

Monthly Indicators

Litchfield County Chapter of GHAR



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 11.0 percent for Single Family homes but decreased 3.3 percent for Townhouse/Condo homes. Pending Sales increased 4.9 percent for Single Family homes but decreased 4.3 percent for Townhouse/Condo homes. Inventory decreased 0.8 percent for Single Family homes but increased 62.8 percent for Townhouse/Condo homes.

Median Sales Price decreased 0.1 percent to \$423,750 for Single Family homes but increased 14.9 percent to \$314,900 for Townhouse/Condo homes. Days on Market decreased 33.3 percent for Single Family homes but increased 45.5 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but increased 69.6 percent for Townhouse/Condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

0.0%

Change in
Closed Sales
All Properties

+ 8.3%

Change in
Median Sales Price
All Properties

+ 8.3%

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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		136	151	+ 11.0%	392	388	- 1.0%
Pending Sales		82	86	+ 4.9%	320	302	- 5.6%
Closed Sales		78	78	0.0%	297	286	- 3.7%
Days on Market Until Sale		63	42	- 33.3%	60	48	- 20.0%
Median Sales Price		\$424,000	\$423,750	- 0.1%	\$415,000	\$395,000	- 4.8%
Average Sales Price		\$601,446	\$556,285	- 7.5%	\$545,519	\$557,486	+ 2.2%
Percent of List Price Received		100.2%	100.2%	0.0%	99.1%	98.7%	- 0.4%
Housing Affordability Index		96	101	+ 5.2%	98	109	+ 11.2%
Inventory of Homes for Sale		260	258	- 0.8%	—	—	—
Months Supply of Inventory		2.7	2.7	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.



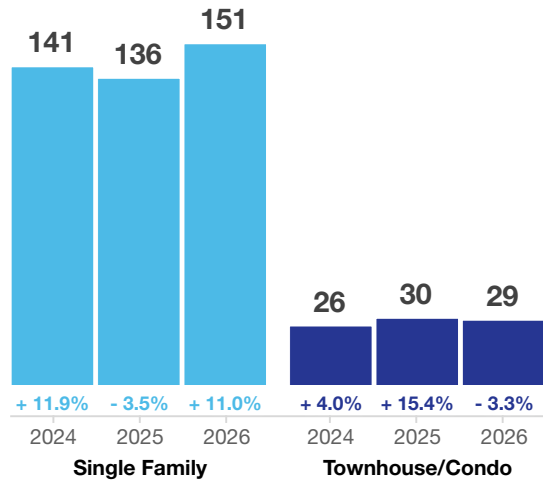
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		30	29	- 3.3%	107	105	- 1.9%
Pending Sales		23	22	- 4.3%	87	67	- 23.0%
Closed Sales		21	21	0.0%	80	63	- 21.3%
Days on Market Until Sale		22	32	+ 45.5%	36	32	- 11.1%
Median Sales Price		\$274,000	\$314,900	+ 14.9%	\$245,000	\$285,000	+ 16.3%
Average Sales Price		\$315,543	\$320,081	+ 1.4%	\$268,237	\$302,167	+ 12.6%
Percent of List Price Received		102.1%	100.5%	- 1.6%	99.9%	98.5%	- 1.4%
Housing Affordability Index		149	136	- 8.7%	167	151	- 9.6%
Inventory of Homes for Sale		43	70	+ 62.8%	—	—	—
Months Supply of Inventory		2.3	3.9	+ 69.6%	—	—	—

New Listings

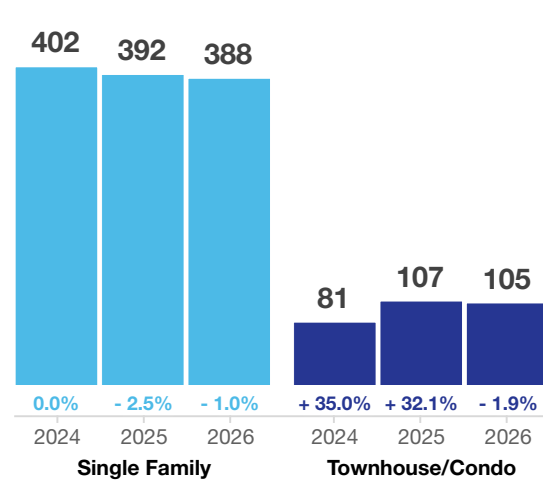
A count of the properties that have been newly listed on the market in a given month.



April

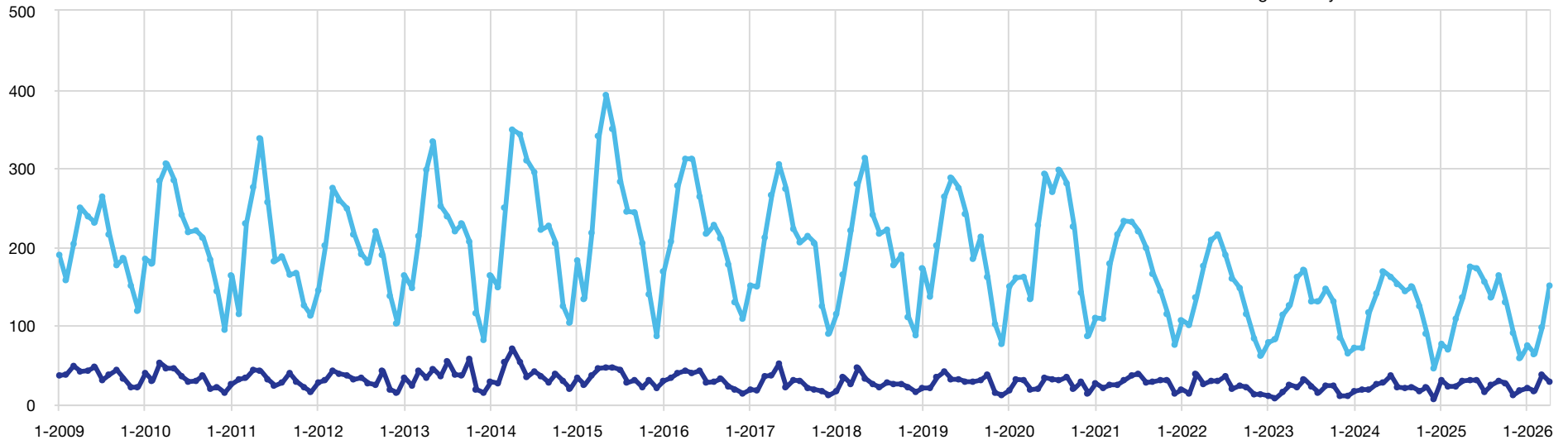


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	59	+ 28.3%	18	+ 157.1%
Jan-2026	75	- 2.6%	21	- 32.3%
Feb-2026	64	- 8.6%	17	- 26.1%
Mar-2026	98	- 10.1%	38	+ 65.2%
Apr-2026	151	+ 11.0%	29	- 3.3%
12-Month Avg	123	+ 3.4%	25	+ 4.2%

Historical New Listings by Month

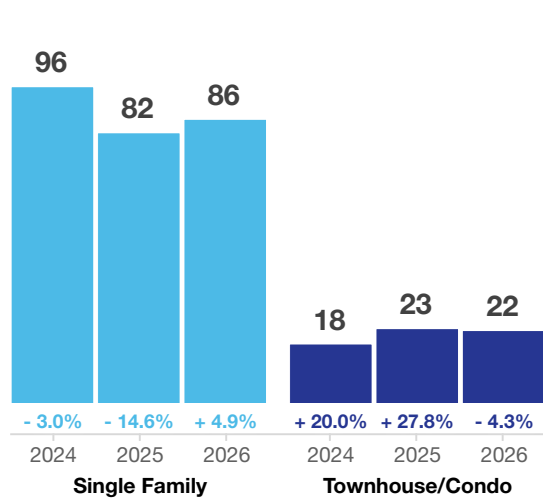


Pending Sales

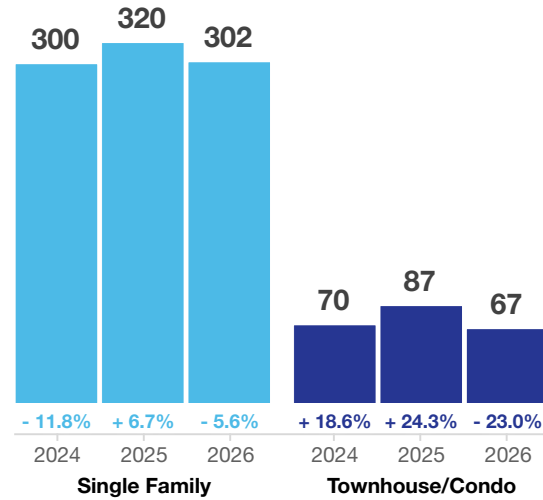
A count of the properties on which offers have been accepted in a given month.



April

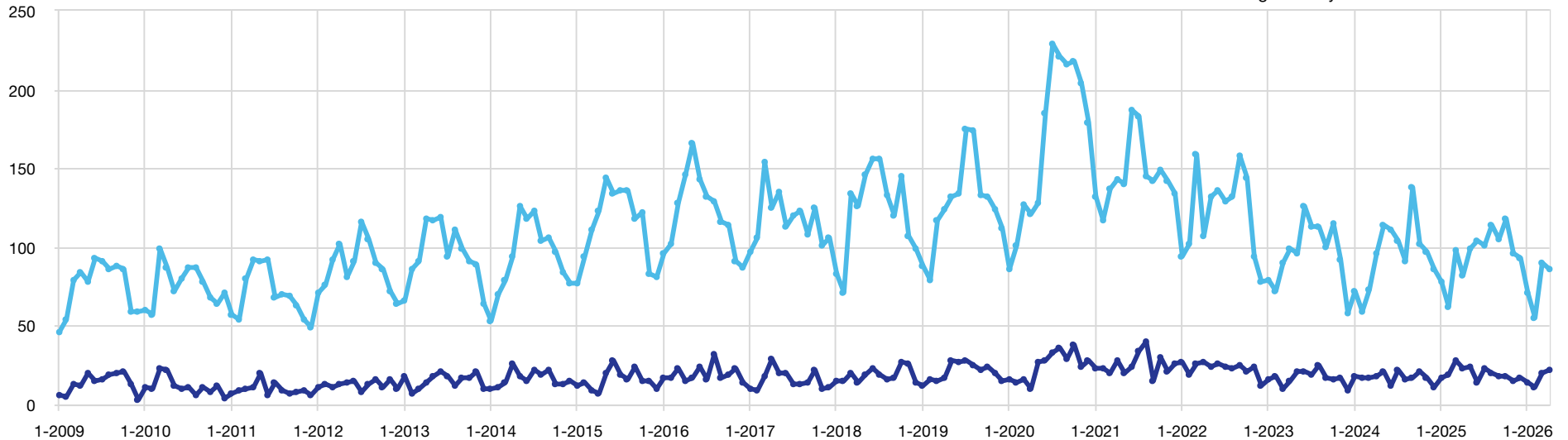


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	90	-8.2%	20	-28.6%
Apr-2026	86	+4.9%	22	-4.3%
12-Month Avg	94	-3.1%	18	-5.3%

Historical Pending Sales by Month

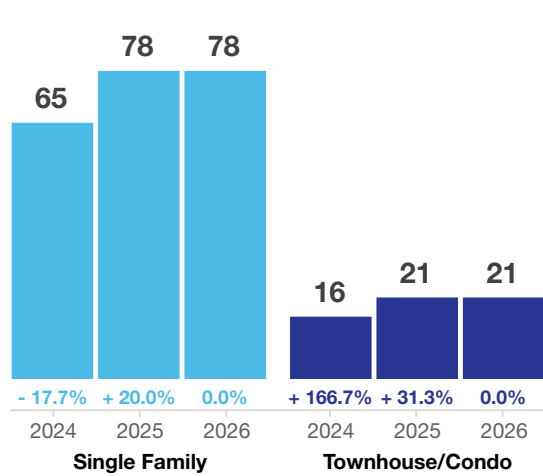


Closed Sales

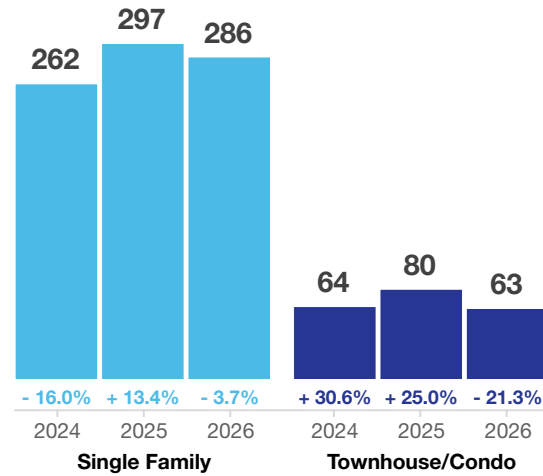
A count of the actual sales that closed in a given month.



April

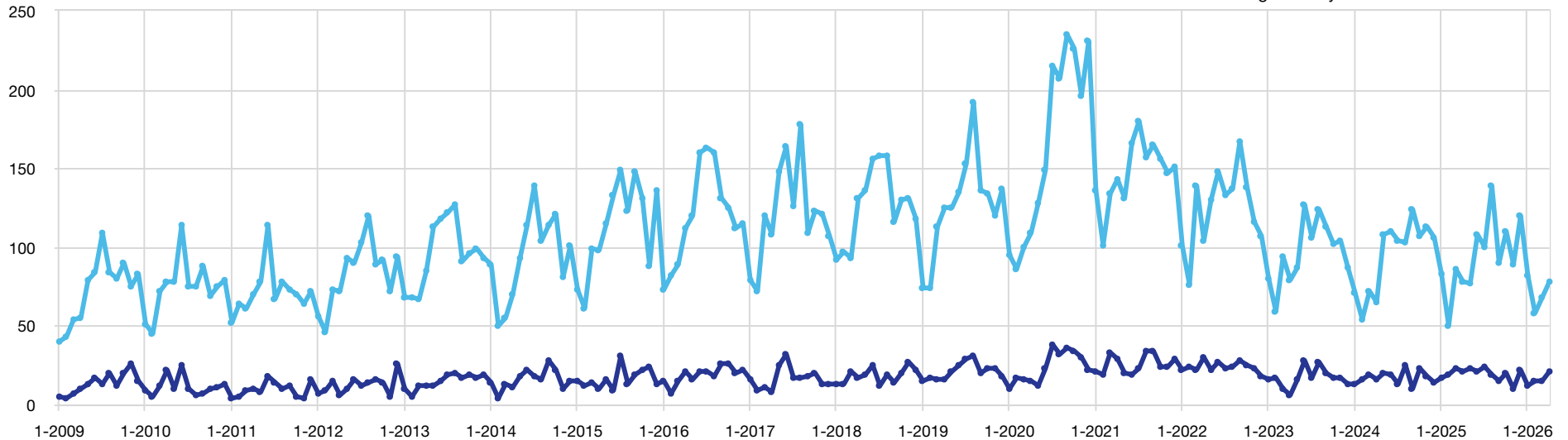


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	68	-20.9%	15	-34.8%
Apr-2026	78	0.0%	21	0.0%
12-Month Avg	93	-5.1%	18	-5.3%

Historical Closed Sales by Month

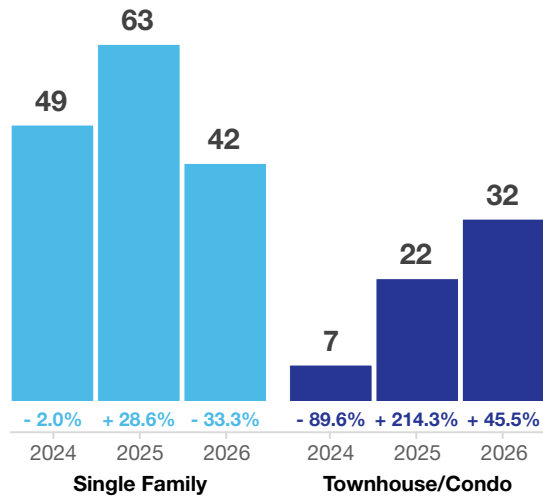


Days on Market Until Sale

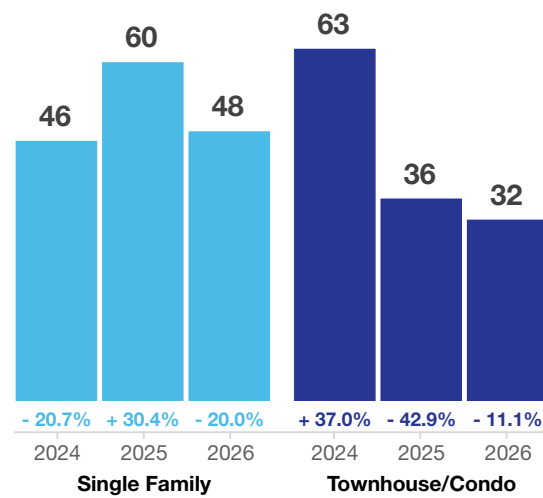
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



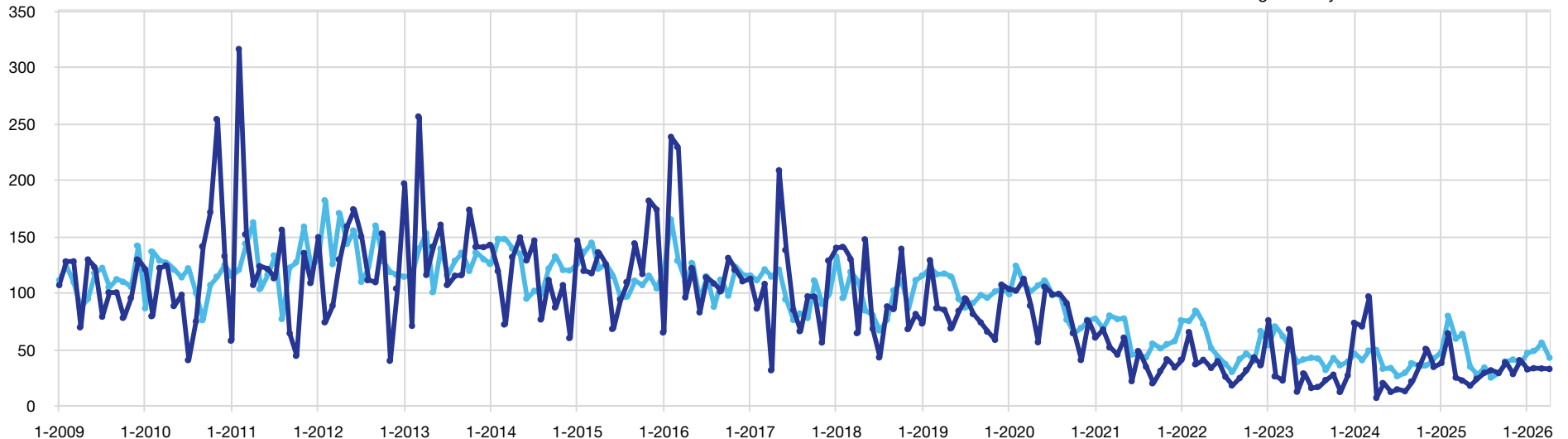
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	55	- 6.8%	33	+ 37.5%
Apr-2026	42	- 33.3%	32	+ 45.5%
12-Month Avg*	37	- 9.6%	30	+ 5.0%

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

Historical Days on Market Until Sale by Month

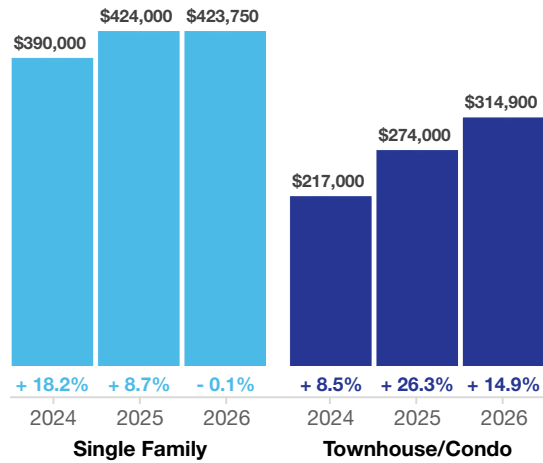


Median Sales Price

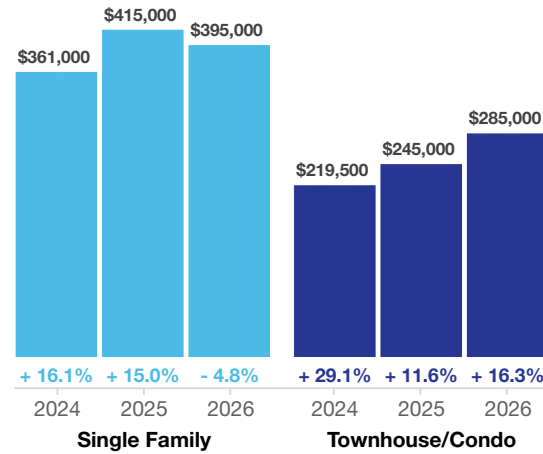
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



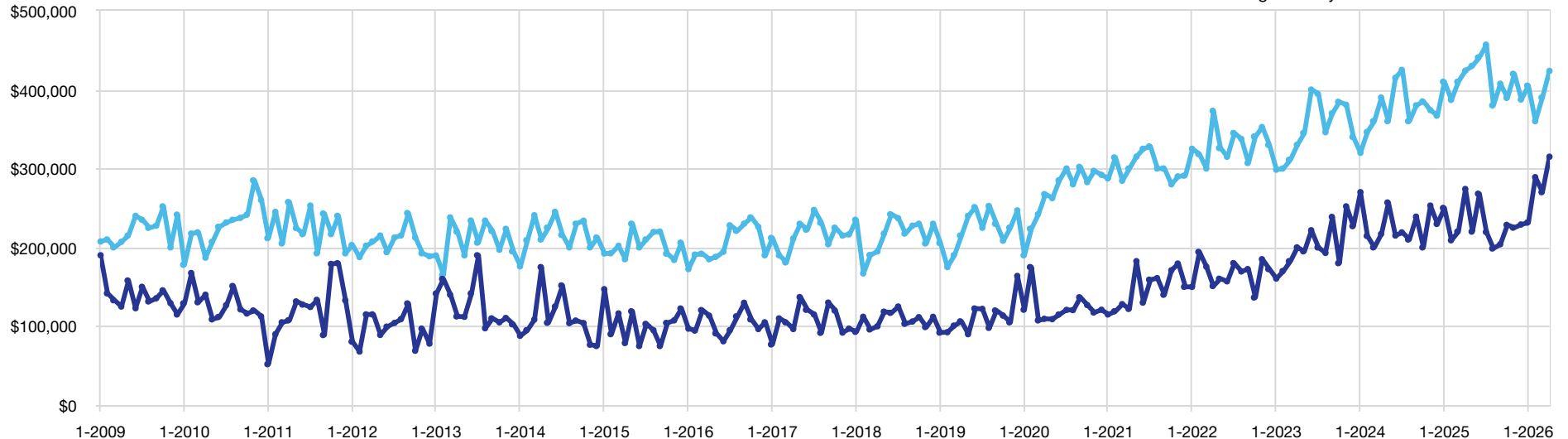
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	\$390,000	- 4.9%	\$270,000	+ 22.7%
Apr-2026	\$423,750	- 0.1%	\$314,900	+ 14.9%
12-Month Avg*	\$405,000	+ 5.2%	\$230,000	+ 4.3%

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

Historical Median Sales Price by Month

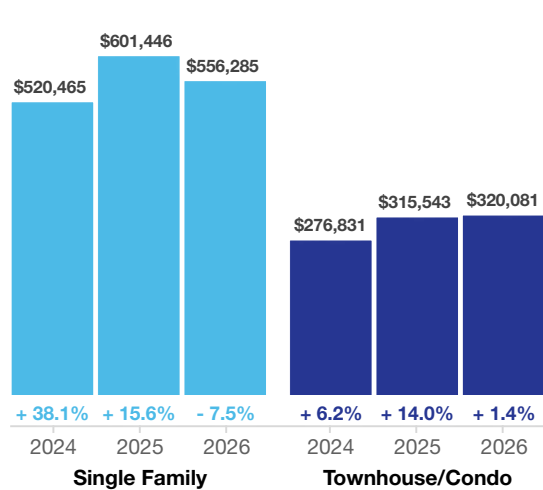


Average Sales Price

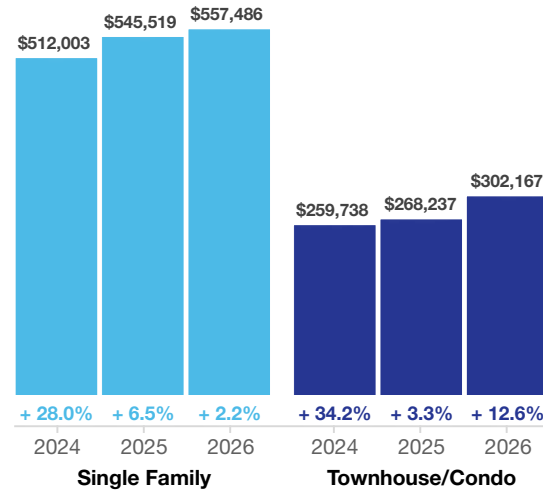
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



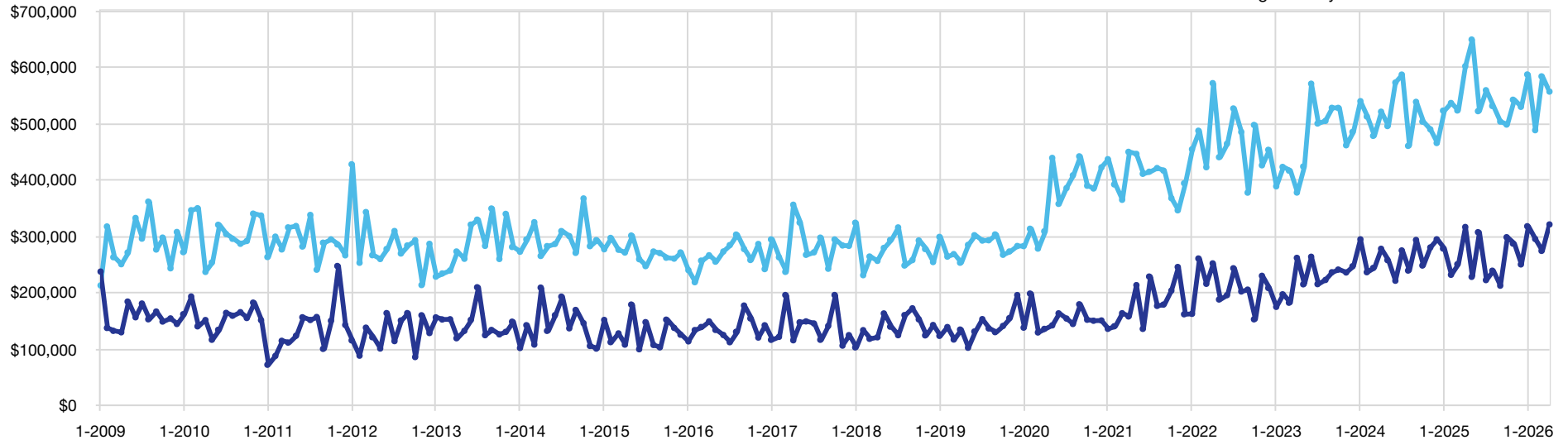
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	\$583,280	+ 11.6%	\$273,160	+ 9.5%
Apr-2026	\$556,285	- 7.5%	\$320,081	+ 1.4%
12-Month Avg*	\$542,529	+ 3.9%	\$267,173	+ 2.2%

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

Historical Average Sales Price by Month

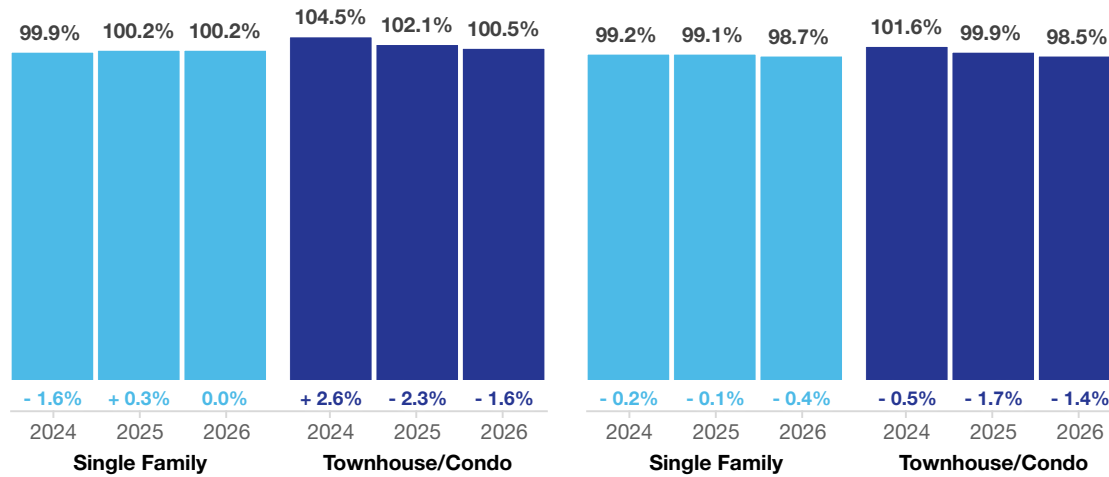


Percent of List Price Received

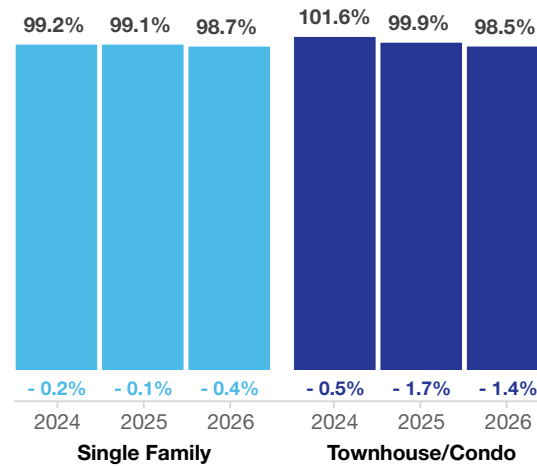
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



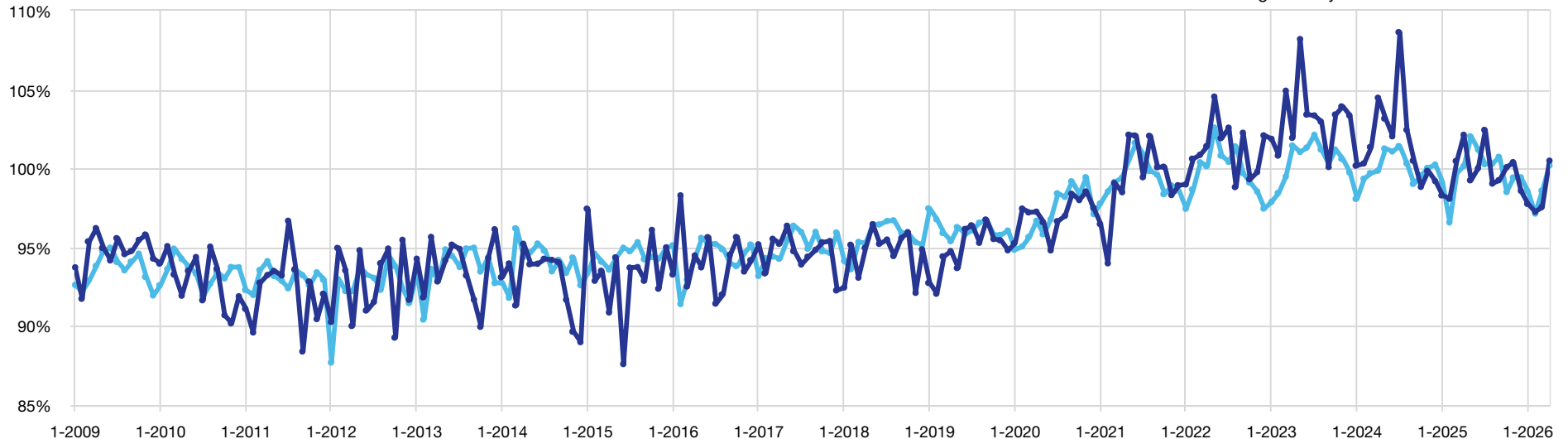
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	98.6%	- 1.1%	97.6%	- 2.9%
Apr-2026	100.2%	0.0%	100.5%	- 1.6%
12-Month Avg*	99.8%	- 0.2%	99.5%	- 1.5%

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

Historical Percent of List Price Received by Month

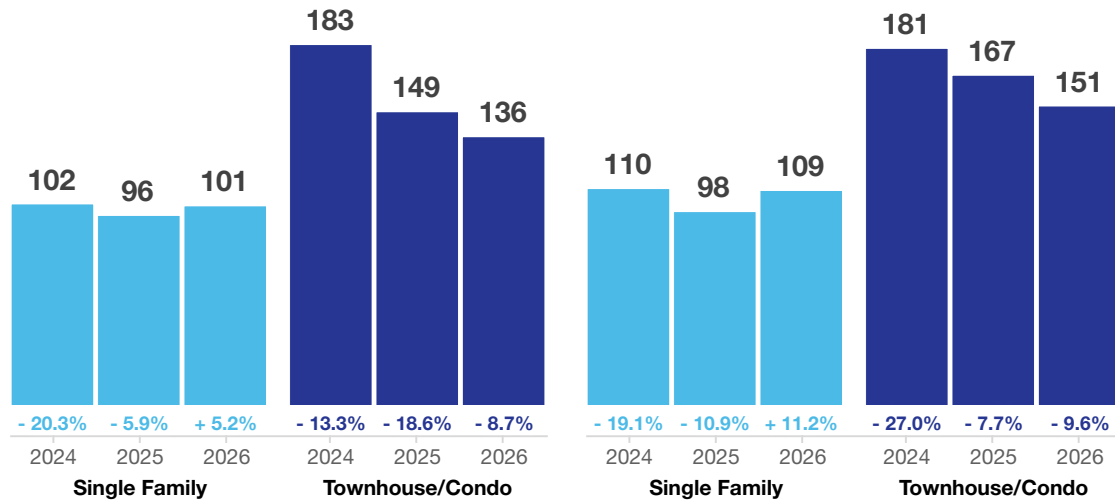


Housing Affordability Index

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.

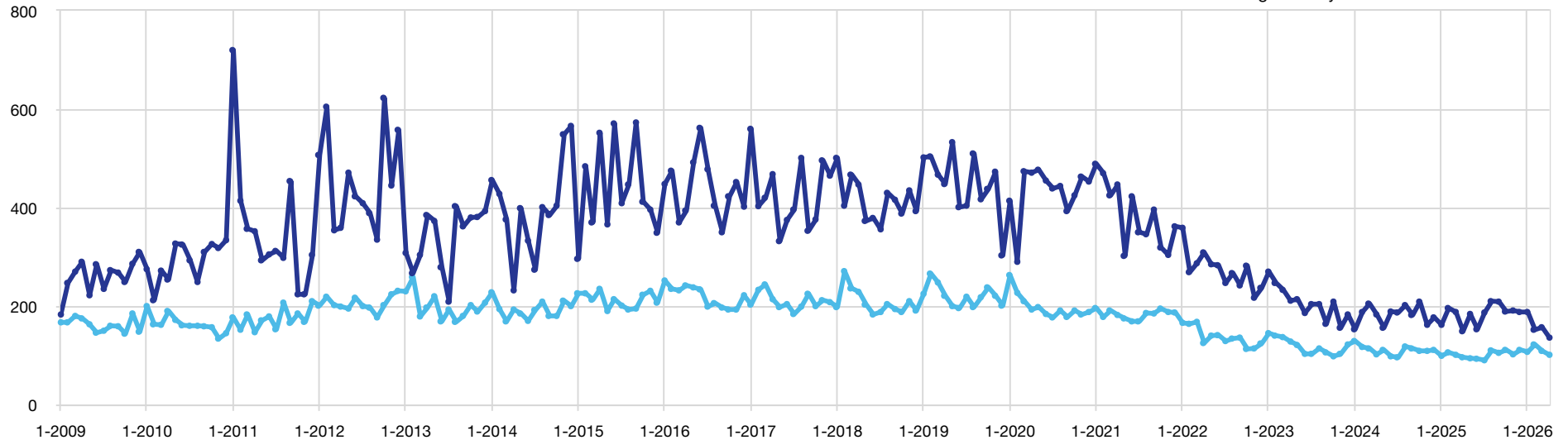


April



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	109	+ 7.9%	157	- 16.5%
Apr-2026	101	+ 5.2%	136	- 8.7%
12-Month Avg	105	- 0.9%	179	- 0.6%

Historical Housing Affordability Index by Month

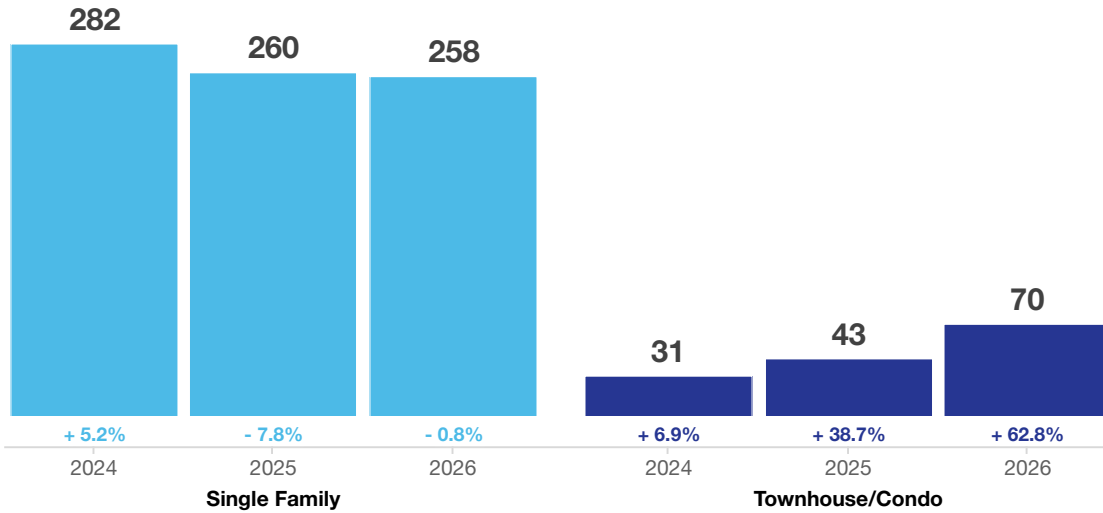


Inventory of Homes for Sale

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

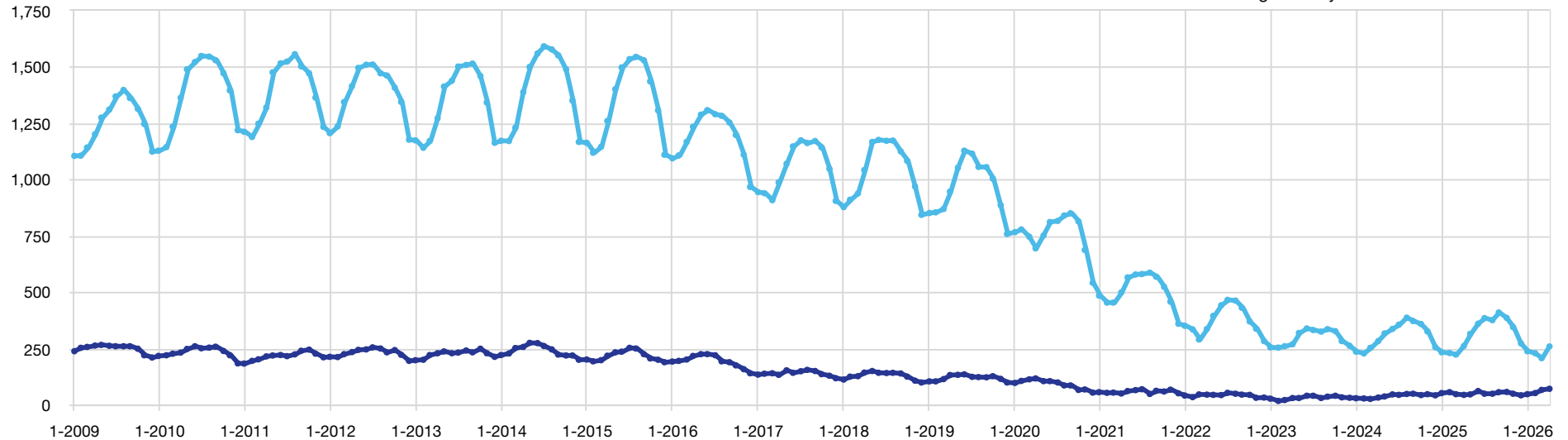


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	272	+ 6.7%	41	0.0%
Jan-2026	237	+ 2.2%	46	- 9.8%
Feb-2026	228	- 0.4%	51	- 7.3%
Mar-2026	206	- 7.2%	65	+ 41.3%
Apr-2026	258	- 0.8%	70	+ 62.8%
12-Month Avg	314	+ 3.3%	53	+ 17.8%

Historical Inventory of Homes for Sale by Month

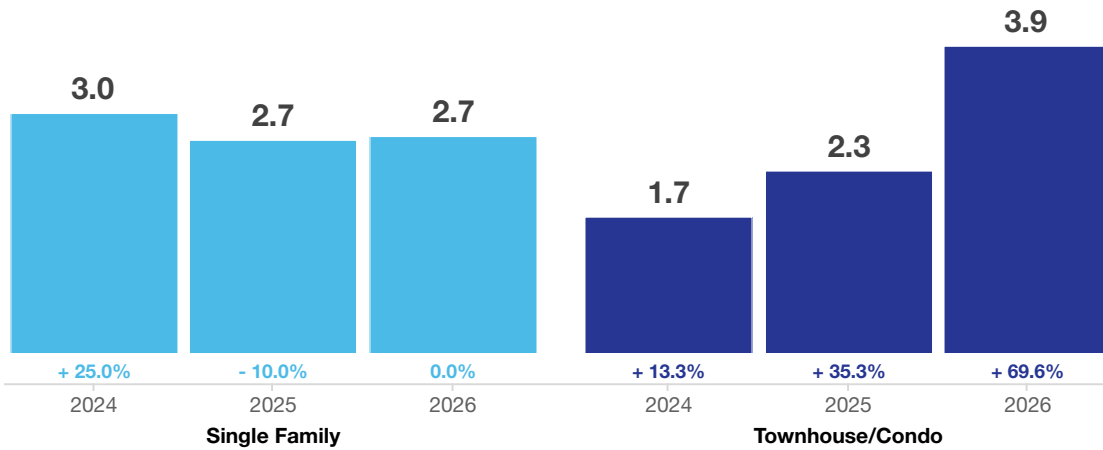


Months Supply of Inventory

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.



April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	2.2	- 4.3%	3.6	+ 44.0%
Apr-2026	2.7	0.0%	3.9	+ 69.6%
12-Month Avg*	3.3	+ 2.1%	2.8	+ 6.6%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		166	180	+ 8.4%	499	493	- 1.2%
Pending Sales		105	108	+ 2.9%	407	369	- 9.3%
Closed Sales		99	99	0.0%	377	349	- 7.4%
Days on Market Until Sale		54	40	- 25.9%	55	45	- 18.2%
Median Sales Price		\$360,000	\$390,000	+ 8.3%	\$350,000	\$370,000	+ 5.7%
Average Sales Price		\$540,800	\$506,181	- 6.4%	\$486,680	\$511,397	+ 5.1%
Percent of List Price Received		100.6%	100.3%	- 0.3%	99.3%	98.7%	- 0.6%
Housing Affordability Index		114	110	- 3.5%	117	116	- 0.9%
Inventory of Homes for Sale		303	328	+ 8.3%	—	—	—
Months Supply of Inventory		2.6	2.9	+ 11.5%	—	—	—