

Monthly Indicators

Litchfield County Chapter of GHAR



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 10.0 percent for Single Family homes and 30.4 percent for Townhouse/Condo homes. Pending Sales decreased 11.3 percent for Single Family homes and 31.6 percent for Townhouse/Condo homes. Inventory decreased 2.2 percent for Single Family homes and 12.7 percent for Townhouse/Condo homes.

Median Sales Price decreased 7.0 percent to \$360,000 for Single Family homes but increased 38.3 percent to \$289,000 for Townhouse/Condo homes. Days on Market decreased 39.2 percent for Single Family homes and 48.4 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 21.9 percent for Townhouse/Condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

+ 4.3%

Change in
Closed Sales
All Properties

+ 3.8%

Change in
Median Sales Price
All Properties

- 4.2%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Litchfield County Chapter of GHAR service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		70	63	- 10.0%	147	138	- 6.1%
Pending Sales		62	55	- 11.3%	140	128	- 8.6%
Closed Sales		50	57	+ 14.0%	133	139	+ 4.5%
Days on Market Until Sale		79	48	- 39.2%	59	47	- 20.3%
Median Sales Price		\$387,000	\$360,000	- 7.0%	\$407,500	\$375,000	- 8.0%
Average Sales Price		\$535,968	\$483,496	- 9.8%	\$527,464	\$544,337	+ 3.2%
Percent of List Price Received		96.6%	97.2%	+ 0.6%	98.2%	98.0%	- 0.2%
Housing Affordability Index		106	122	+ 15.1%	101	117	+ 15.8%
Inventory of Homes for Sale		229	224	- 2.2%	—	—	—
Months Supply of Inventory		2.4	2.4	0.0%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



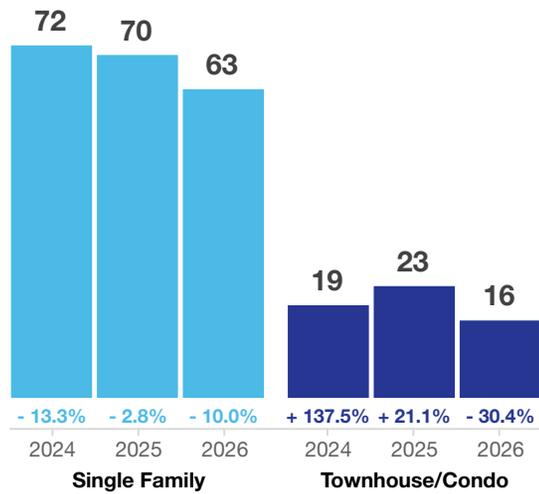
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		23	16	- 30.4%	54	37	- 31.5%
Pending Sales		19	13	- 31.6%	36	27	- 25.0%
Closed Sales		19	15	- 21.1%	36	27	- 25.0%
Days on Market Until Sale		64	33	- 48.4%	51	32	- 37.3%
Median Sales Price		\$209,000	\$289,000	+ 38.3%	\$225,000	\$277,000	+ 23.1%
Average Sales Price		\$230,639	\$294,327	+ 27.6%	\$252,685	\$304,348	+ 20.4%
Percent of List Price Received		98.1%	97.3%	- 0.8%	98.2%	97.5%	- 0.7%
Housing Affordability Index		196	152	- 22.4%	182	158	- 13.2%
Inventory of Homes for Sale		55	48	- 12.7%	—	—	—
Months Supply of Inventory		3.2	2.5	- 21.9%	—	—	—

New Listings

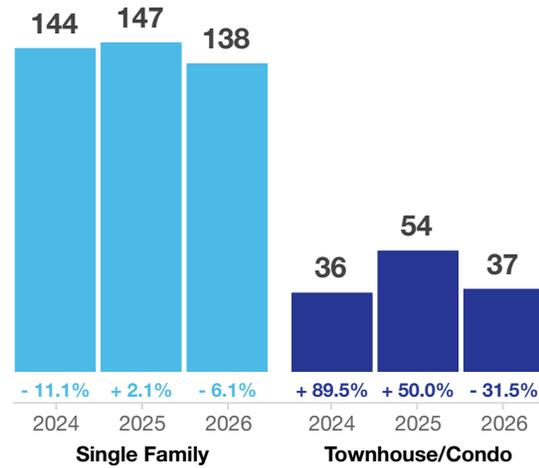
A count of the properties that have been newly listed on the market in a given month.



February

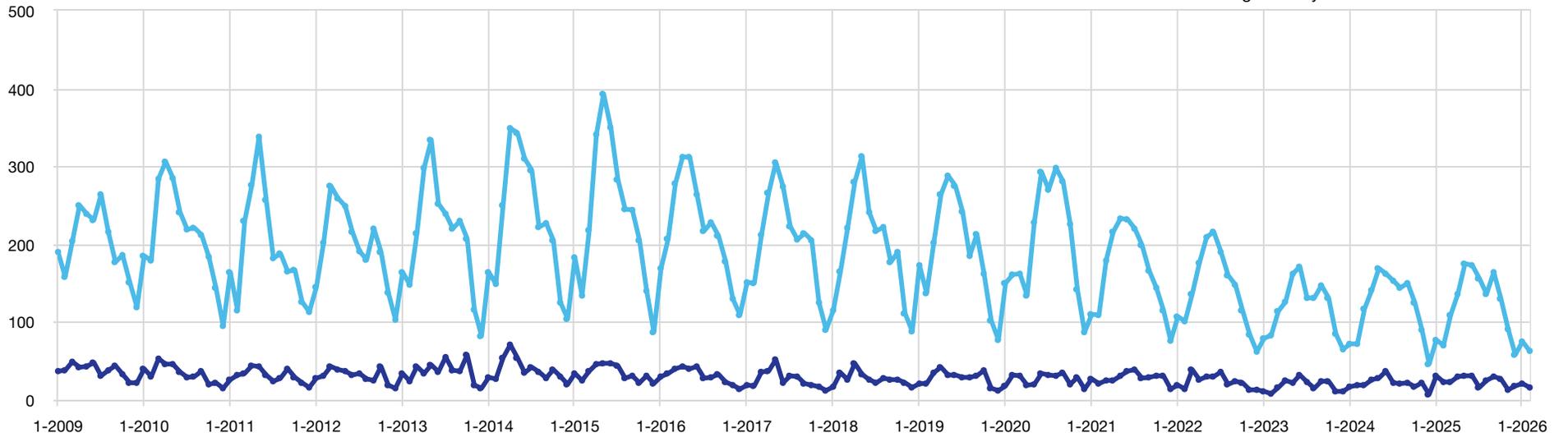


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	109	- 6.8%	23	+ 21.1%
Apr-2025	136	- 3.5%	30	+ 15.4%
May-2025	175	+ 3.6%	31	+ 10.7%
Jun-2025	173	+ 6.8%	31	- 16.2%
Jul-2025	156	+ 2.0%	16	- 27.3%
Aug-2025	136	- 5.6%	25	+ 19.0%
Sep-2025	164	+ 9.3%	30	+ 36.4%
Oct-2025	130	+ 4.0%	27	+ 58.8%
Nov-2025	91	+ 1.1%	13	- 40.9%
Dec-2025	58	+ 26.1%	18	+ 157.1%
Jan-2026	75	- 2.6%	21	- 32.3%
Feb-2026	63	- 10.0%	16	- 30.4%
12-Month Avg	122	+ 1.7%	23	0.0%

Historical New Listings by Month

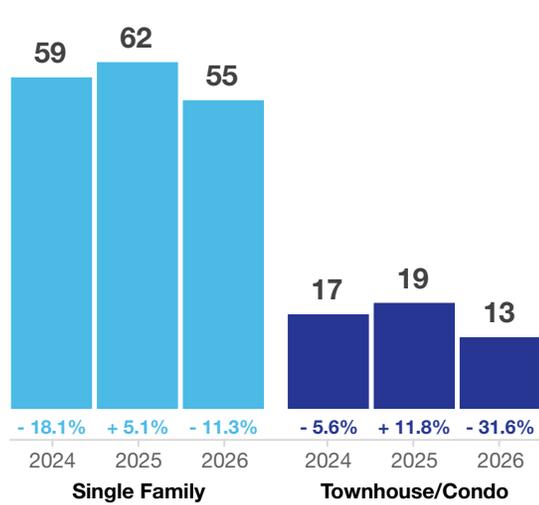


Pending Sales

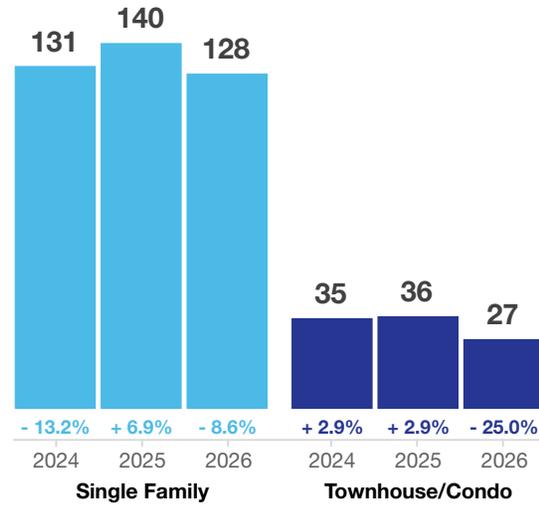
A count of the properties on which offers have been accepted in a given month.



February

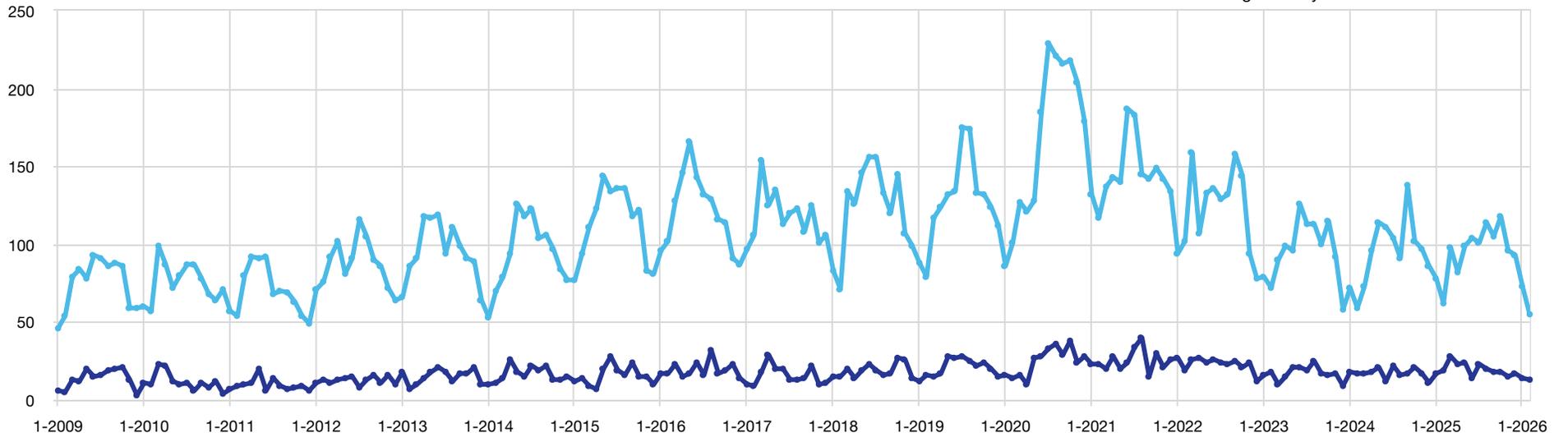


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	98	+ 34.2%	28	+ 64.7%
Apr-2025	82	- 14.6%	23	+ 27.8%
May-2025	99	- 13.2%	24	+ 14.3%
Jun-2025	104	- 6.3%	14	+ 16.7%
Jul-2025	101	- 2.9%	23	+ 4.5%
Aug-2025	114	+ 25.3%	20	+ 25.0%
Sep-2025	105	- 23.9%	18	+ 5.9%
Oct-2025	118	+ 15.7%	18	- 14.3%
Nov-2025	96	- 1.0%	15	- 11.8%
Dec-2025	93	+ 8.1%	17	+ 54.5%
Jan-2026	73	- 6.4%	14	- 17.6%
Feb-2026	55	- 11.3%	13	- 31.6%
12-Month Avg	95	- 1.0%	19	+ 11.8%

Historical Pending Sales by Month

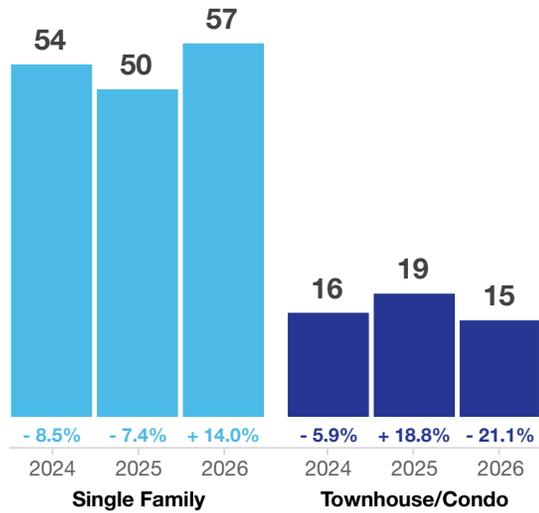


Closed Sales

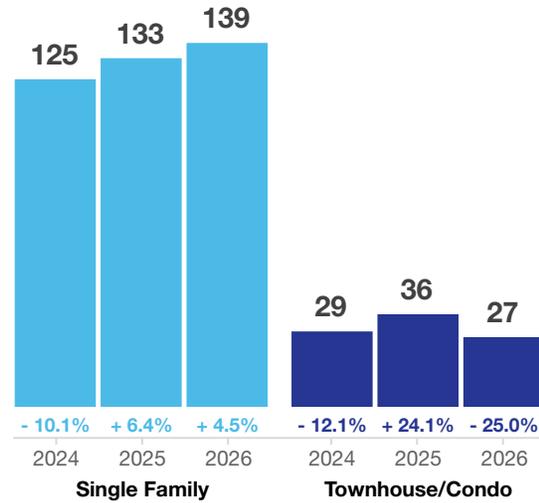
A count of the actual sales that closed in a given month.



February

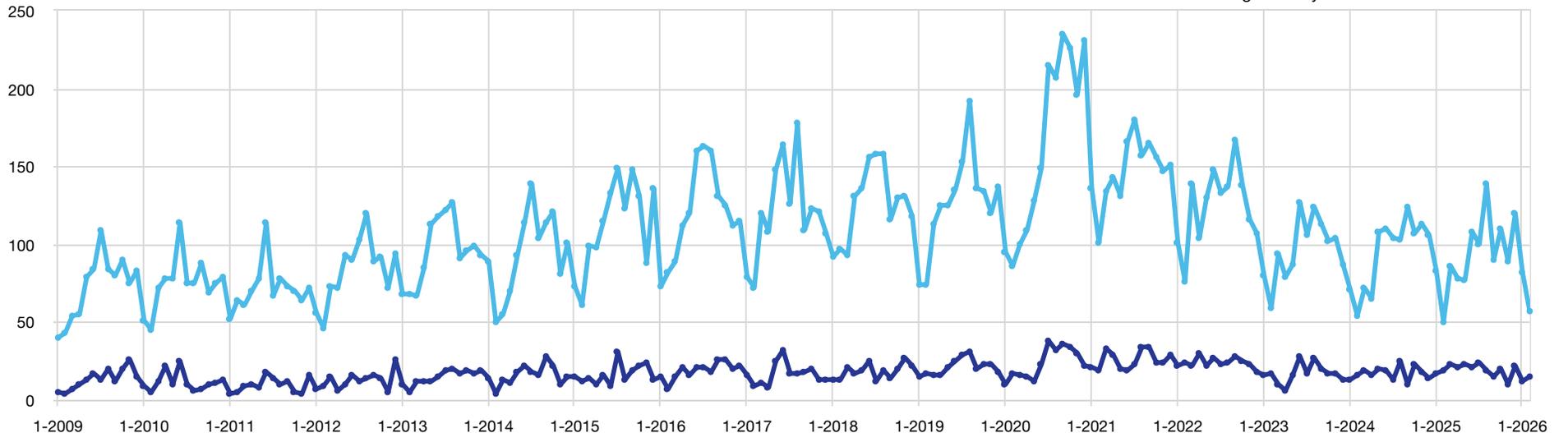


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	86	+ 19.4%	23	+ 21.1%
Apr-2025	78	+ 20.0%	21	+ 31.3%
May-2025	77	- 28.7%	23	+ 15.0%
Jun-2025	108	- 1.8%	21	+ 10.5%
Jul-2025	100	- 3.8%	24	+ 84.6%
Aug-2025	139	+ 35.0%	19	- 24.0%
Sep-2025	90	- 27.4%	15	+ 50.0%
Oct-2025	110	+ 2.8%	20	- 13.0%
Nov-2025	89	- 21.2%	10	- 44.4%
Dec-2025	120	+ 13.2%	22	+ 57.1%
Jan-2026	82	- 1.2%	12	- 29.4%
Feb-2026	57	+ 14.0%	15	- 21.1%
12-Month Avg	95	0.0%	19	+ 5.6%

Historical Closed Sales by Month

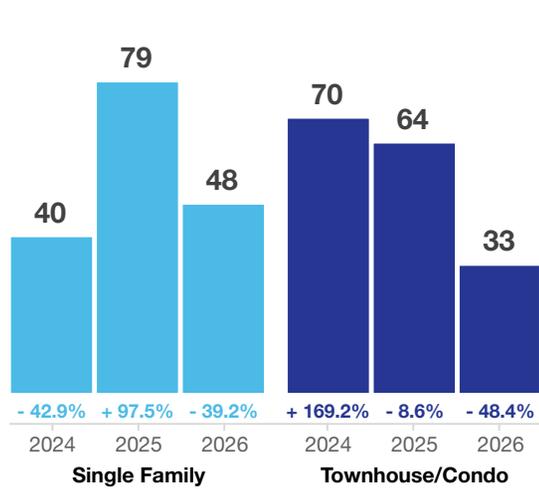


Days on Market Until Sale

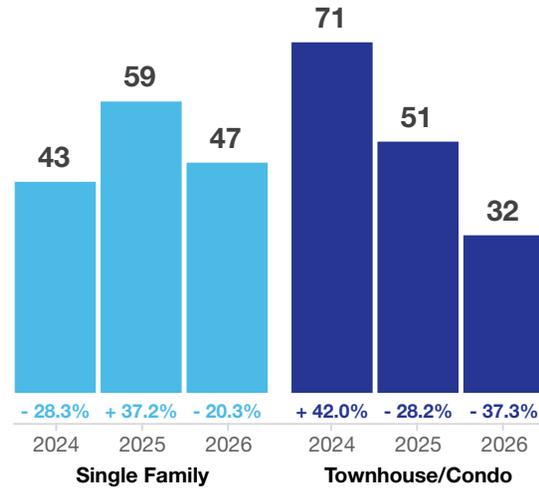
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



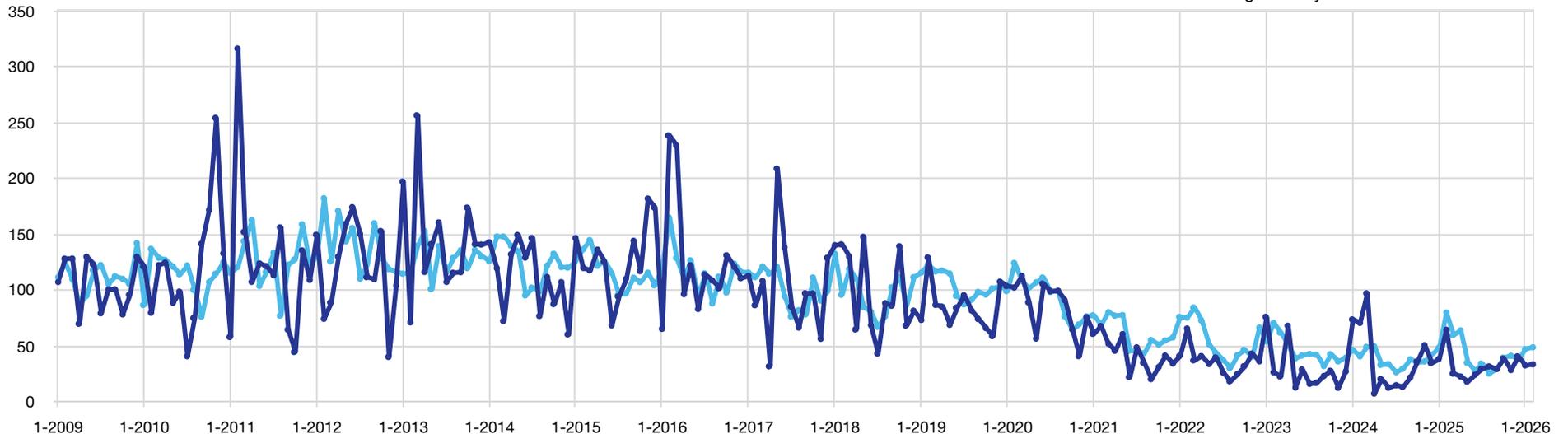
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	59	+ 22.9%	24	- 75.0%
Apr-2025	63	+ 28.6%	22	+ 214.3%
May-2025	34	+ 6.3%	17	- 15.0%
Jun-2025	27	- 18.2%	23	+ 91.7%
Jul-2025	33	+ 26.9%	29	+ 107.1%
Aug-2025	24	- 17.2%	31	+ 158.3%
Sep-2025	29	- 21.6%	28	+ 33.3%
Oct-2025	39	+ 14.7%	38	+ 8.6%
Nov-2025	41	+ 17.1%	28	- 44.0%
Dec-2025	37	- 11.9%	40	+ 17.6%
Jan-2026	46	- 2.1%	32	- 13.5%
Feb-2026	48	- 39.2%	33	- 48.4%
12-Month Avg*	38	+ 0.2%	28	- 16.9%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

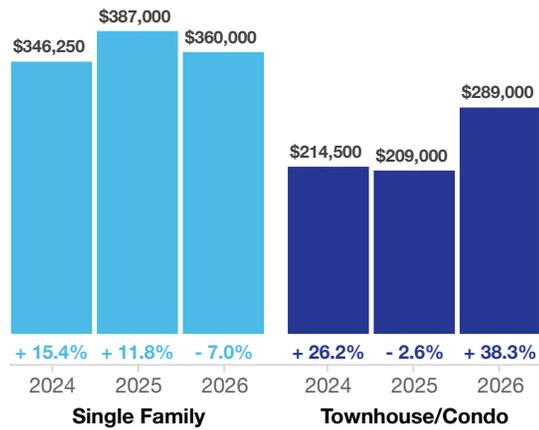


Median Sales Price

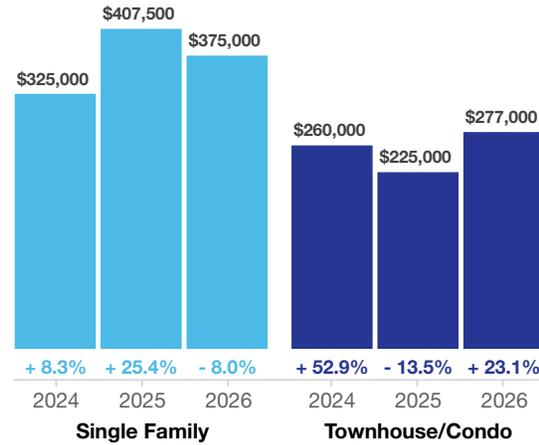
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



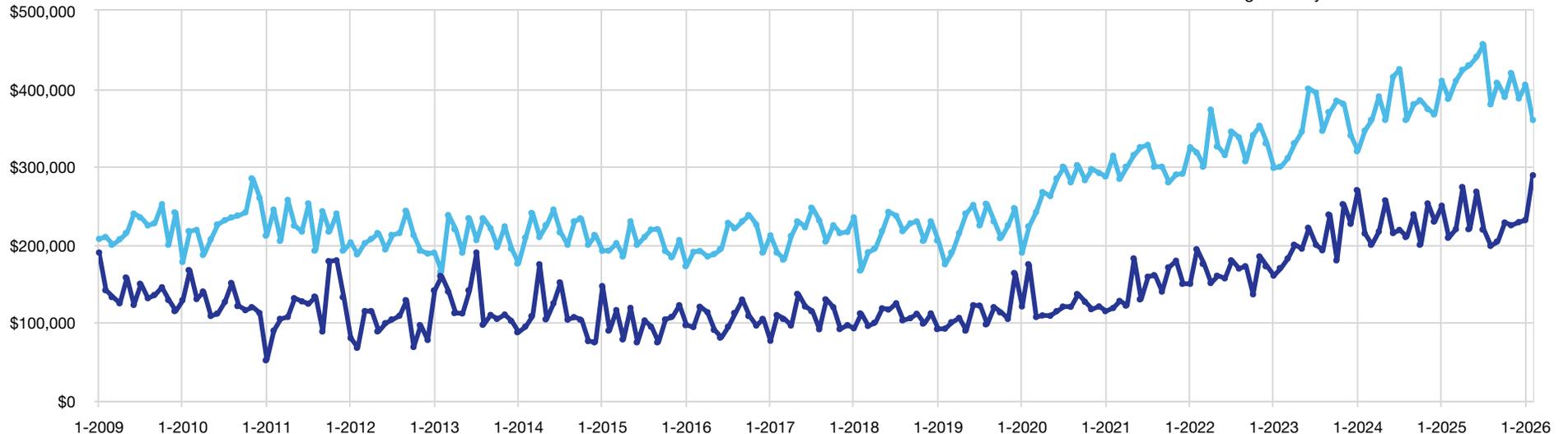
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$410,000	+ 13.9%	\$220,000	+ 10.0%
Apr-2025	\$424,000	+ 8.7%	\$274,000	+ 26.3%
May-2025	\$430,000	+ 19.4%	\$220,000	- 14.3%
Jun-2025	\$440,778	+ 6.2%	\$268,000	+ 24.7%
Jul-2025	\$457,000	+ 7.5%	\$219,500	+ 0.2%
Aug-2025	\$380,000	+ 5.6%	\$198,600	- 5.4%
Sep-2025	\$407,500	+ 7.2%	\$204,000	- 14.6%
Oct-2025	\$389,500	+ 1.2%	\$228,500	+ 14.3%
Nov-2025	\$420,000	+ 12.3%	\$225,000	- 11.0%
Dec-2025	\$387,500	+ 5.6%	\$229,000	- 0.3%
Jan-2026	\$405,000	- 1.2%	\$231,500	- 7.4%
Feb-2026	\$360,000	- 7.0%	\$289,000	+ 38.3%
12-Month Avg*	\$410,000	+ 6.5%	\$230,000	+ 5.5%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

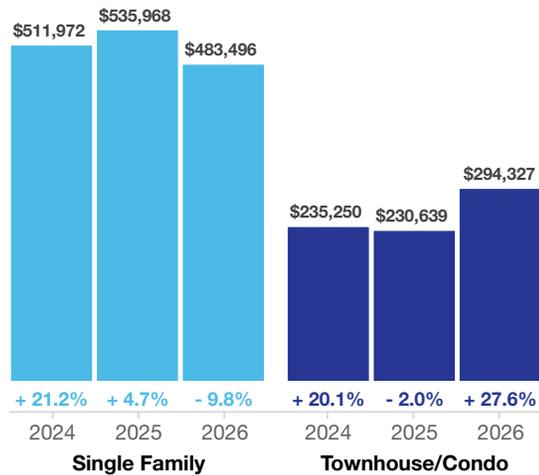


Average Sales Price

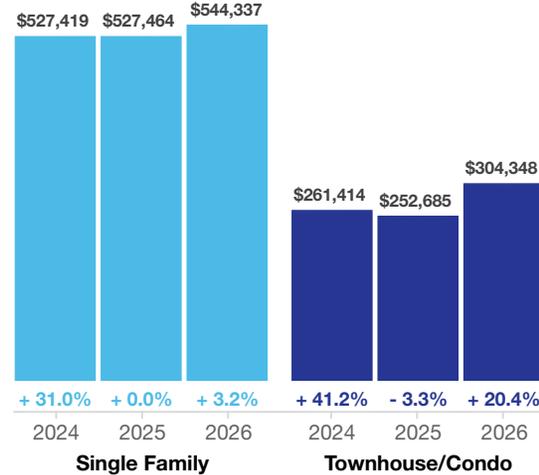
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



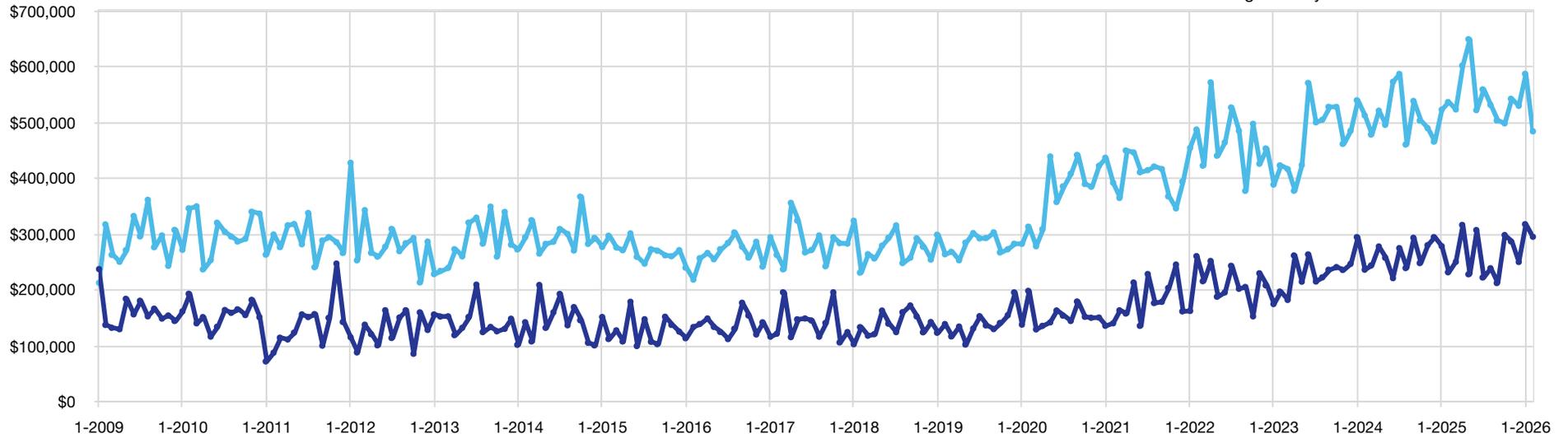
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$522,719	+ 9.4%	\$249,387	+ 2.7%
Apr-2025	\$601,446	+ 15.6%	\$315,543	+ 14.0%
May-2025	\$648,713	+ 31.0%	\$226,977	- 11.6%
Jun-2025	\$521,526	- 8.9%	\$306,329	+ 39.2%
Jul-2025	\$558,658	- 4.7%	\$221,219	- 19.2%
Aug-2025	\$530,704	+ 15.4%	\$237,861	- 0.1%
Sep-2025	\$502,998	- 6.5%	\$211,293	- 27.8%
Oct-2025	\$497,690	- 1.0%	\$297,385	+ 20.4%
Nov-2025	\$541,764	+ 10.8%	\$286,100	+ 2.5%
Dec-2025	\$529,221	+ 13.8%	\$249,086	- 15.2%
Jan-2026	\$586,629	+ 12.3%	\$316,875	+ 14.3%
Feb-2026	\$483,496	- 9.8%	\$294,327	+ 27.6%
12-Month Avg*	\$541,530	+ 5.4%	\$264,532	+ 3.0%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

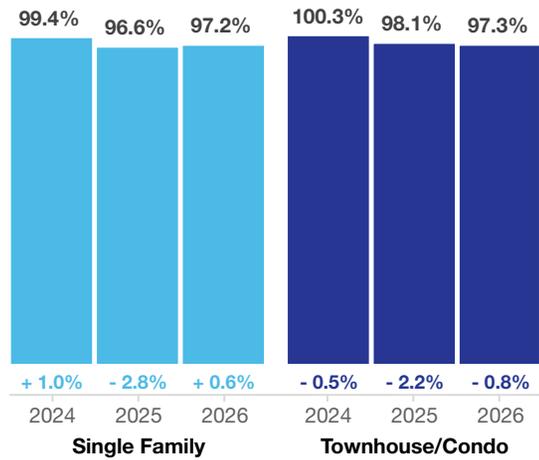


Percent of List Price Received

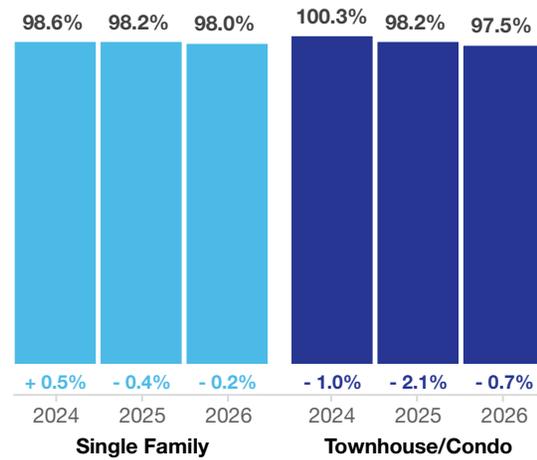
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



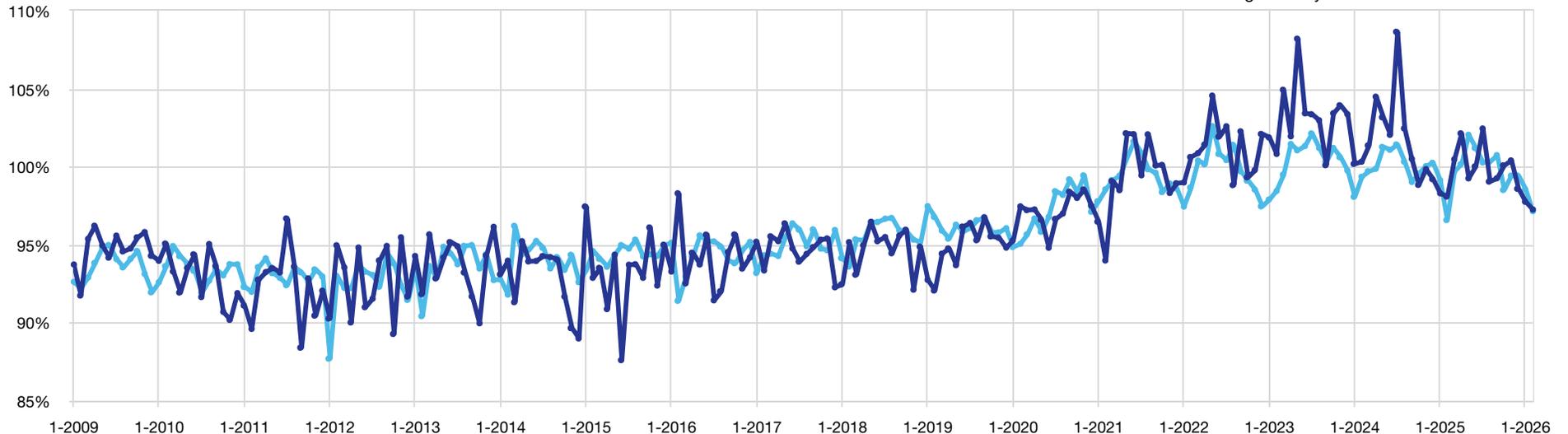
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	99.7%	0.0%	100.5%	- 0.9%
Apr-2025	100.2%	+ 0.3%	102.1%	- 2.3%
May-2025	102.0%	+ 0.7%	99.3%	- 3.8%
Jun-2025	101.2%	+ 0.1%	100.0%	- 2.0%
Jul-2025	100.3%	- 1.1%	102.4%	- 5.7%
Aug-2025	100.3%	0.0%	99.0%	- 3.4%
Sep-2025	100.7%	+ 1.7%	99.3%	- 1.2%
Oct-2025	98.5%	- 1.1%	100.1%	+ 1.3%
Nov-2025	99.4%	- 0.6%	100.4%	+ 0.6%
Dec-2025	99.4%	- 0.8%	98.6%	- 0.6%
Jan-2026	98.6%	- 0.5%	97.8%	- 0.5%
Feb-2026	97.2%	+ 0.6%	97.3%	- 0.8%
12-Month Avg*	99.9%	- 0.2%	99.9%	- 1.4%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

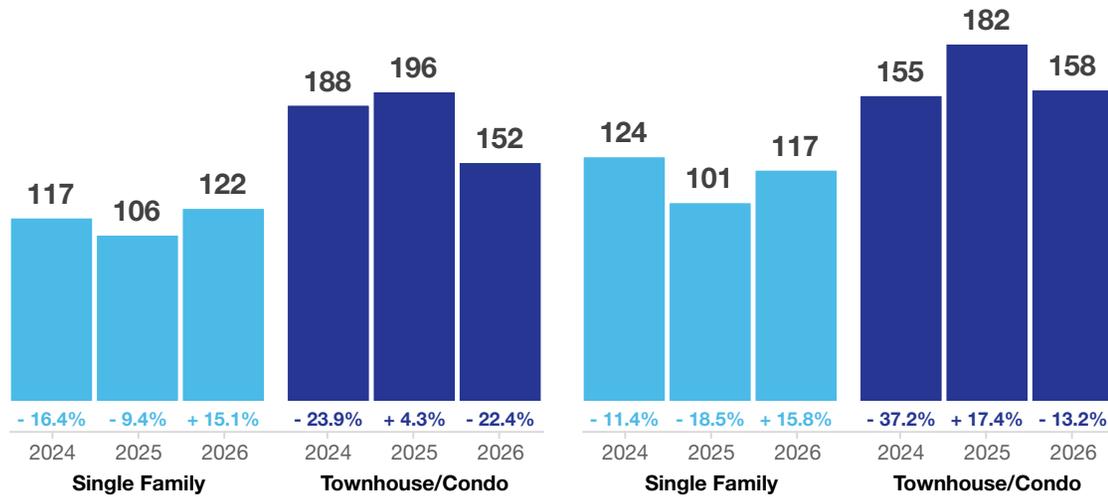


Housing Affordability Index

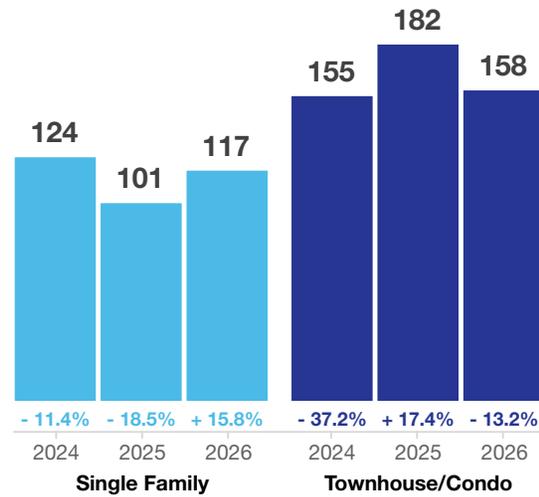
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

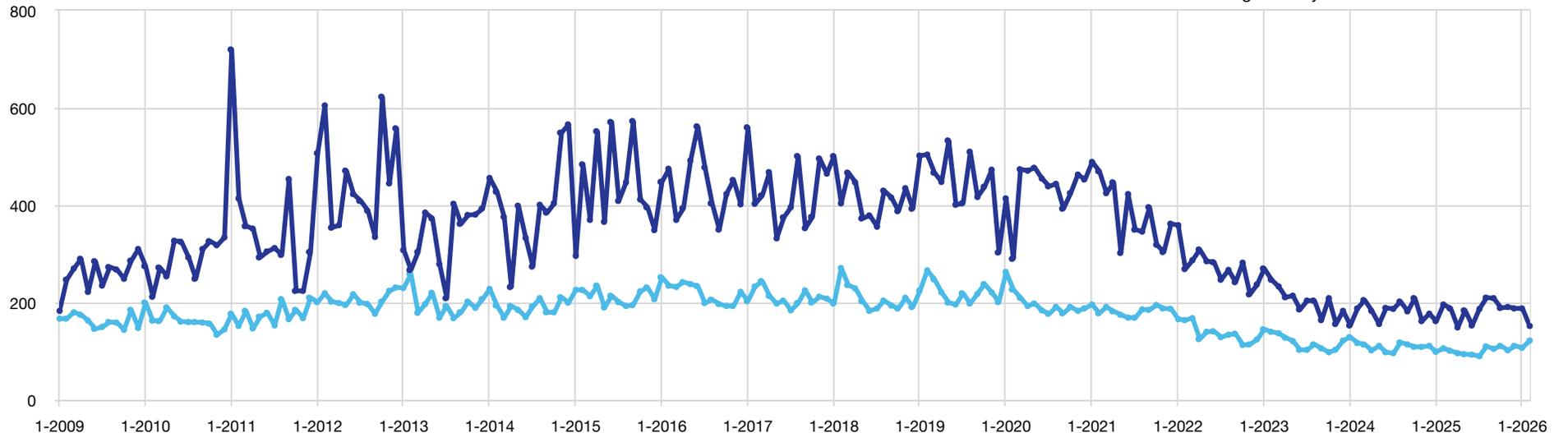


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	101	- 11.4%	188	- 8.3%
Apr-2025	96	- 5.9%	149	- 18.6%
May-2025	94	- 15.3%	184	+ 17.9%
Jun-2025	93	- 5.1%	153	- 19.0%
Jul-2025	90	- 6.3%	187	0.0%
Aug-2025	110	- 6.8%	210	+ 4.0%
Sep-2025	105	- 7.9%	209	+ 14.8%
Oct-2025	111	+ 1.8%	189	- 9.6%
Nov-2025	102	- 6.4%	191	+ 17.9%
Dec-2025	111	0.0%	188	+ 6.2%
Jan-2026	107	+ 8.1%	188	+ 16.0%
Feb-2026	122	+ 15.1%	152	- 22.4%
12-Month Avg	104	- 2.8%	182	- 1.1%

Historical Housing Affordability Index by Month

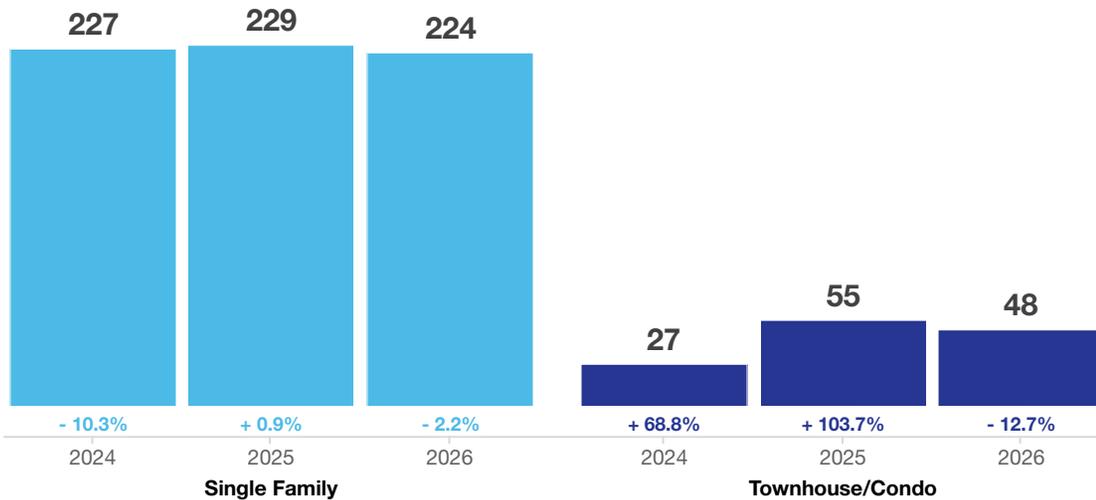


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

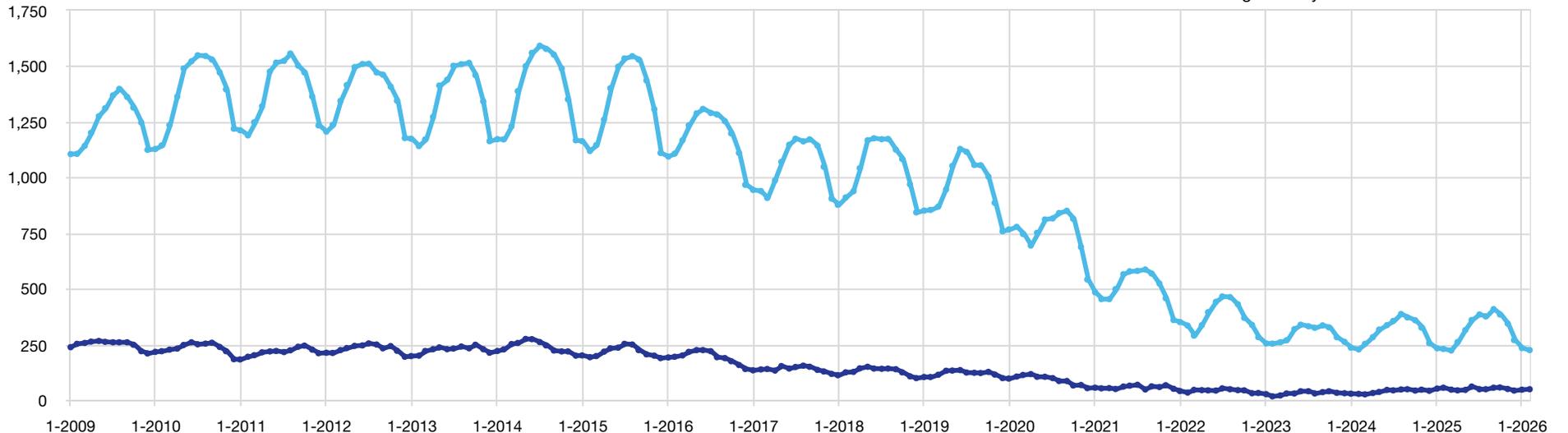


February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	222	- 11.9%	46	+ 84.0%
Apr-2025	260	- 7.8%	43	+ 38.7%
May-2025	314	- 0.6%	45	+ 25.0%
Jun-2025	359	+ 6.8%	60	+ 33.3%
Jul-2025	384	+ 8.2%	48	+ 11.6%
Aug-2025	375	- 2.8%	48	+ 2.1%
Sep-2025	408	+ 10.0%	55	+ 14.6%
Oct-2025	384	+ 7.3%	56	+ 33.3%
Nov-2025	343	+ 5.5%	49	+ 6.5%
Dec-2025	269	+ 5.5%	42	+ 2.4%
Jan-2026	233	+ 0.4%	46	- 9.8%
Feb-2026	224	- 2.2%	48	- 12.7%
12-Month Avg	315	+ 2.3%	49	+ 14.0%

Historical Inventory of Homes for Sale by Month

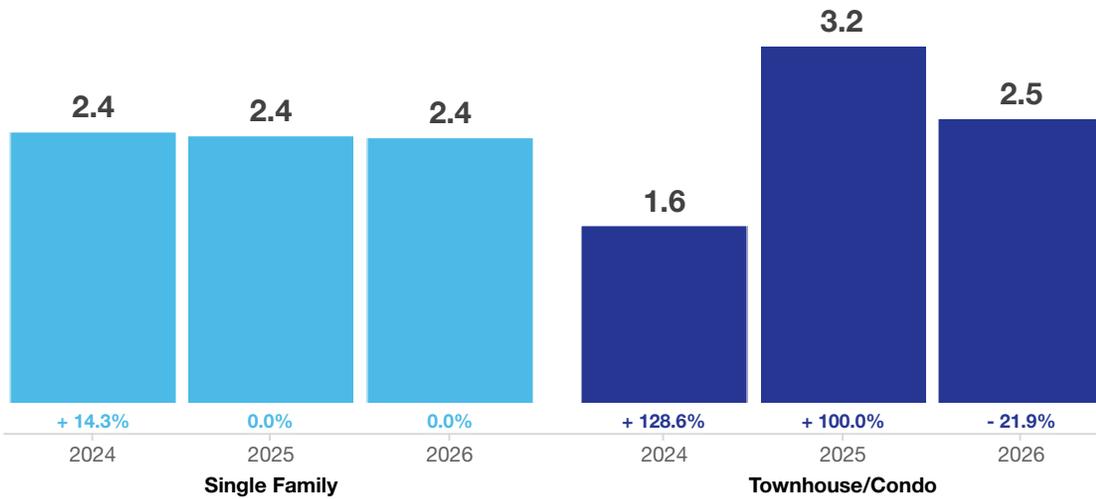


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



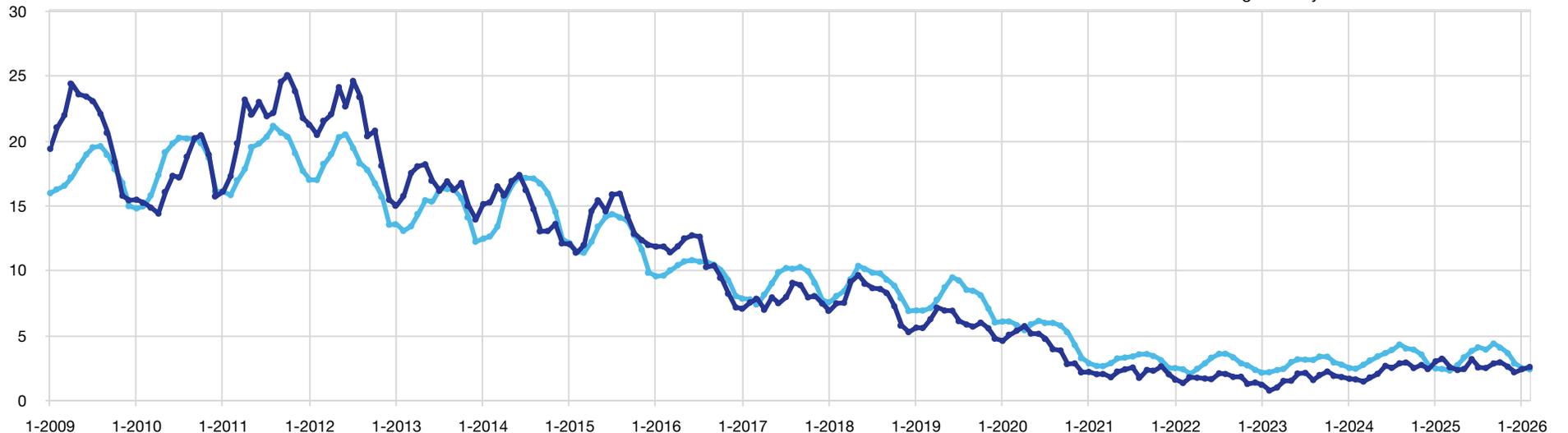
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	2.3	- 14.8%	2.5	+ 78.6%
Apr-2025	2.7	- 10.0%	2.3	+ 35.3%
May-2025	3.3	- 2.9%	2.4	+ 20.0%
Jun-2025	3.8	+ 5.6%	3.1	+ 19.2%
Jul-2025	4.0	+ 5.3%	2.5	0.0%
Aug-2025	3.9	- 9.3%	2.5	- 10.7%
Sep-2025	4.3	+ 7.5%	2.8	- 3.4%
Oct-2025	4.0	+ 2.6%	2.9	+ 16.0%
Nov-2025	3.6	+ 2.9%	2.6	- 3.7%
Dec-2025	2.8	+ 3.7%	2.1	- 12.5%
Jan-2026	2.4	0.0%	2.4	- 20.0%
Feb-2026	2.4	0.0%	2.5	- 21.9%
12-Month Avg*	3.3	- 0.4%	2.6	+ 3.4%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		93	79	- 15.1%	201	175	- 12.9%
Pending Sales		81	68	- 16.0%	176	155	- 11.9%
Closed Sales		69	72	+ 4.3%	169	166	- 1.8%
Days on Market Until Sale		75	45	- 40.0%	58	45	- 22.4%
Median Sales Price		\$325,000	\$337,500	+ 3.8%	\$345,000	\$361,000	+ 4.6%
Average Sales Price		\$451,892	\$444,085	- 1.7%	\$468,931	\$505,302	+ 7.8%
Percent of List Price Received		97.0%	97.2%	+ 0.2%	98.2%	97.9%	- 0.3%
Housing Affordability Index		126	130	+ 3.2%	119	122	+ 2.5%
Inventory of Homes for Sale		284	272	- 4.2%	—	—	—
Months Supply of Inventory		2.5	2.4	- 4.0%	—	—	—