

# Monthly Indicators

Litchfield County Chapter of GHAR



## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 11.0 percent for Single Family homes but increased 65.2 percent for Townhouse/Condo homes. Pending Sales decreased 8.2 percent for Single Family homes and 28.6 percent for Townhouse/Condo homes. Inventory decreased 8.6 percent for Single Family homes but increased 39.1 percent for Townhouse/Condo homes.

Median Sales Price decreased 4.9 percent to \$390,000 for Single Family homes but increased 22.7 percent to \$270,000 for Townhouse/Condo homes. Days on Market decreased 5.1 percent for Single Family homes but increased 37.5 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 4.3 percent for Single Family homes but increased 40.0 percent for Townhouse/Condo homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Quick Facts

**- 24.8%**

Change in  
**Closed Sales**  
All Properties

**+ 1.5%**

Change in  
**Median Sales Price**  
All Properties

**- 0.4%**

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		109	97	- 11.0%	256	236	- 7.8%
<b>Pending Sales</b>		98	90	- 8.2%	238	216	- 9.2%
<b>Closed Sales</b>		86	67	- 22.1%	219	207	- 5.5%
<b>Days on Market Until Sale</b>		59	56	- 5.1%	59	50	- 15.3%
<b>Median Sales Price</b>		\$410,000	\$390,000	- 4.9%	\$407,500	\$380,000	- 6.7%
<b>Average Sales Price</b>		\$522,719	\$587,553	+ 12.4%	\$525,600	\$559,197	+ 6.4%
<b>Percent of List Price Received</b>		99.7%	98.5%	- 1.2%	98.8%	98.1%	- 0.7%
<b>Housing Affordability Index</b>		101	109	+ 7.9%	102	112	+ 9.8%
<b>Inventory of Homes for Sale</b>		222	203	- 8.6%	—	—	—
<b>Months Supply of Inventory</b>		2.3	2.2	- 4.3%	—	—	—

# 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.



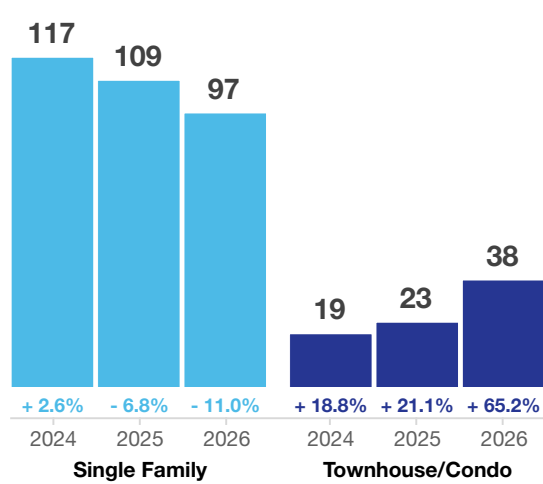
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		23	<b>38</b>	+ 65.2%	77	<b>75</b>	- 2.6%
<b>Pending Sales</b>		28	<b>20</b>	- 28.6%	64	<b>45</b>	- 29.7%
<b>Closed Sales</b>		23	<b>15</b>	- 34.8%	59	<b>42</b>	- 28.8%
<b>Days on Market Until Sale</b>		24	<b>33</b>	+ 37.5%	41	<b>32</b>	- 22.0%
<b>Median Sales Price</b>		\$220,000	<b>\$270,000</b>	+ 22.7%	\$225,000	<b>\$273,500</b>	+ 21.6%
<b>Average Sales Price</b>		\$249,387	<b>\$273,160</b>	+ 9.5%	\$251,399	<b>\$293,210</b>	+ 16.6%
<b>Percent of List Price Received</b>		100.5%	<b>97.6%</b>	- 2.9%	99.1%	<b>97.5%</b>	- 1.6%
<b>Housing Affordability Index</b>		188	<b>157</b>	- 16.5%	184	<b>155</b>	- 15.8%
<b>Inventory of Homes for Sale</b>		46	<b>64</b>	+ 39.1%	—	—	—
<b>Months Supply of Inventory</b>		2.5	<b>3.5</b>	+ 40.0%	—	—	—

# New Listings

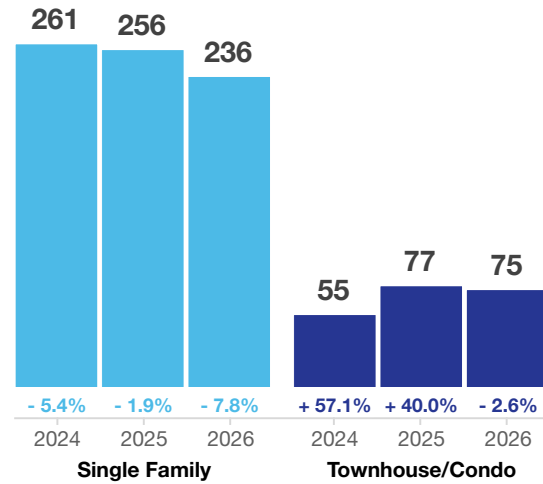
A count of the properties that have been newly listed on the market in a given month.



## March

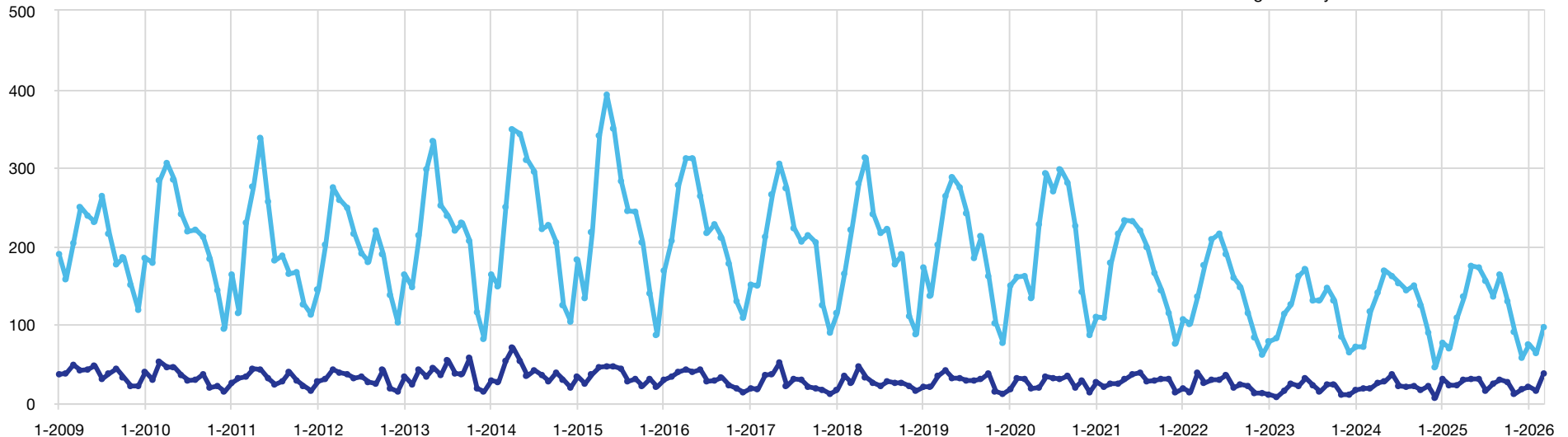


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	12	- 45.5%
Dec-2025	58	+ 26.1%	18	+ 157.1%
Jan-2026	75	- 2.6%	21	- 32.3%
Feb-2026	64	- 8.6%	16	- 30.4%
<b>Mar-2026</b>	<b>97</b>	<b>- 11.0%</b>	<b>38</b>	<b>+ 65.2%</b>
12-Month Avg	121	+ 0.8%	25	+ 8.7%

## Historical New Listings by Month

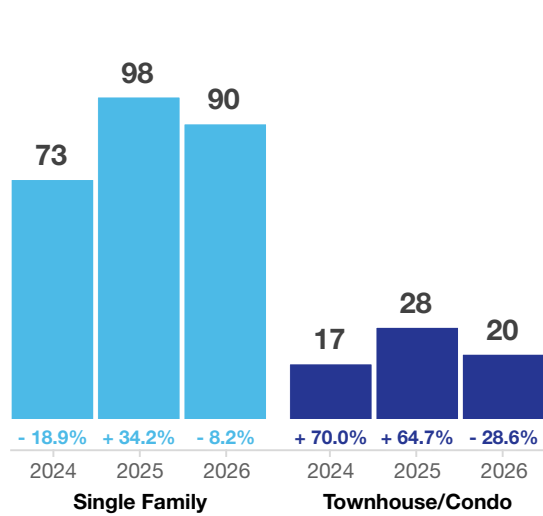


# Pending Sales

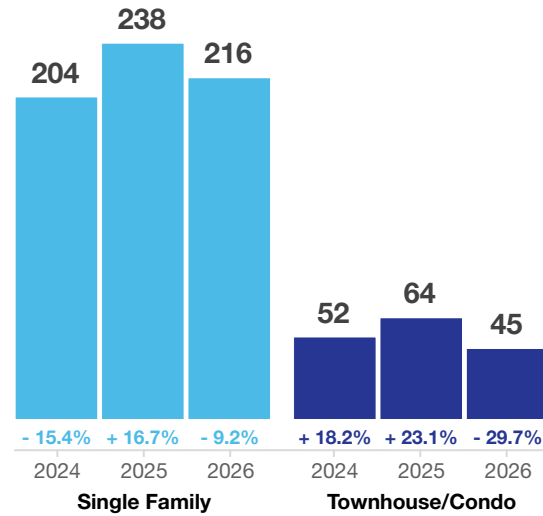
A count of the properties on which offers have been accepted in a given month.



## March

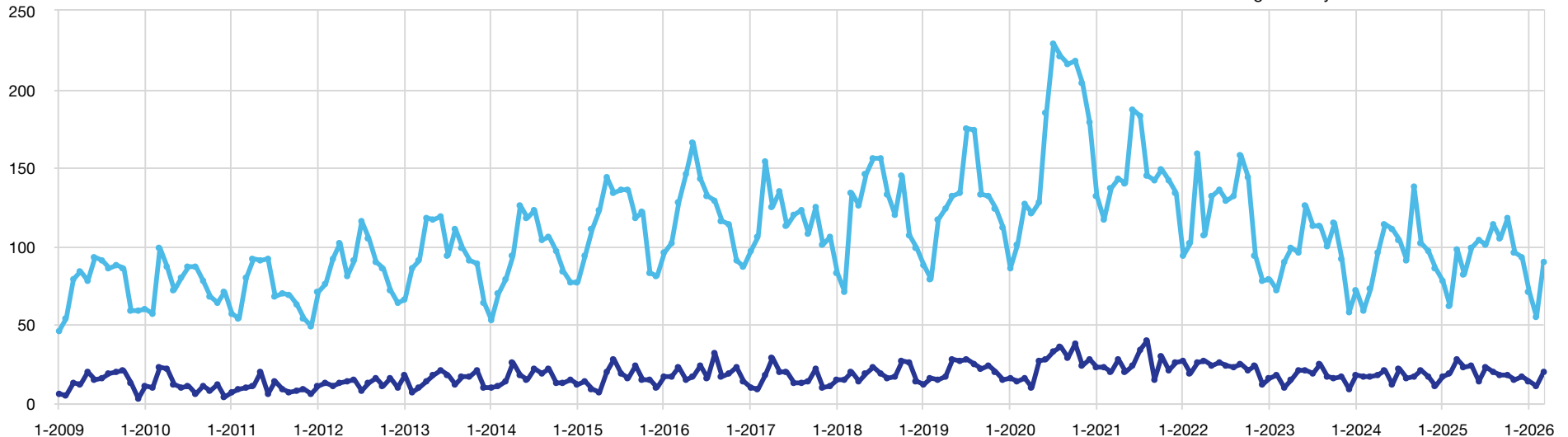


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	71	-9.0%	14	-17.6%
Feb-2026	55	-11.3%	11	-42.1%
<b>Mar-2026</b>	<b>90</b>	<b>-8.2%</b>	<b>20</b>	<b>-28.6%</b>
12-Month Avg	94	-4.1%	18	0.0%

## Historical Pending Sales by Month

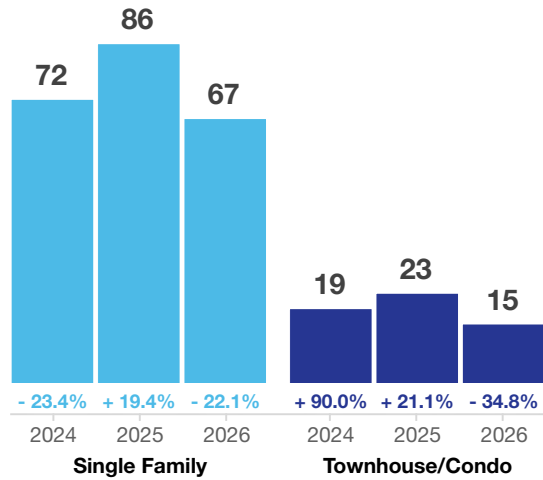


# Closed Sales

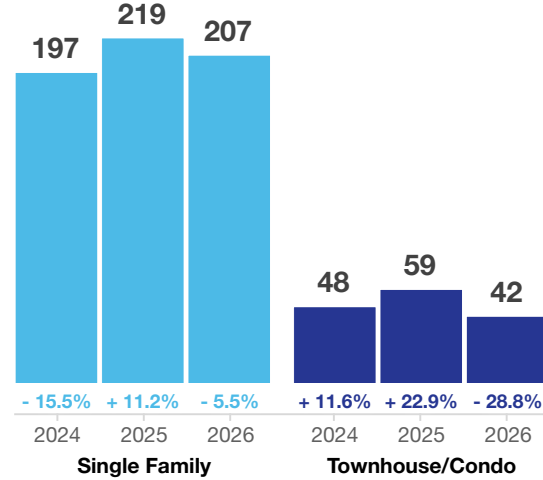
A count of the actual sales that closed in a given month.



## March

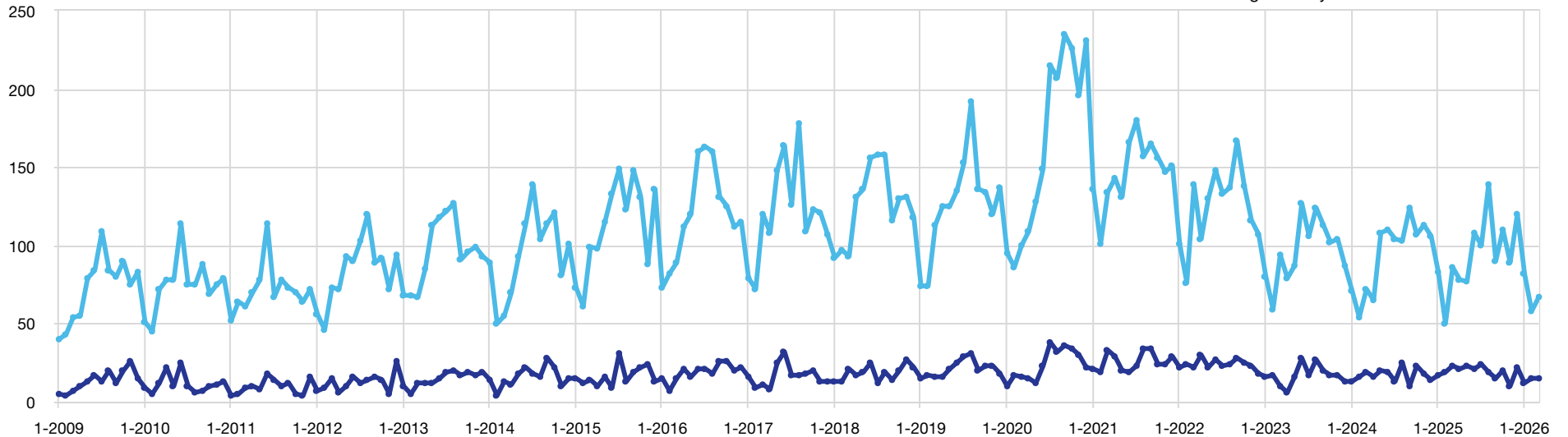


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	58	+ 16.0%	15	- 21.1%
<b>Mar-2026</b>	<b>67</b>	<b>- 22.1%</b>	<b>15</b>	<b>- 34.8%</b>
12-Month Avg	93	- 4.1%	18	0.0%

## Historical Closed Sales by Month

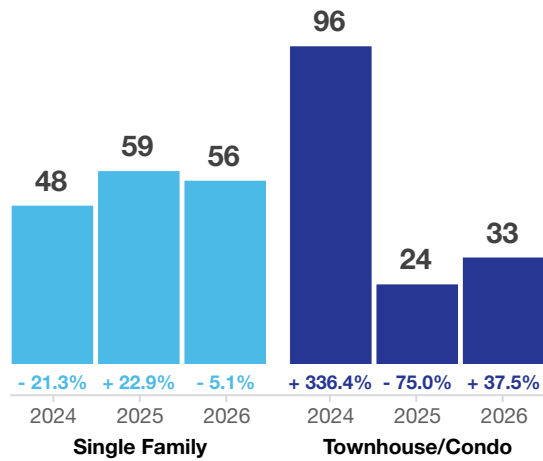


# Days on Market Until Sale

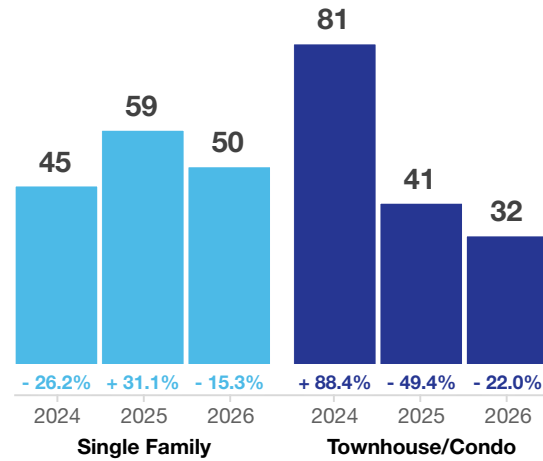
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



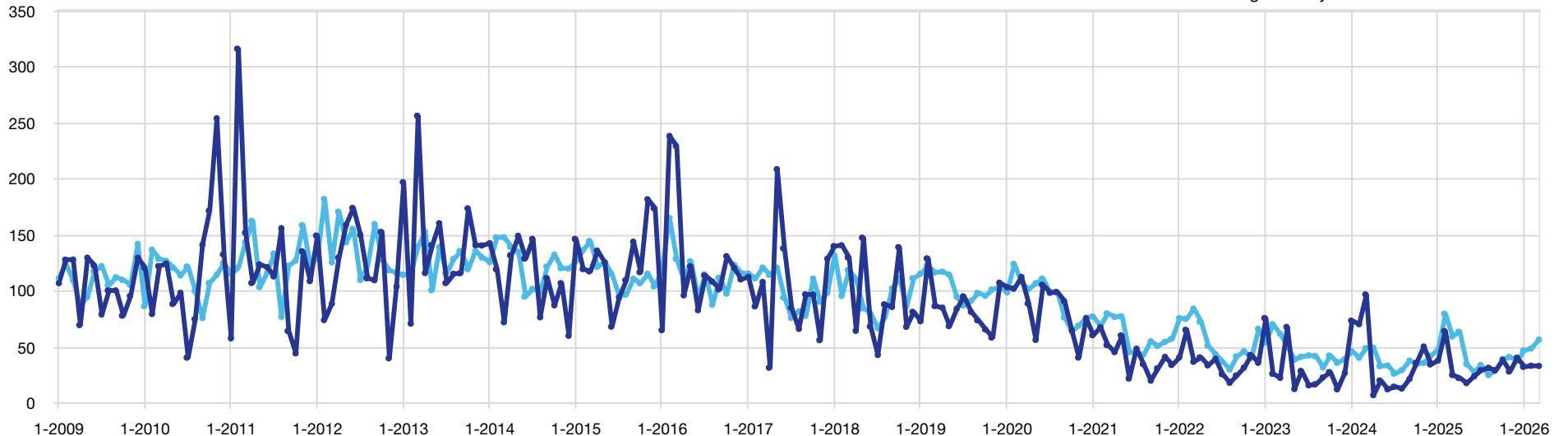
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>56</b>	<b>- 5.1%</b>	<b>33</b>	<b>+ 37.5%</b>
12-Month Avg*	38	- 3.4%	29	+ 5.0%

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

## Historical Days on Market Until Sale by Month

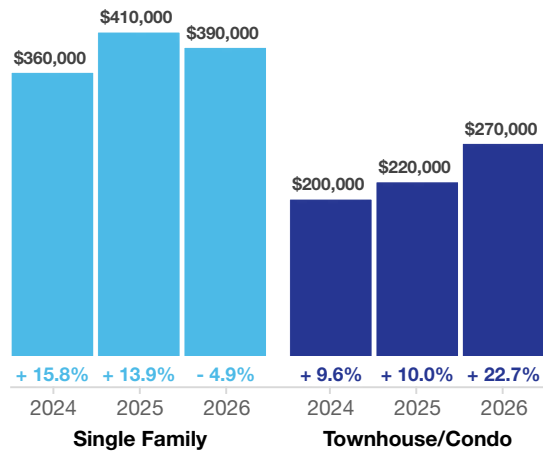


# Median Sales Price

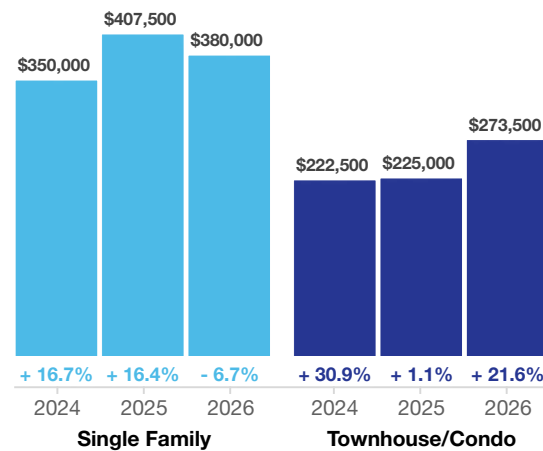
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



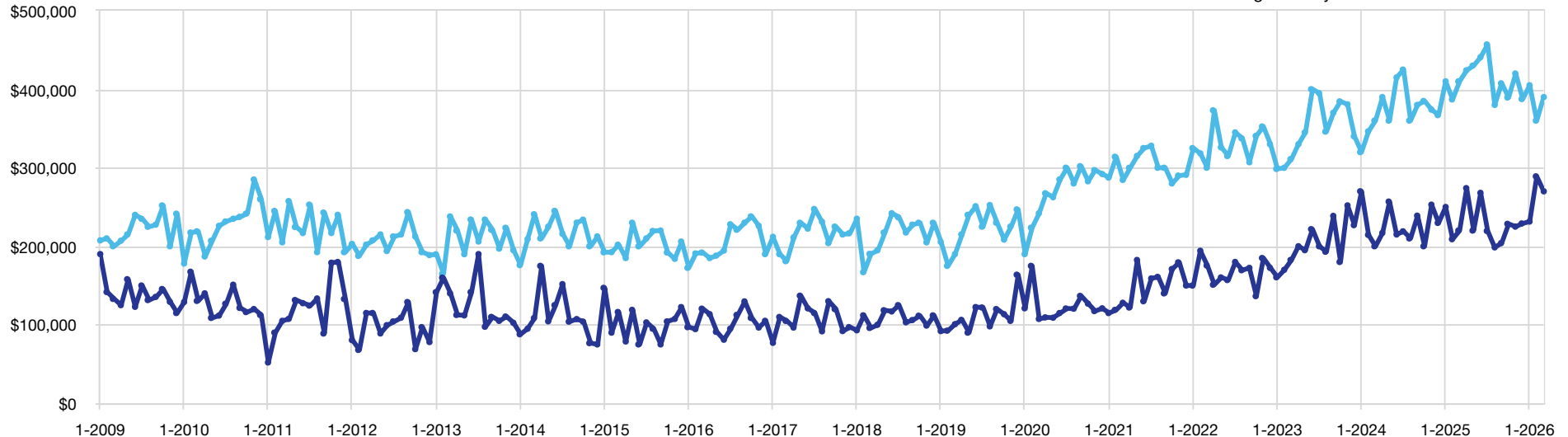
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>\$390,000</b>	<b>- 4.9%</b>	<b>\$270,000</b>	<b>+ 22.7%</b>
12-Month Avg*	\$406,000	+ 5.5%	\$230,000	+ 5.0%

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

## Historical Median Sales Price by Month

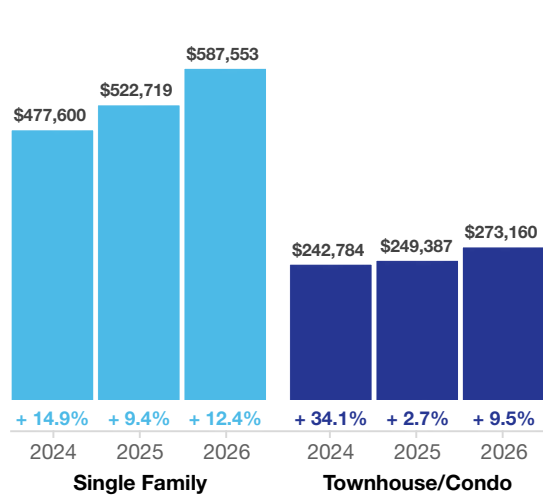


# Average Sales Price

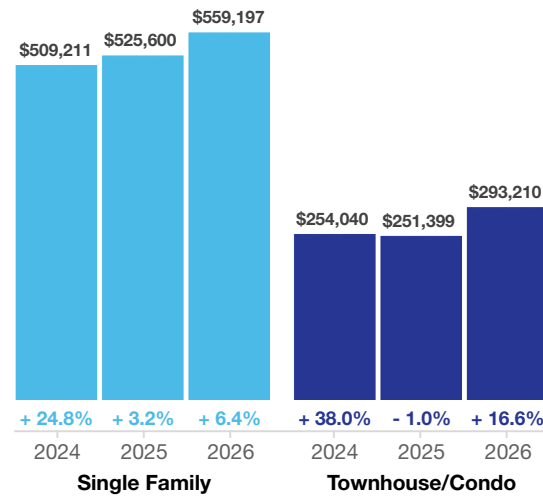
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



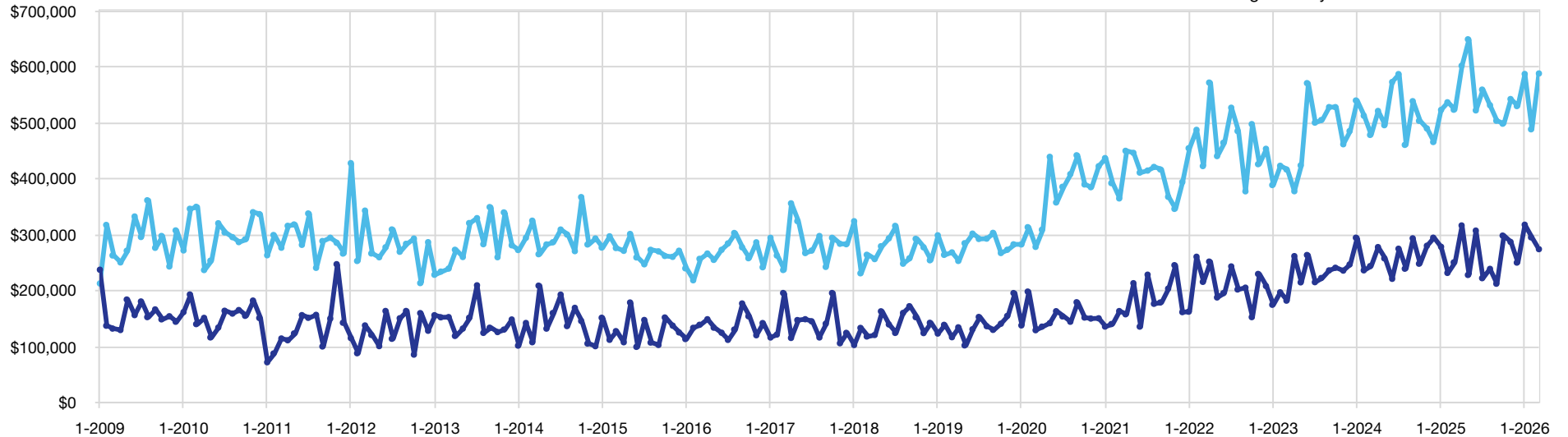
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$487,659	- 9.0%	\$294,327	+ 27.6%
<b>Mar-2026</b>	<b>\$587,553</b>	<b>+ 12.4%</b>	<b>\$273,160</b>	<b>+ 9.5%</b>
12-Month Avg*	\$545,899	+ 5.7%	\$266,734	+ 3.7%

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

## Historical Average Sales Price by Month

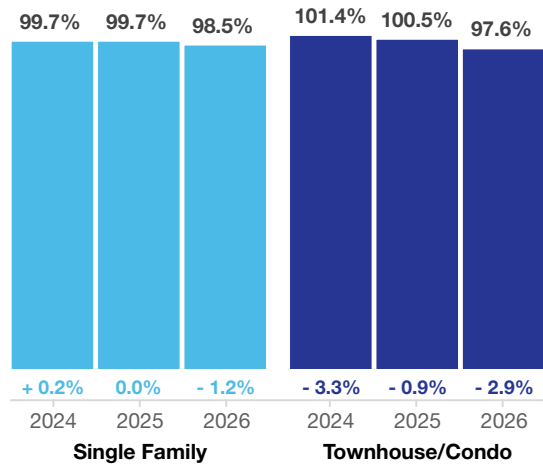


# Percent of List Price Received

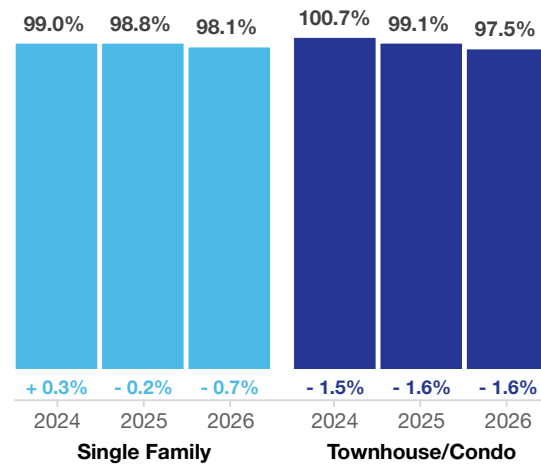
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



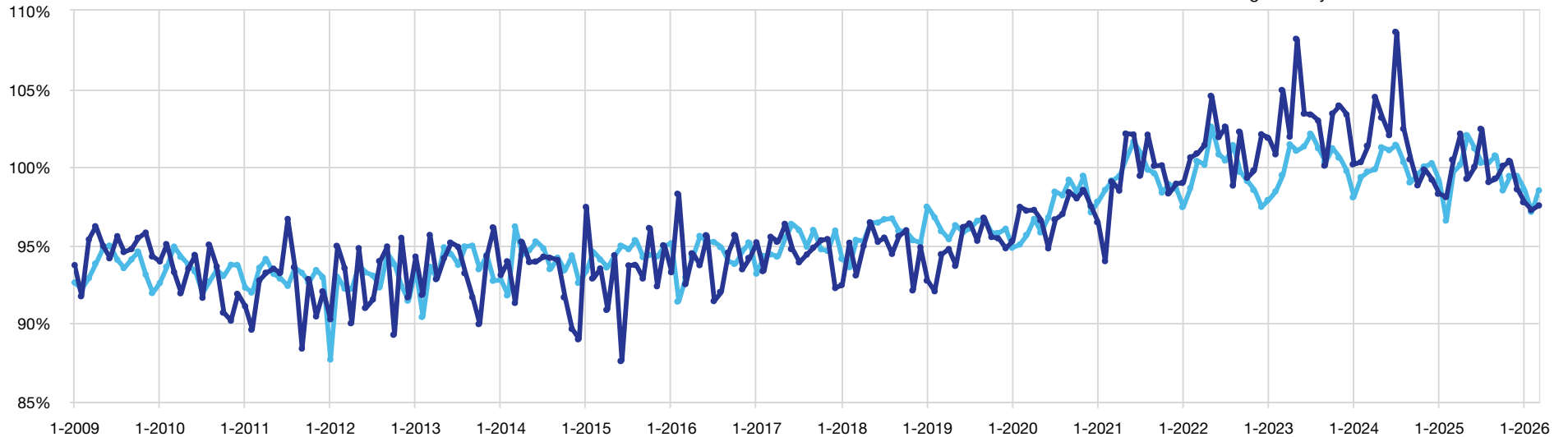
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	97.1%	+ 0.5%	97.3%	- 0.8%
<b>Mar-2026</b>	<b>98.5%</b>	<b>- 1.2%</b>	<b>97.6%</b>	<b>- 2.9%</b>
12-Month Avg*	99.8%	- 0.2%	99.7%	- 1.5%

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

## Historical Percent of List Price Received by Month

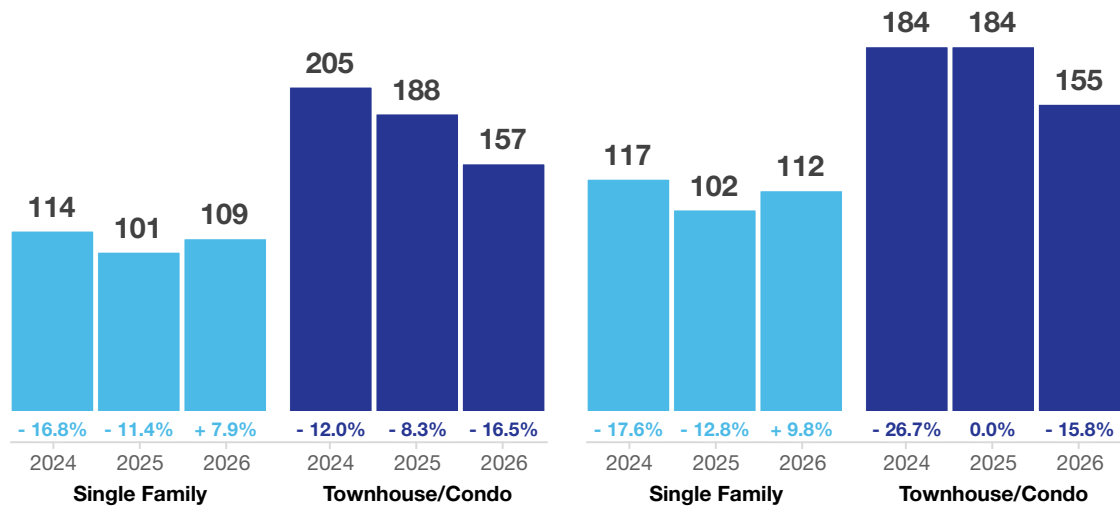


# Housing Affordability Index

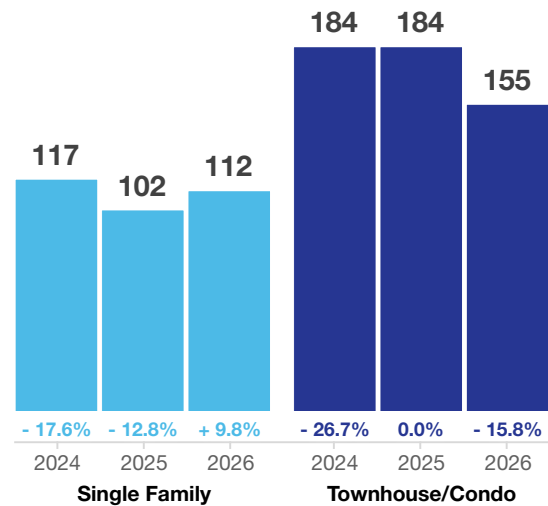
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## March

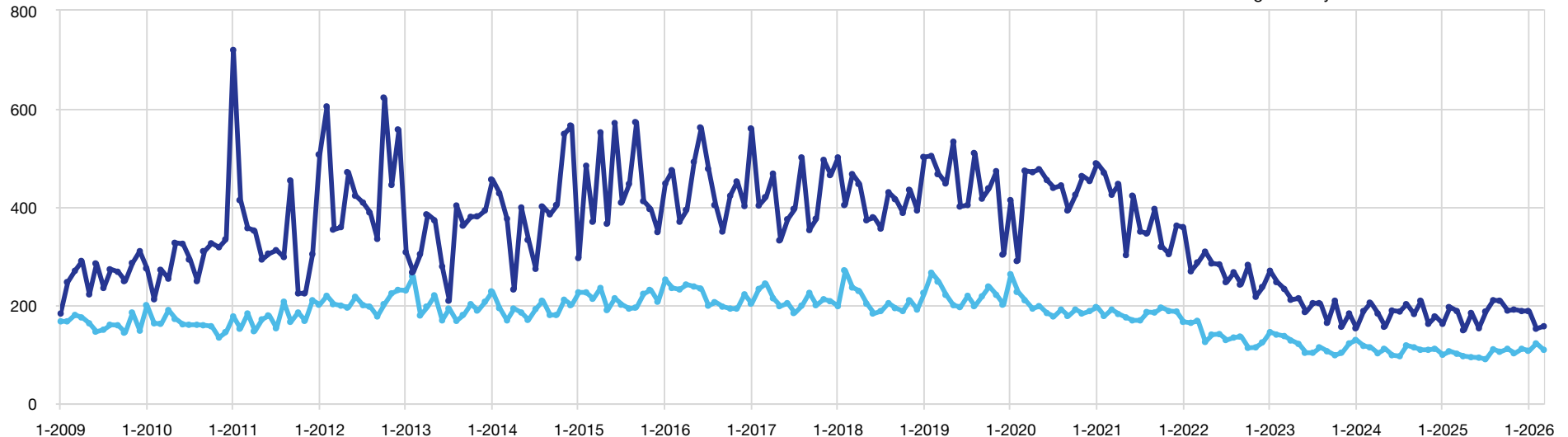


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>109</b>	<b>+ 7.9%</b>	<b>157</b>	<b>- 16.5%</b>
12-Month Avg	104	- 1.9%	180	- 1.6%

## Historical Housing Affordability Index by Month

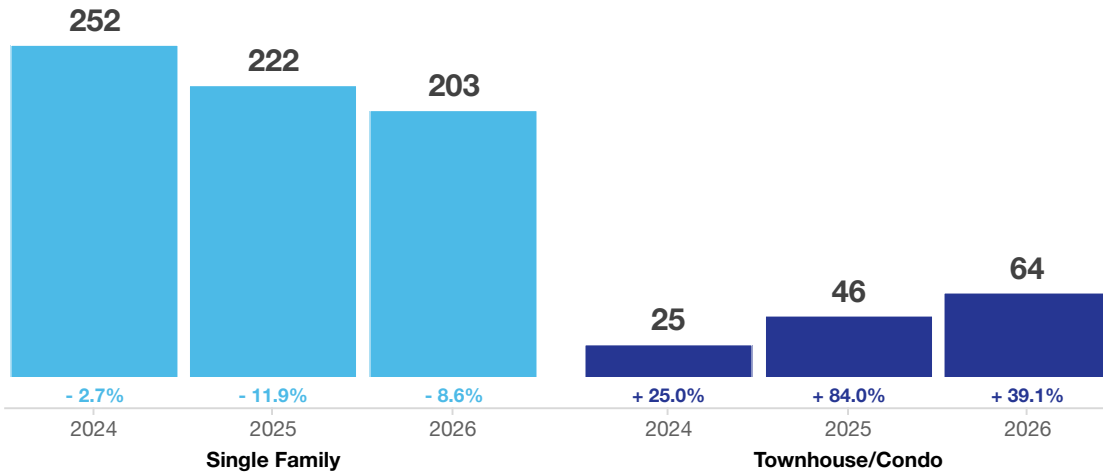


# Inventory of Homes for Sale

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

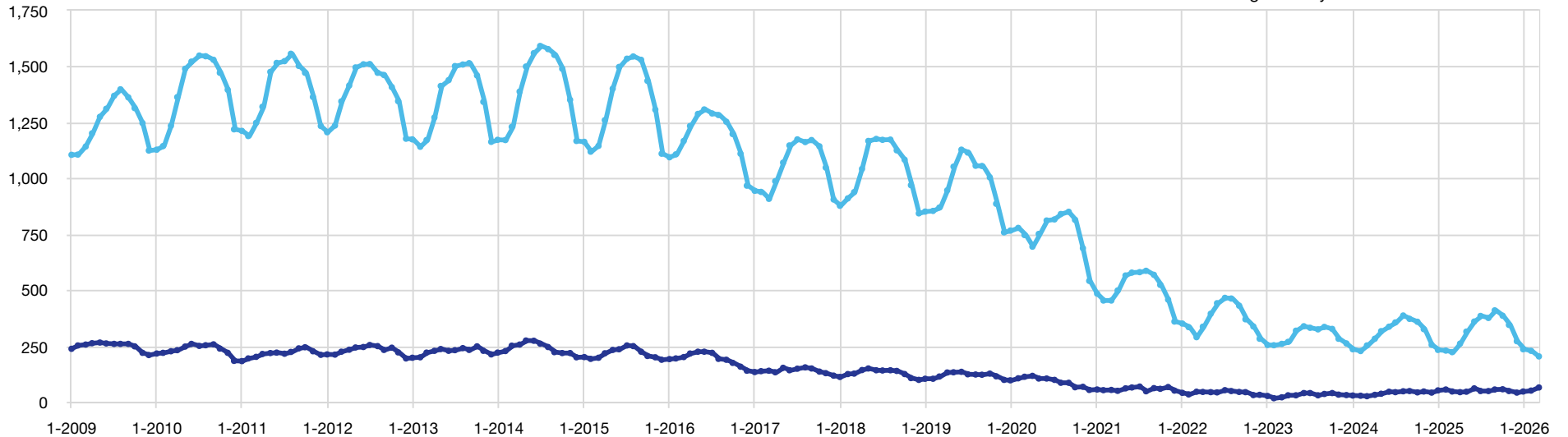


## March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	409	+ 10.2%	55	+ 14.6%
Oct-2025	385	+ 7.5%	56	+ 33.3%
Nov-2025	344	+ 5.8%	48	+ 4.3%
Dec-2025	271	+ 6.3%	41	0.0%
Jan-2026	235	+ 1.3%	46	- 9.8%
Feb-2026	228	- 0.4%	50	- 9.1%
<b>Mar-2026</b>	<b>203</b>	<b>- 8.6%</b>	<b>64</b>	<b>+ 39.1%</b>
12-Month Avg	314	+ 2.6%	50	+ 13.6%

## Historical Inventory of Homes for Sale by Month

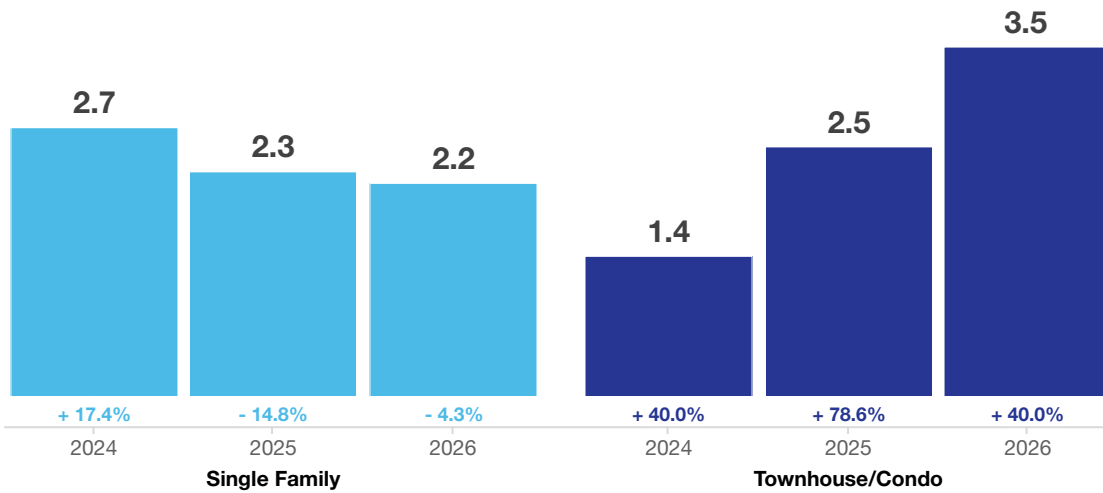


# Months Supply of Inventory

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.



## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	4.4	+ 10.0%	2.8	- 3.4%
Oct-2025	4.0	+ 2.6%	2.9	+ 16.0%
Nov-2025	3.6	+ 2.9%	2.5	- 7.4%
Dec-2025	2.8	+ 3.7%	2.1	- 12.5%
Jan-2026	2.5	+ 4.2%	2.4	- 20.0%
Feb-2026	2.4	0.0%	2.7	- 15.6%
<b>Mar-2026</b>	<b>2.2</b>	<b>- 4.3%</b>	<b>3.5</b>	<b>+ 40.0%</b>
12-Month Avg*	3.3	+ 0.8%	2.6	+ 3.1%

\* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		132	<b>135</b>	+ 2.3%	333	<b>311</b>	- 6.6%
<b>Pending Sales</b>		126	<b>110</b>	- 12.7%	302	<b>261</b>	- 13.6%
<b>Closed Sales</b>		109	<b>82</b>	- 24.8%	278	<b>249</b>	- 10.4%
<b>Days on Market Until Sale</b>		52	<b>52</b>	0.0%	55	<b>47</b>	- 14.5%
<b>Median Sales Price</b>		\$357,000	<b>\$362,440</b>	+ 1.5%	\$350,000	<b>\$362,000</b>	+ 3.4%
<b>Average Sales Price</b>		\$465,043	<b>\$530,042</b>	+ 14.0%	\$467,407	<b>\$514,332</b>	+ 10.0%
<b>Percent of List Price Received</b>		99.9%	<b>98.3%</b>	- 1.6%	98.8%	<b>98.0%</b>	- 0.8%
<b>Housing Affordability Index</b>		116	<b>117</b>	+ 0.9%	118	<b>117</b>	- 0.8%
<b>Inventory of Homes for Sale</b>		268	<b>267</b>	- 0.4%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.4</b>	+ 4.3%	—	—	—