna Cny Inc</i></p>	Single Family	3/2	1,796	0.33 acres	1951	3/21/2026 12 days	\$379,900 \$212/sq ft
5	 <p>135 Harts Dr New Hartford, NY 13413 MLS ID: S1665740 ● Active / For Sale</p> <p><i>Listing Courtesy of T. D'Amico Real Estate, LLC</i></p>	Single Family	3/2	1,416	0.87 acres	1970	3/11/2026 22 days	\$324,900 \$229/sq ft

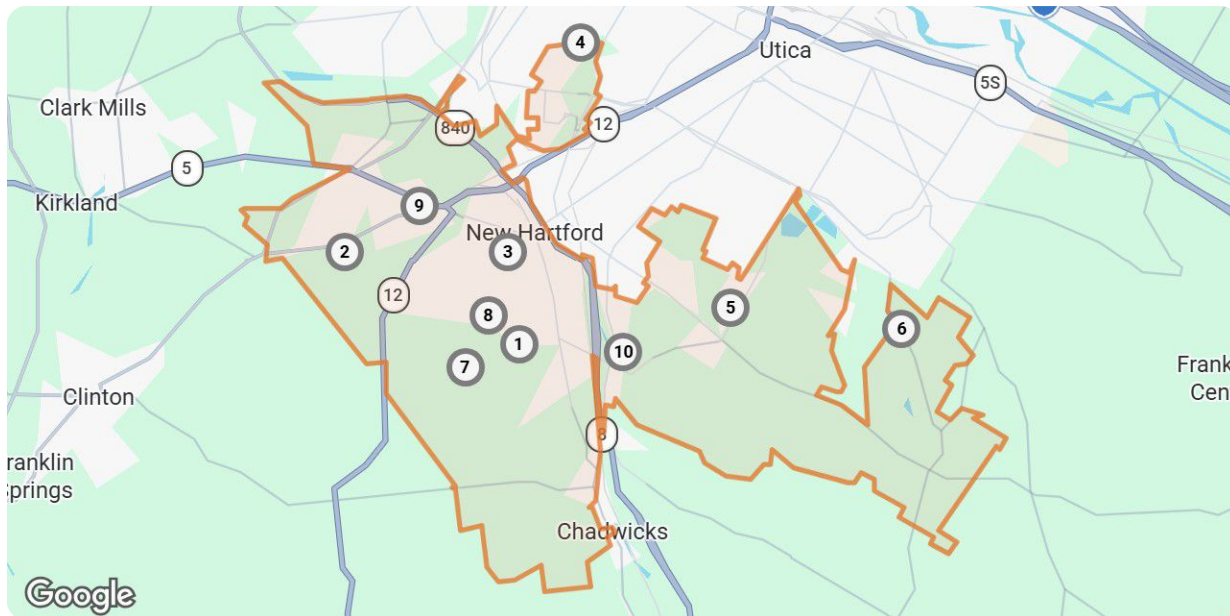


New Hartford, NY 13413

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
	20 S Hills Dr New Hartford, NY 13413 MLS ID: S1664641 ● Active / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	2/2	1,732	0.32 acres	1955	3/11/2026 22 days	\$275,000 \$159/sq ft
	6 Ironwood Rd New Hartford, NY 13413 MLS ID: S1665210 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Sexton Real Estate</i>	Single Family	4/4	2,500	0.83 acres	1923	3/6/2026 27 days	\$522,800 \$209/sq ft
	10017 Mallory Rd New Hartford, NY 13413 MLS ID: S1661315 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Faith Properties II</i>	Single Family	4/2	1,830	3.99 acres	1870	2/5/2026 56 days	\$374,900 \$205/sq ft
	10 Morgan Ln New Hartford, NY 13413 MLS ID: S1659197 ● Active / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	3/3	2,170	0.26 acres	1990	1/23/2026 69 days	\$559,900 \$258/sq ft
	103 Paris Rd New Hartford, NY 13413 MLS ID: S1658384 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Faith Properties</i>	Single Family	4/3	2,139	0.29 acres	1955	1/16/2026 76 days	\$369,900 \$173/sq ft

Pending

Source: Listings













Legend

● Pending



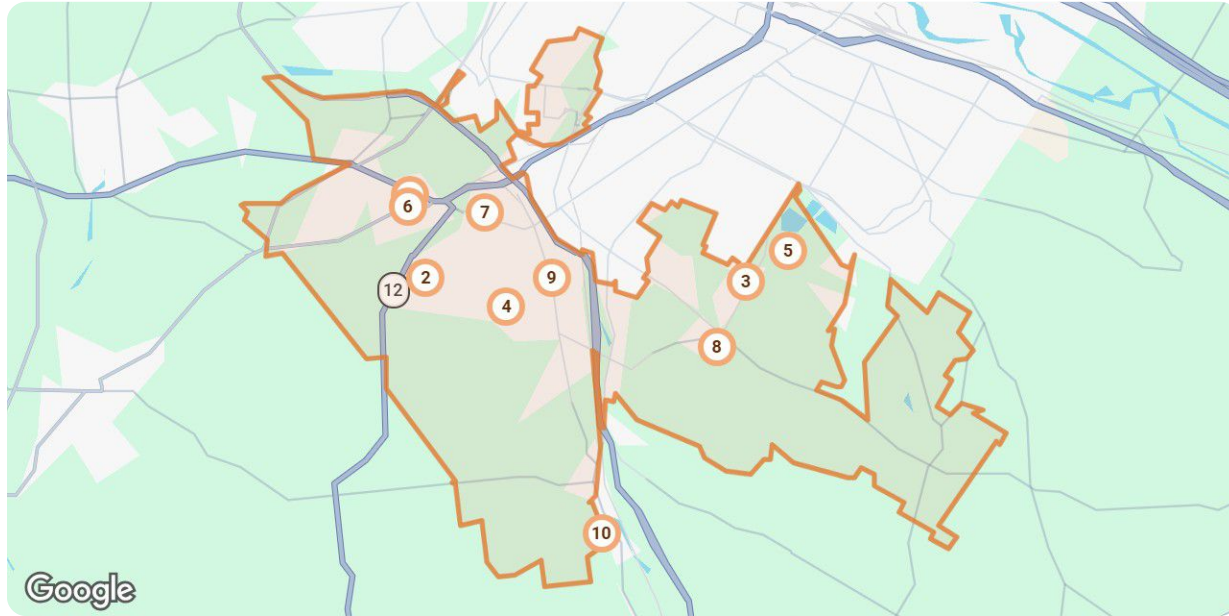


Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 61 Janet Ter New Hartford, NY 13413 MLS ID: S1664460 ● Pending / For Sale <i>Listing Courtesy of Coldwell Banker Faith Properties</i>	Single Family	4/3	1,862	0.38 acres 1965	3/3/2026	\$369,900 \$199/sq ft	3/27/2026 24 days
2	 2 Clintonview Rd New Hartford, NY 13413 MLS ID: S1666836 ● Pending / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	5/3	2,414	0.81 acres 1978	3/14/2026	\$369,900 \$153/sq ft	3/23/2026 9 days
3	 9 Overbrook Cres New Hartford, NY 13413 MLS ID: S1664962 ● Pending / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	3/2	1,414	0.34 acres 1957	3/6/2026	\$339,000 \$240/sq ft	3/13/2026 7 days
4	 319 Winchester Dr New Hartford, NY 13413 MLS ID: S1656154 ● Pending / For Sale <i>Listing Courtesy of Coldwell Banker Faith Properties</i>	Single Family	3/2	1,538	4,495 sqft 1961	1/2/2026	\$294,900 \$192/sq ft	3/10/2026 67 days
5	 3 Juniper Ln New Hartford, NY 13413 MLS ID: S1661943 ● Pending / For Sale <i>Listing Courtesy of Pavia Real Estate Residential</i>	Single Family	6/4	3,854	0.55 acres 1990	2/18/2026	\$819,000 \$213/sq ft	3/9/2026 19 days
6	 2939 Graffenburg Rd New Hartford, NY 13413 MLS ID: S1663746 ● Pending / For Sale <i>Listing Courtesy of Howard Hanna Real Estate</i>	Single Family	3/3	1,904	1.1 acres 1966	3/6/2026	\$425,000 \$223/sq ft	3/8/2026 2 days
7	 8821 Tibbitts Rd New Hartford, NY 13413 MLS ID: S1646013 ● Pending / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	4/2	2,004	0.48 acres 1968	10/21/2025	\$375,000 \$187/sq ft	3/4/2026 134 days
8	 213 Gilbert Rd New Hartford, NY 13413 MLS ID: S1657218 ● Pending / For Sale <i>Listing Courtesy of Hunt Real Estate Era Cl</i>	Single Family	4/3	2,468	0.37 acres 1972	1/8/2026	\$469,900 \$190/sq ft	2/24/2026 47 days
9	 1 Paulevan Pl New Hartford, NY 13413 MLS ID: S1660602 ● Pending / For Sale <i>Listing Courtesy of Coldwell Banker Faith Properties</i>	Single Family	3/2	1,440	7,500 sqft 1937	2/3/2026	\$235,000 \$163/sq ft	2/23/2026 20 days
10	 5 Glencrest Blvd New Hartford, NY 13413 MLS ID: S1661063 ● Pending / For Sale <i>Listing Courtesy of Howard Hanna Cny Inc</i>	Single Family	4/3	2,348	1,481 sqft 1941	2/10/2026	\$380,000 \$162/sq ft	2/22/2026 12 days



Closed

Source: Public Records and Listings



Legend

● Closed

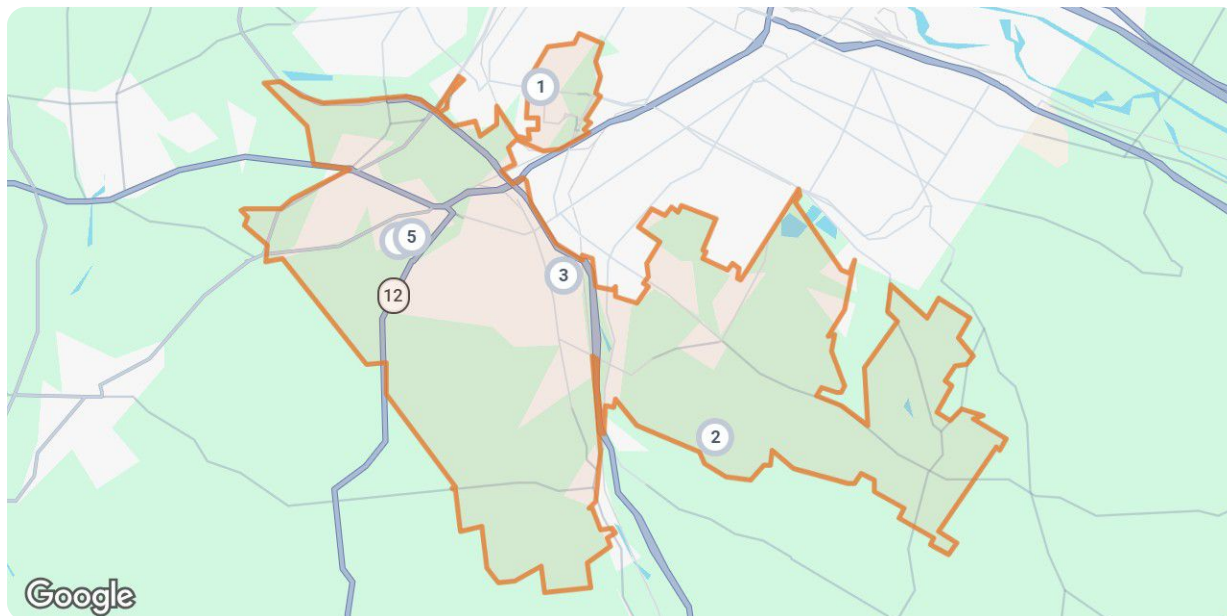
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>8586 Seneca Tpke New Hartford, NY 13413 MLS ID: S1655055 Closed / For Sale</p> <p><i>Courtesy of Town & City Real Estate</i></p>	Single Family	4/2	1,592	0.27 acres 1922	3/25/2026 64 days	\$105,000 \$66/sq ft	↓ 8.62%
2	 <p>164 Paris Rd New Hartford, NY 13413 MLS ID: S1657862 Closed / For Sale</p> <p><i>Courtesy of Hunt Real Estate ERA</i></p>	Single Family	3/1	962	0.48 acres 1951	3/18/2026 4 days	\$239,000 \$248/sq ft	↑ 9.13%
3	 <p>107 Sedgewick Park New Hartford, NY 13413 MLS ID: S1647621 Closed / For Sale</p> <p><i>Courtesy of Keller-Williams Mohawk Valley</i></p>	Single Family	3/2	1,781	0.37 acres 1958	3/13/2026 89 days	\$380,000 \$213/sq ft	↓ 3.8%
4	 <p>52 Woodberry Rd New Hartford, NY 13413 MLS ID: S1654219 Closed / For Sale</p> <p><i>Courtesy of Howard Hanna Cny Inc</i></p>	Single Family	5/3	3,160	0.34 acres 1966	3/12/2026 8 days	\$475,000 \$150/sq ft	-
5	 <p>20 Cascade Dr New Hartford, NY 13413 MLS ID: S1659810 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	3/2	1,500	0.9 acres 1961	3/11/2026 2 days	\$240,000 \$160/sq ft	↓ 7.66%

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 %
	 14 Edna Ter New Hartford, NY 13413 Closed / Public Record	Single Family	3/1	1,535	0.32 acres / 1958	3/11/2026 - days	\$125,000 \$150/sq ft	-
	 12 Wilbur Rd New Hartford, NY 13413 Closed / Public Record	Single Family	3/2	1,482	6,860 sqft / 1930	3/11/2026 - days	\$175,000 \$143/sq ft	-
	 31 Meadowbrook Dr New Hartford, NY 13413 MLS ID: S1657044 Closed / For Sale	Single Family	4/2	1,544	0.32 acres / 1979	3/9/2026 1 day	\$400,000 \$259/sq ft	0.25%
	 91 Oxford Rd New Hartford, NY 13413 MLS ID: S1648634 Closed / For Sale	Single Family	3/2	1,723	0.28 acres / 1952	3/9/2026 70 days	\$285,000 \$165/sq ft	1.69%
	 9260 Grange Hill Rd New Hartford, NY 13413 MLS ID: S1641218 Closed / For Sale	Single Family	3/3	1,401	0.8 acres / 1880	3/6/2026 111 days	\$228,000 \$163/sq ft	6.9%

Distressed

Source: Public Records and Listings



Legend

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





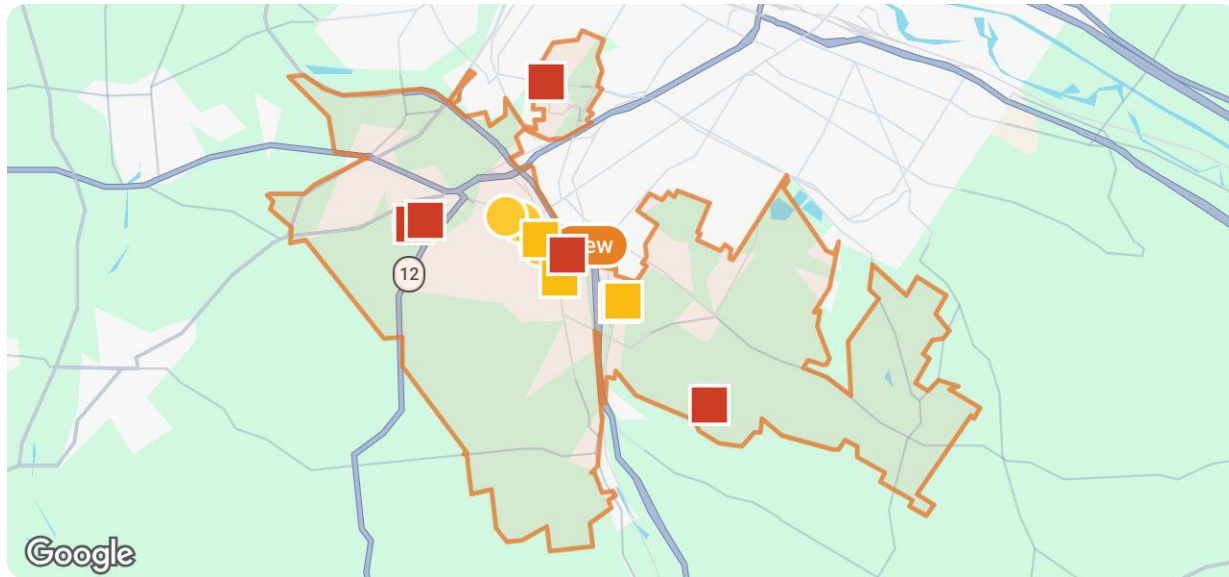
Distressed: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	1784 Burrstone Rd New Hartford, NY 13413  Off Market / Public Record	Single Family	3/2	1,583	0.46 acres 1951	– – days	– \$145/sq ft	3/10/2026 Notice of Lis Pendens
	3699 Mohawk St New Hartford, NY 13413  Off Market / Public Record	Single Family	4/3	2,144	0.4 acres 1970	– – days	– \$199/sq ft	3/9/2026 Notice of Lis Pendens
	3 Craig Ave New Hartford, NY 13413  Off Market / Public Record	Single Family	3/2	1,364	10,500 sqft 1960	– – days	– \$187/sq ft	1/13/2026 Notice of Lis Pendens
	1 Mulvihill Dr New Hartford, NY 13413  Off Market / Public Record	Single Family	2/1	1,081	8,250 sqft 1956	– – days	– \$214/sq ft	2/20/2026 Notice of Lis Pendens
	9 Hilltop Ter New Hartford, NY 13413  Off Market / Public Record	Single Family	2/1	720	6,655 sqft 1950	– – days	– \$264/sq ft	3/4/2026 Notice of Lis Pendens





Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	3	4	5
Lowest Listing Price / Est.Value	\$1,800	\$1,900	\$190,080
Median Listing Price / Est.Value	\$2,975	\$2,100	\$231,390
Highest Listing Price / Est.Value	\$3,750	\$2,200	\$426,570
Average Price / sqft	\$2	\$1	\$202
Median Price / sqft	\$2	\$2	\$199
Average Days in RPR	33	112	-
Median Days in RPR	33	101	-
Total Volume	\$8,525	\$8,300	\$1,332,660
Source	Listings	Public Records & Listings	Public Records & Listings

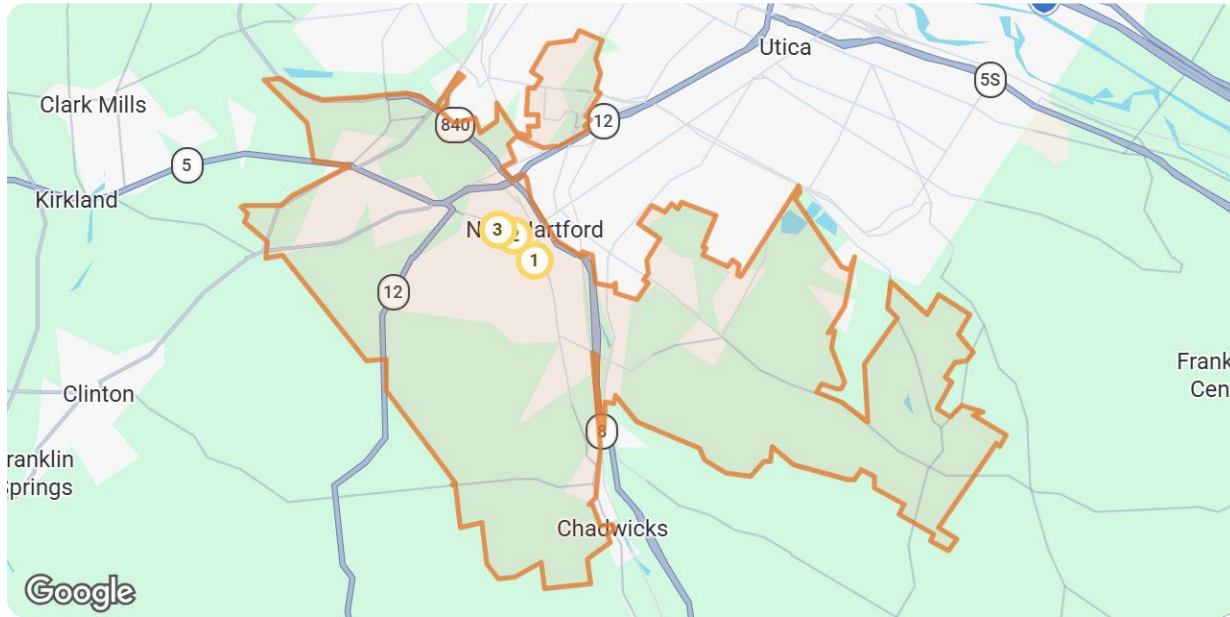




Market Activity Breakdown


New

Source: Listings



Legend

● Active For Lease

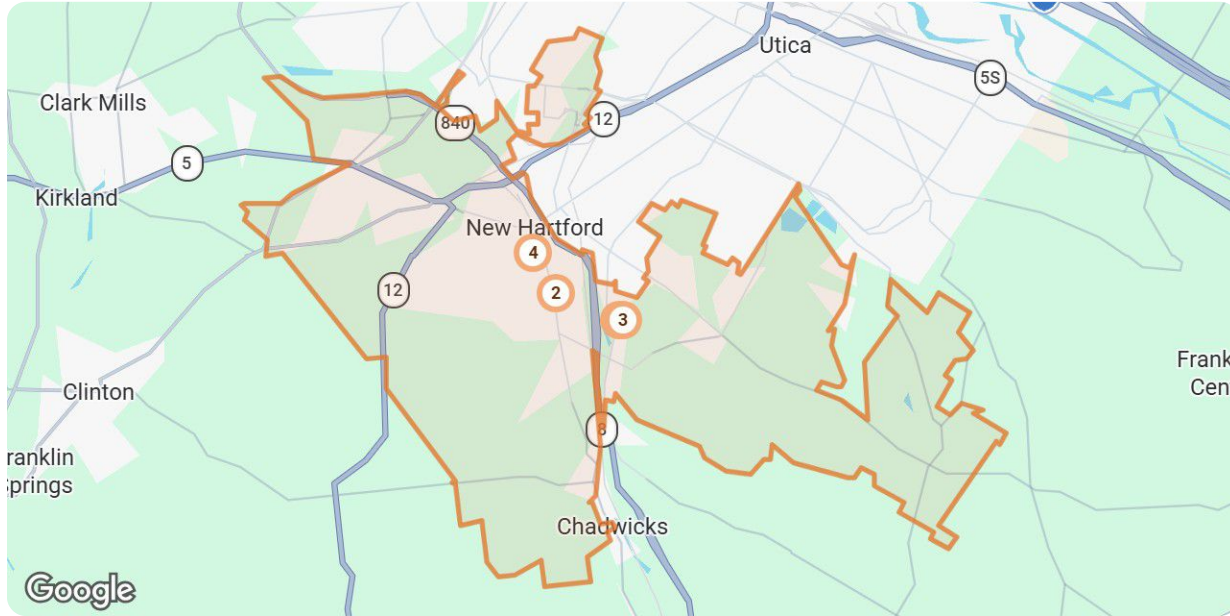
New: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>11 Sanger Ave New Hartford, NY 13413 MLS ID: S1669186 ● Active / For Lease <i>Courtesy of Coldwell Banker Faith Properties</i></p>	Single Family	3/3	1,852	10,732 sqft	1918	3/26/2026 7 days	\$3,750 mo. \$2/sq ft
2	 <p>26 Paris Rd New Hartford, NY 13413 MLS ID: S1664226 ● Active / For Lease <i>Courtesy of Coldwell Banker Faith Properties</i></p>	Condo/Townhouse/Apt.	2/1	2,280	0.26 acres	1890	2/28/2026 33 days	\$1,800 mo. \$1/sq ft
3	 <p>3299 Mohawk St New Hartford, NY 13413 MLS ID: S1660499 ● Active / For Lease <i>Courtesy of Coldwell Banker Sexton Real Estate</i></p>	Single Family	3/3	1,336	0.26 acres	1977	2/2/2026 59 days	\$2,975 mo. \$2/sq ft





Closed

Source: Public Records and Listings



Legend

● Closed

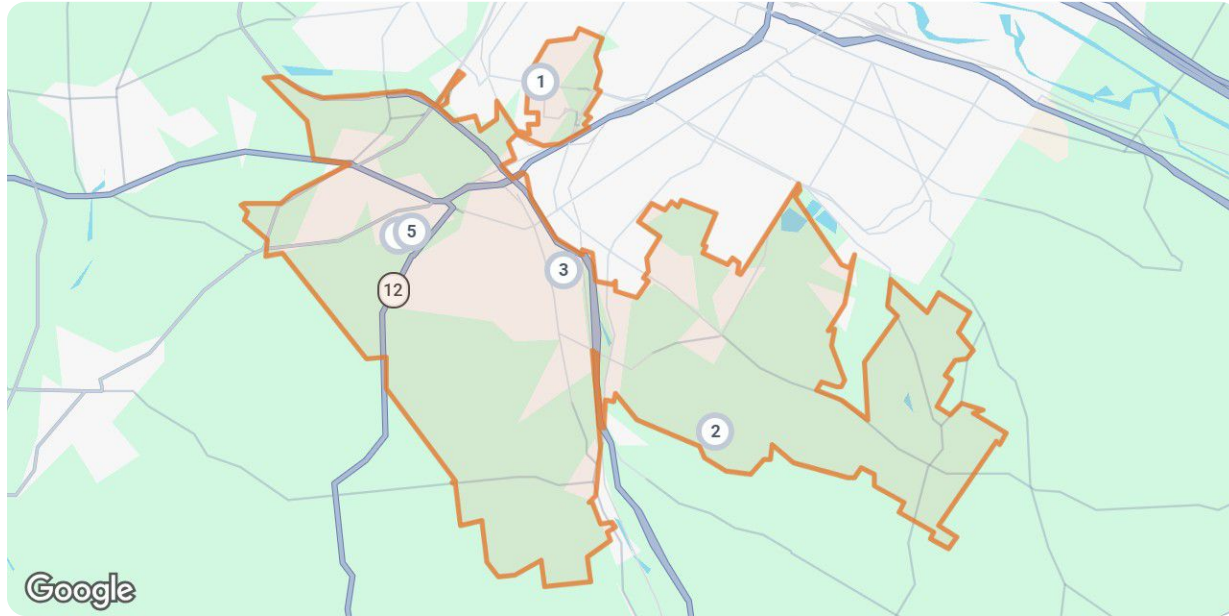
Closed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>67 Chestnut Hls New Hartford, NY 13413 MLS ID: S1655737 ■ Closed / For Lease <i>Courtesy of River Hills Properties LLC Lf</i></p>	Condo/Townhouse/Apt.	2/2	1,088	436 sqft / 1970	3/31/2026 / 78 days	- / \$2/sq ft	-
2	 <p>127 1/2 Oxford Rd New Hartford, NY 13413 MLS ID: S1633614 ■ Closed / For Lease <i>Courtesy of Pavia Real Estate Residential</i></p>	Single Family	3/1	1,008	8,816 sqft / 1946	3/1/2026 / 168 days	- / \$2/sq ft	-
3	 <p>62 Chestnut Hls New Hartford, NY 13413 MLS ID: S1647748 ■ Closed / For Lease <i>Courtesy of T. D'Amico Real Estate, LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,632	436 sqft / 1970	2/25/2026 / 120 days	- / \$1/sq ft	-
4	 <p>46 Pearl St New Hartford, NY 13413 MLS ID: S1650770 ■ Closed / For Lease <i>Courtesy of Assist2Sell Buyers & Sellers 1st Choice</i></p>	Condo/Townhouse/Apt.	3/2	2,540	0.46 acres / 1889	2/2/2026 / 81 days	- / \$1/sq ft	-





Distressed

Source: Public Records and Listings



Legend

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

Distressed: 5 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>1784 Burrstone Rd New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	3/2	1,583	0.46 acres 1951	– – days	– \$145/sq ft	3/10/2026 Notice of Lis Pendens
2	 <p>3699 Mohawk St New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	4/3	2,144	0.4 acres 1970	– – days	– \$199/sq ft	3/9/2026 Notice of Lis Pendens
3	 <p>3 Craig Ave New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	3/2	1,364	10,500 sqft 1960	– – days	– \$187/sq ft	1/13/2026 Notice of Lis Pendens
4	 <p>1 Mulvihill Dr New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	2/1	1,081	8,250 sqft 1956	– – days	– \$214/sq ft	2/20/2026 Notice of Lis Pendens
5	 <p>9 Hilltop Ter New Hartford, NY 13413 ■ Off Market / Public Record</p>	Single Family	2/1	720	6,655 sqft 1950	– – days	– \$264/sq ft	3/4/2026 Notice of Lis Pendens





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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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