

Monthly Indicators

Litchfield County Chapter of GHAR



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 6.3 percent for Single Family homes but increased 3.2 percent for Townhouse/Condo homes. Pending Sales increased 4.0 percent for Single Family homes but decreased 4.2 percent for Townhouse/Condo homes. Inventory decreased 0.3 percent for Single Family homes but increased 60.0 percent for Townhouse/Condo homes.

Median Sales Price increased 7.0 percent to \$460,000 for Single Family homes and 15.0 percent to \$253,000 for Townhouse/Condo homes. Days on Market increased 26.5 percent for Single Family homes and 123.5 percent for Townhouse/Condo homes. Months Supply of Inventory remained flat for Single Family homes but increased 66.7 percent for Townhouse/Condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

+ 17.0%

Change in
Closed Sales
All Properties

+ 14.9%

Change in
Median Sales Price
All Properties

+ 7.3%

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		174	163	- 6.3%	566	557	- 1.6%
Pending Sales		99	103	+ 4.0%	419	401	- 4.3%
Closed Sales		77	95	+ 23.4%	374	382	+ 2.1%
Days on Market Until Sale		34	43	+ 26.5%	55	47	- 14.5%
Median Sales Price		\$430,000	\$460,000	+ 7.0%	\$415,000	\$402,500	- 3.0%
Average Sales Price		\$648,713	\$744,398	+ 14.7%	\$566,765	\$602,183	+ 6.2%
Percent of List Price Received		102.0%	100.8%	- 1.2%	99.7%	99.2%	- 0.5%
Housing Affordability Index		94	91	- 3.2%	98	104	+ 6.1%
Inventory of Homes for Sale		313	312	- 0.3%	—	—	—
Months Supply of Inventory		3.3	3.3	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.



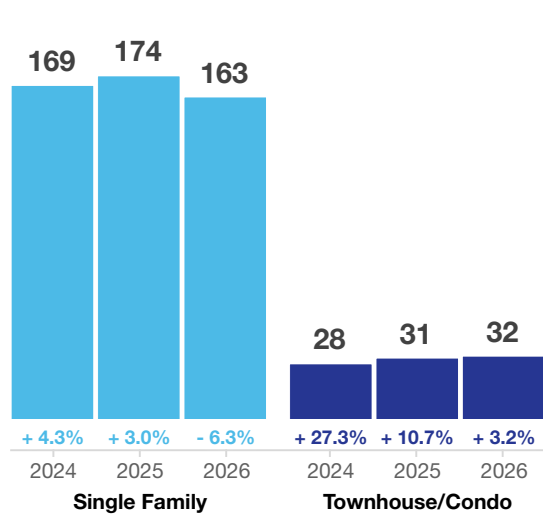
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		31	32	+ 3.2%	138	138	0.0%
Pending Sales		24	23	- 4.2%	111	90	- 18.9%
Closed Sales		23	22	- 4.3%	103	85	- 17.5%
Days on Market Until Sale		17	38	+ 123.5%	32	34	+ 6.3%
Median Sales Price		\$220,000	\$253,000	+ 15.0%	\$227,000	\$277,000	+ 22.0%
Average Sales Price		\$226,977	\$290,056	+ 27.8%	\$259,024	\$299,032	+ 15.4%
Percent of List Price Received		99.3%	98.1%	- 1.2%	99.7%	98.4%	- 1.3%
Housing Affordability Index		184	165	- 10.3%	179	151	- 15.6%
Inventory of Homes for Sale		45	72	+ 60.0%	—	—	—
Months Supply of Inventory		2.4	4.0	+ 66.7%	—	—	—

New Listings

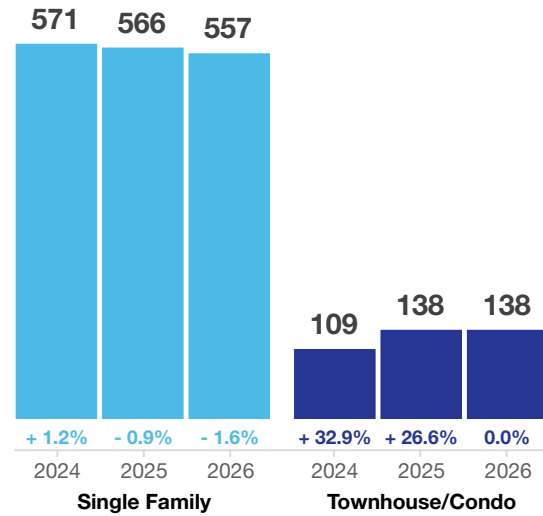
A count of the properties that have been newly listed on the market in a given month.



May

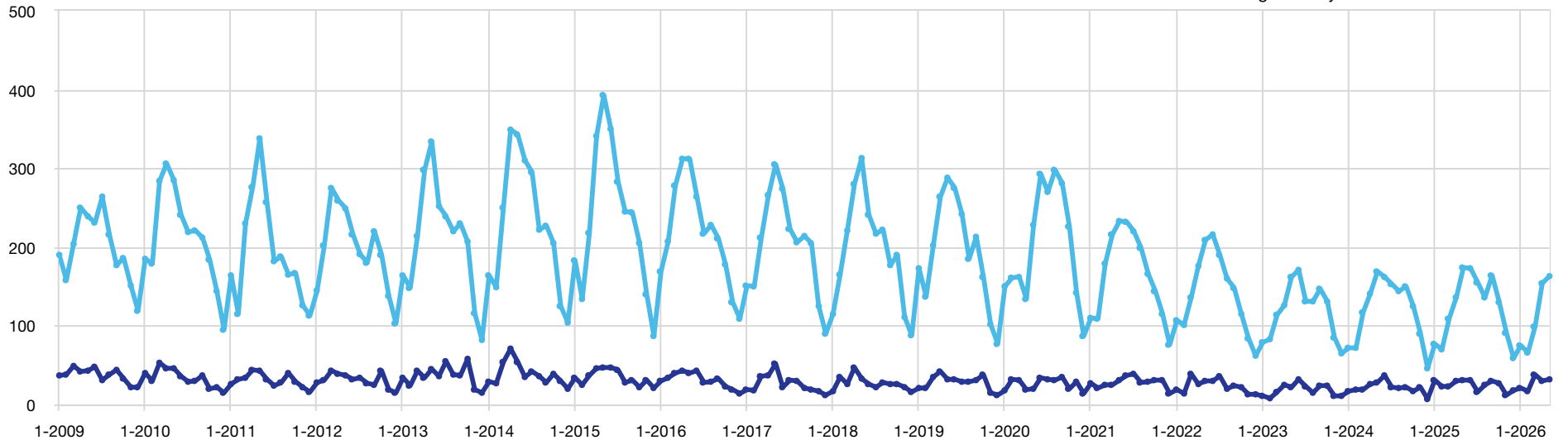


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	173	+ 6.8%	31	- 16.2%
Jul-2025	155	+ 1.3%	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	66	- 5.7%	17	- 26.1%
Mar-2026	99	- 9.2%	38	+ 65.2%
Apr-2026	154	+ 13.2%	30	0.0%
May-2026	163	- 6.3%	32	+ 3.2%
12-Month Avg	122	+ 1.7%	25	+ 4.2%

Historical New Listings by Month

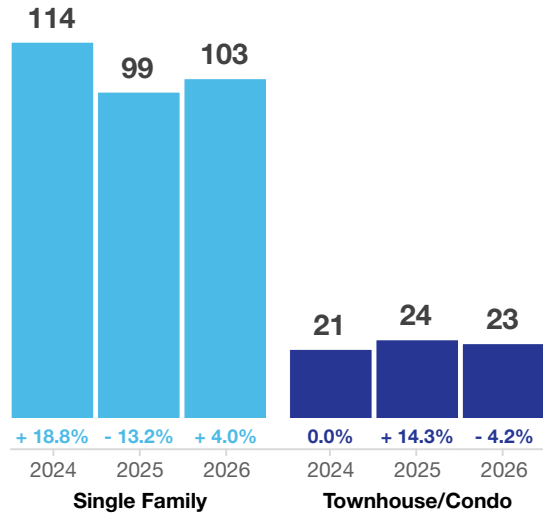


Pending Sales

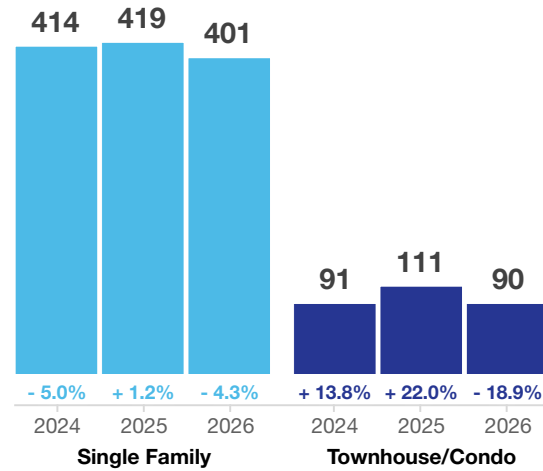
A count of the properties on which offers have been accepted in a given month.



May

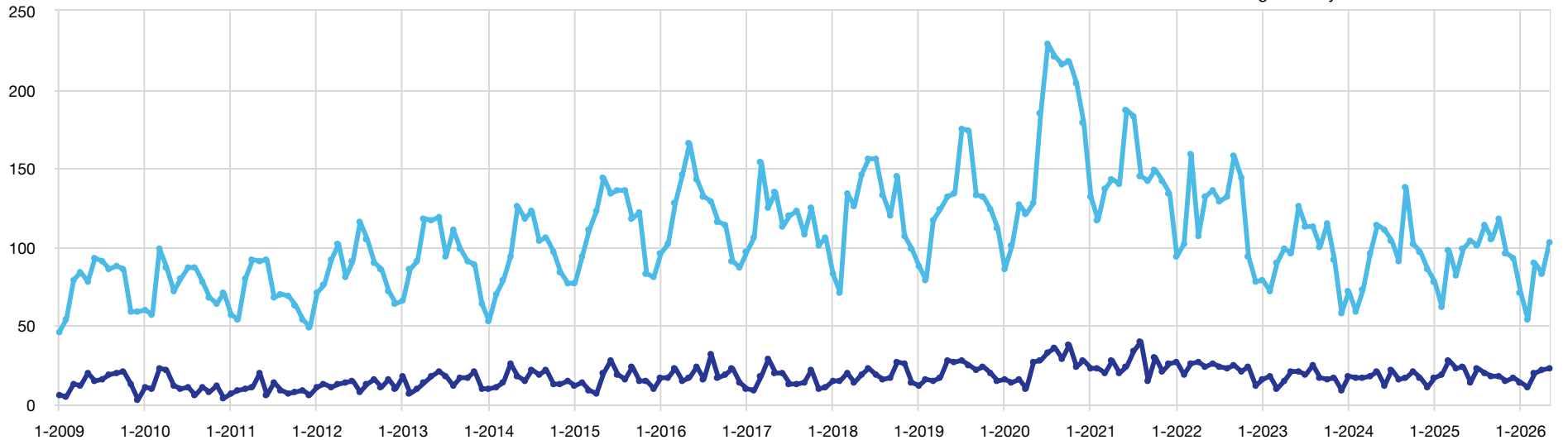


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	54	- 12.9%	11	- 42.1%
Mar-2026	90	- 8.2%	20	- 28.6%
Apr-2026	83	+ 1.2%	22	- 4.3%
May-2026	103	+ 4.0%	23	- 4.2%
12-Month Avg	94	- 2.1%	18	- 5.3%

Historical Pending Sales by Month

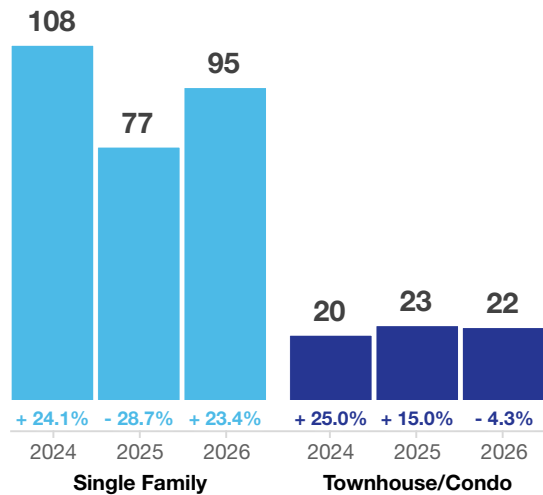


Closed Sales

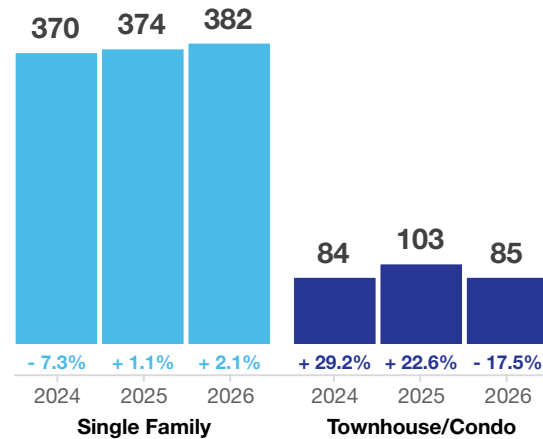
A count of the actual sales that closed in a given month.



May

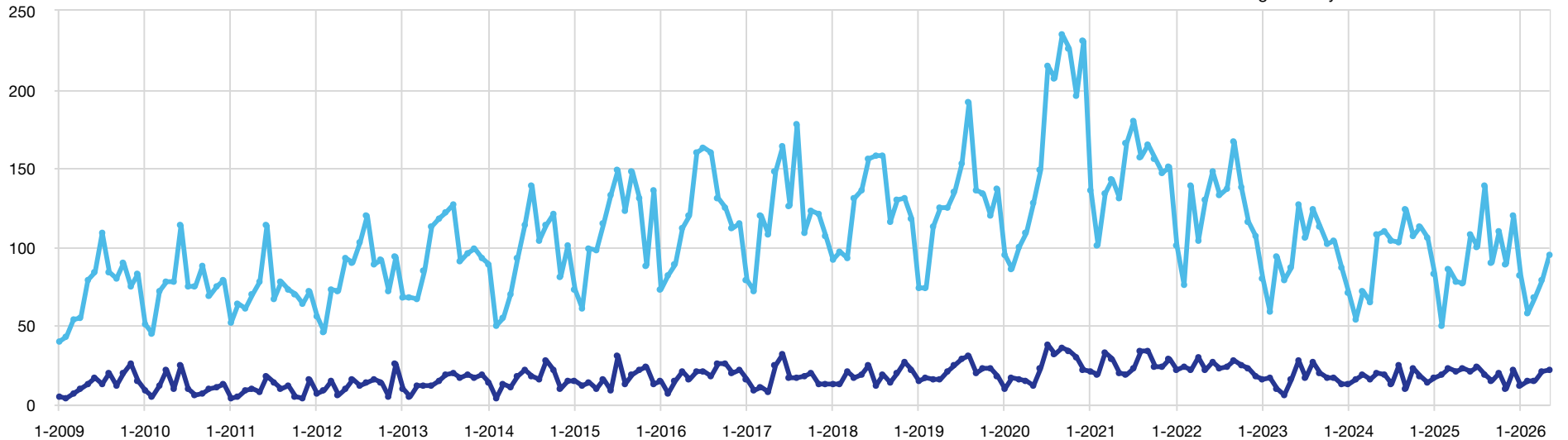


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	79	+ 1.3%	21	0.0%
May-2026	95	+ 23.4%	22	- 4.3%
12-Month Avg	95	0.0%	18	- 5.3%

Historical Closed Sales by Month

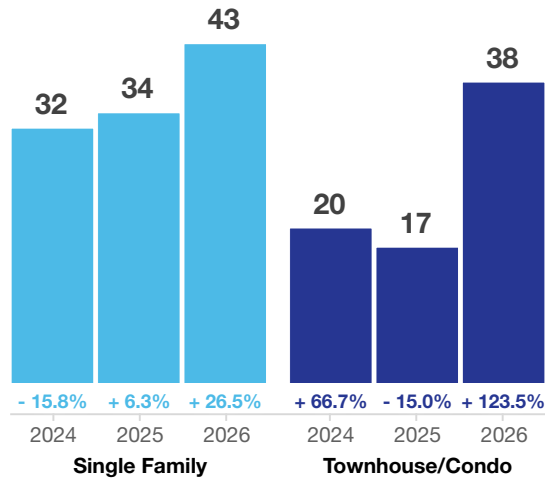


Days on Market Until Sale

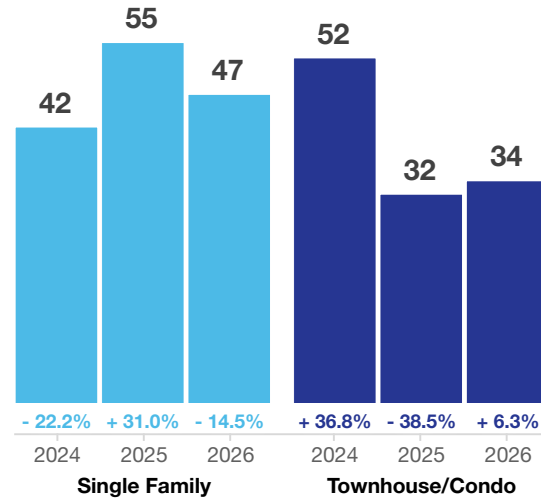
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



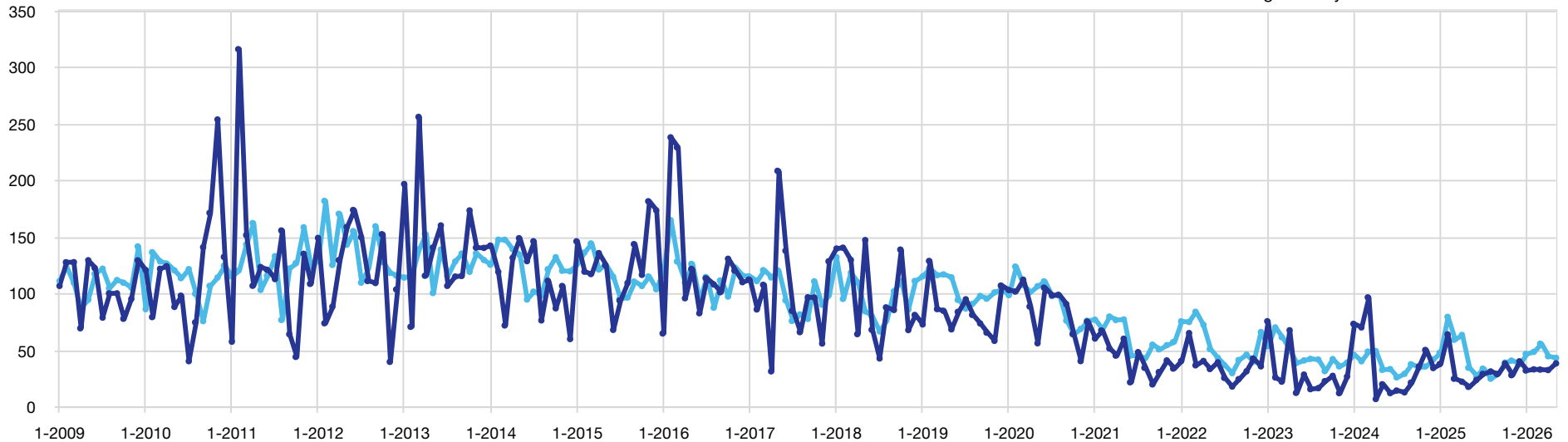
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	44	- 30.2%	32	+ 45.5%
May-2026	43	+ 26.5%	38	+ 123.5%
12-Month Avg*	37	- 8.3%	32	+ 14.0%

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

Historical Days on Market Until Sale by Month

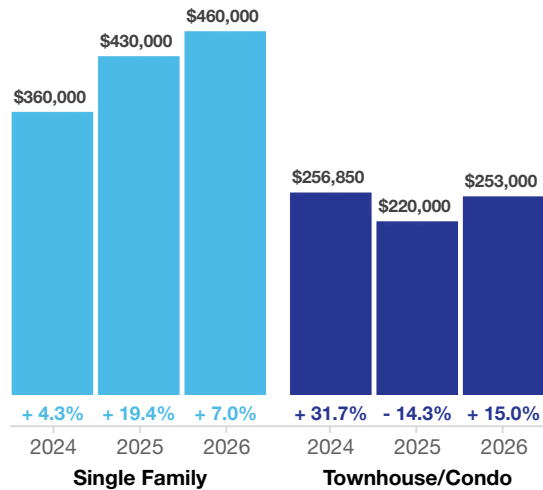


Median Sales Price

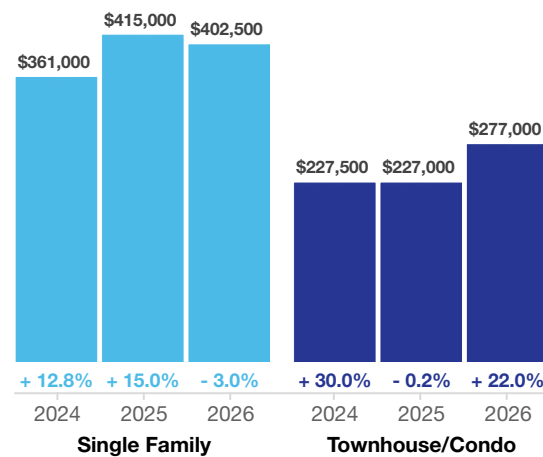
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



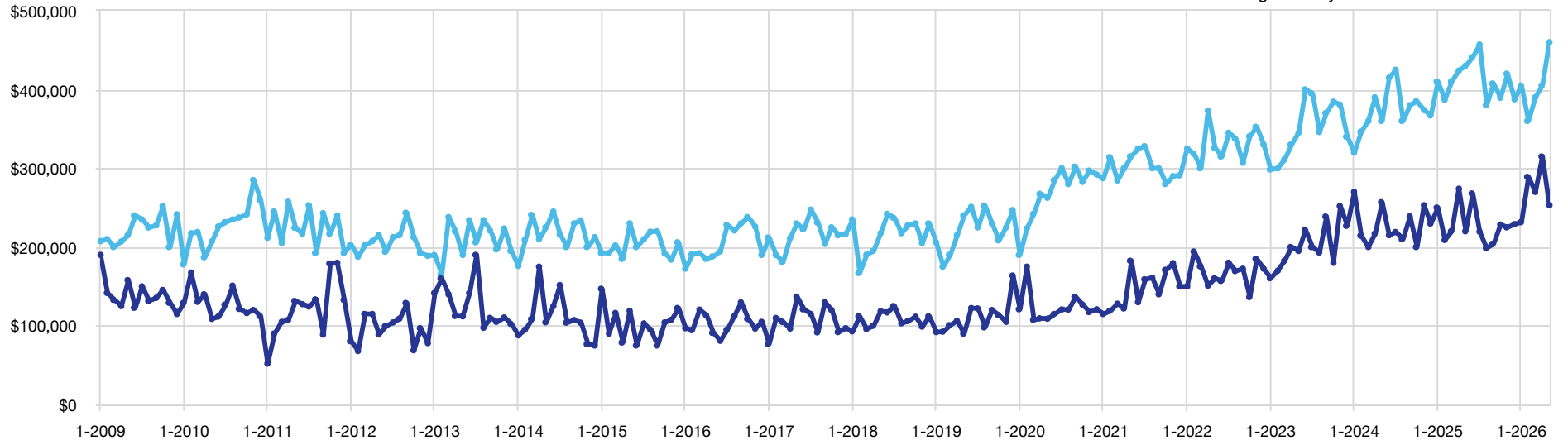
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$405,000	- 4.5%	\$314,900	+ 14.9%
May-2026	\$460,000	+ 7.0%	\$253,000	+ 15.0%
12-Month Avg*	\$405,000	+ 2.3%	\$234,000	+ 6.4%

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

Historical Median Sales Price by Month

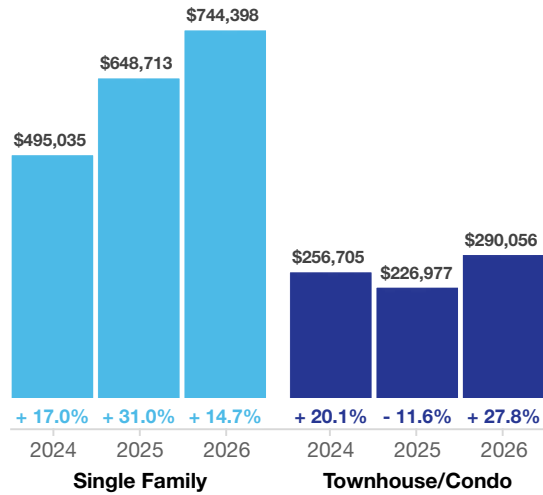


Average Sales Price

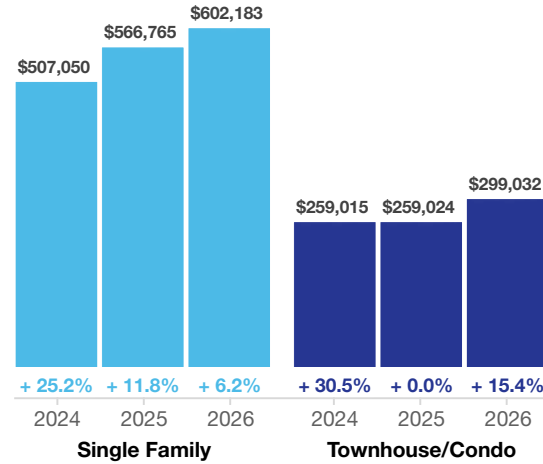
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



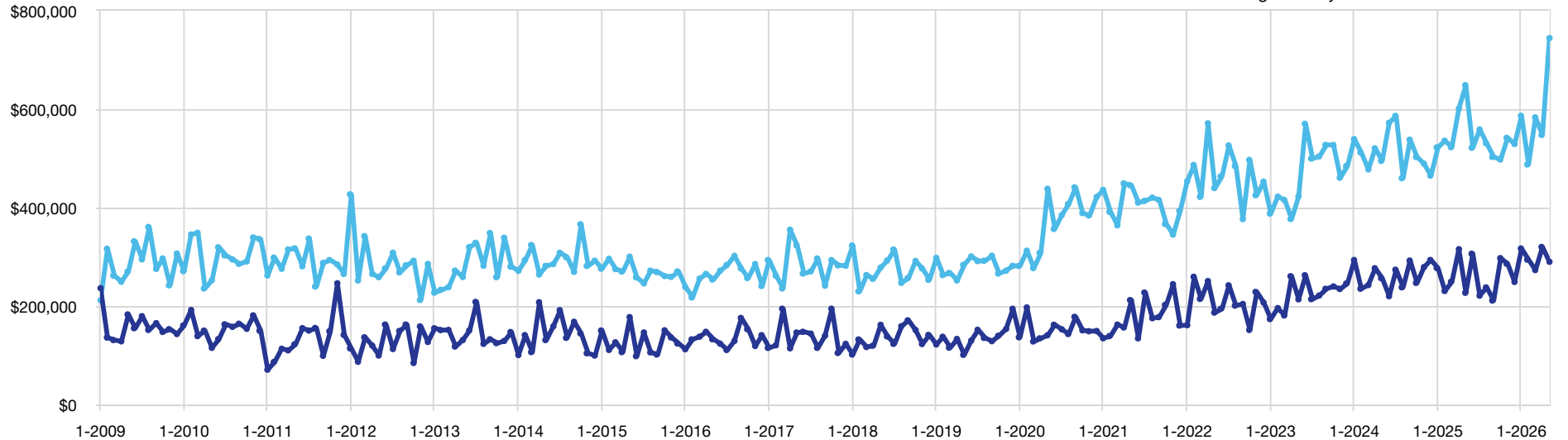
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$547,661	- 8.9%	\$320,081	+ 1.4%
May-2026	\$744,398	+ 14.7%	\$290,056	+ 27.8%
12-Month Avg*	\$551,609	+ 3.5%	\$273,783	+ 6.0%

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

Historical Average Sales Price by Month

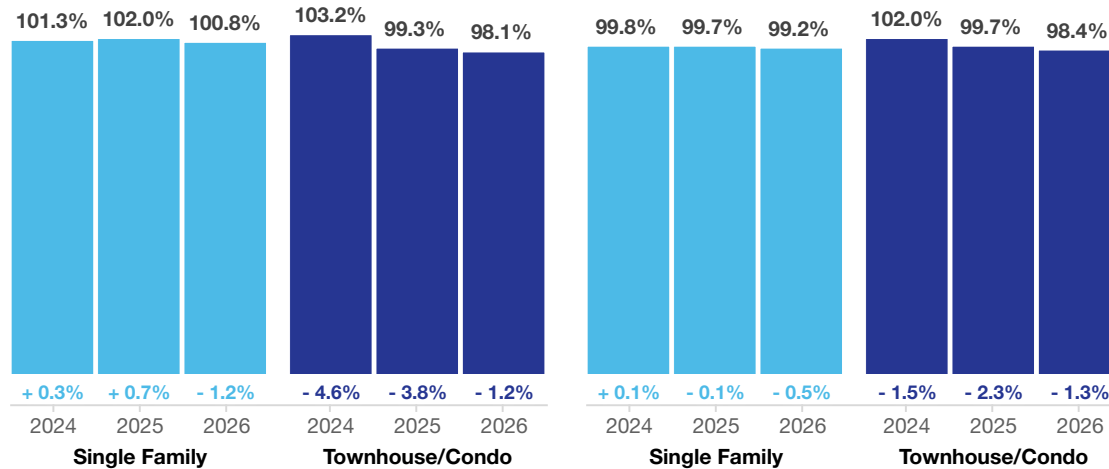


Percent of List Price Received

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.



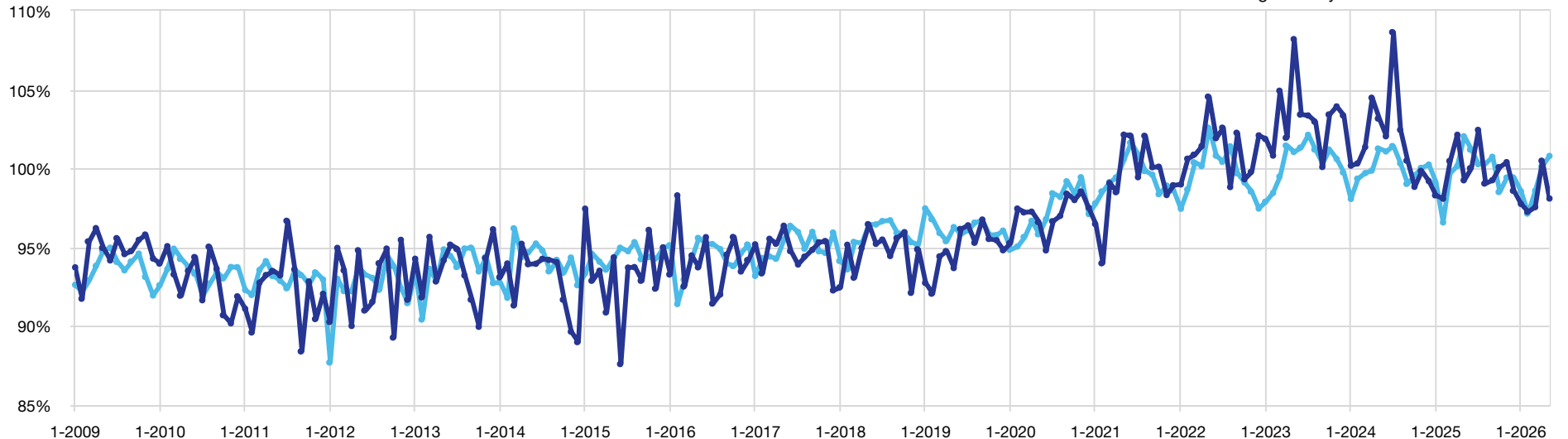
May



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	100.1%	- 0.1%	100.5%	- 1.6%
May-2026	100.8%	- 1.2%	98.1%	- 1.2%
12-Month Avg*	99.7%	- 0.3%	99.4%	- 1.3%

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

Historical Percent of List Price Received by Month

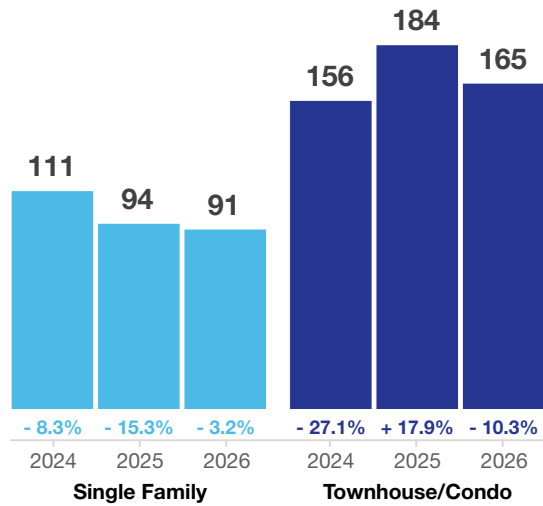


Housing Affordability Index

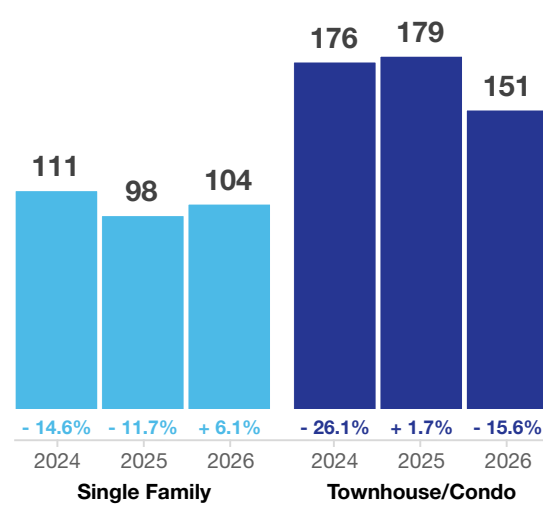
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

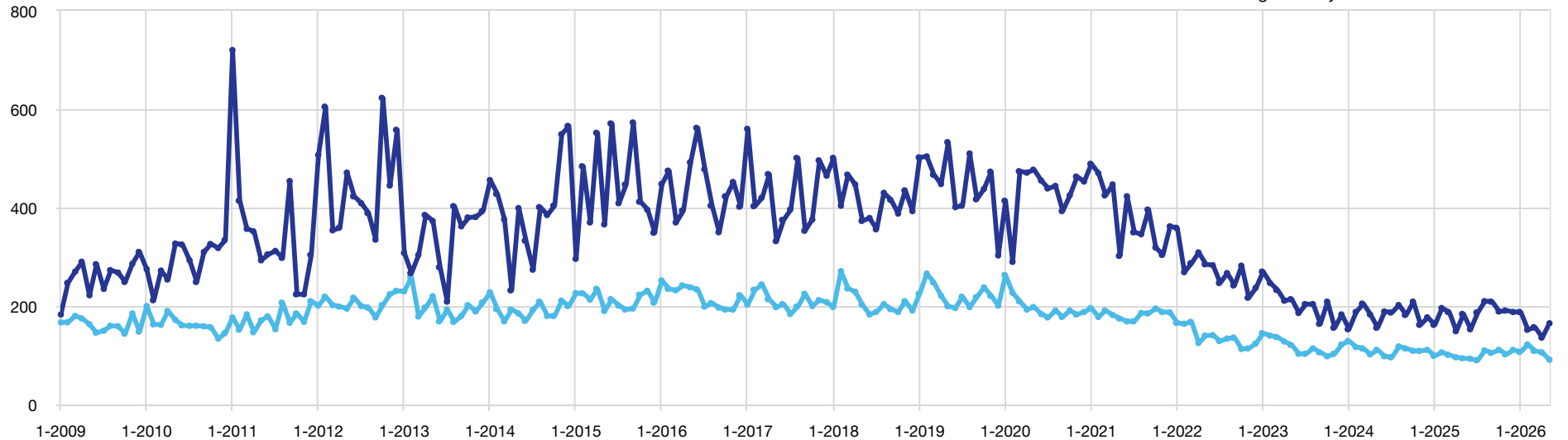


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	106	+ 10.4%	136	- 8.7%
May-2026	91	- 3.2%	165	- 10.3%
12-Month Avg	105	+ 1.0%	177	- 2.7%

Historical Housing Affordability Index by Month

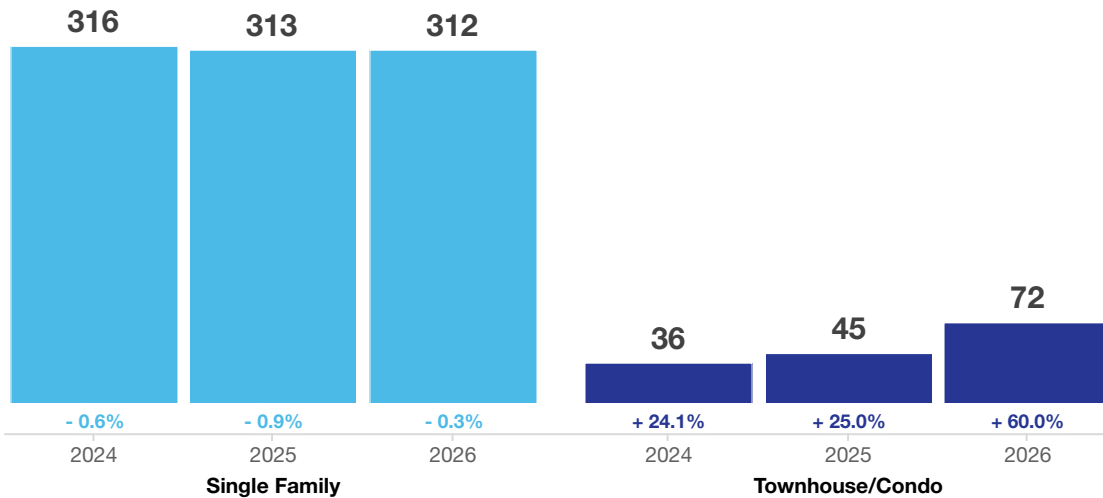


Inventory of Homes for Sale

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

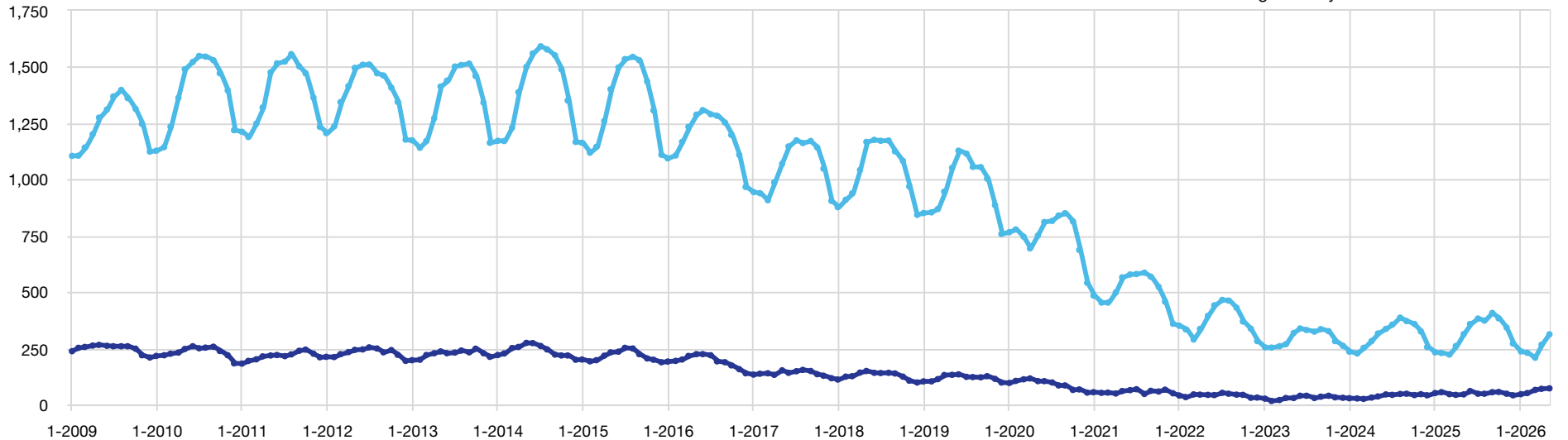


May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	358	+ 6.5%	60	+ 33.3%
Jul-2025	382	+ 7.6%	48	+ 11.6%
Aug-2025	373	- 3.4%	48	+ 2.1%
Sep-2025	407	+ 9.7%	55	+ 14.6%
Oct-2025	383	+ 7.0%	56	+ 33.3%
Nov-2025	342	+ 5.2%	48	+ 4.3%
Dec-2025	271	+ 6.3%	41	0.0%
Jan-2026	236	+ 1.7%	46	- 9.8%
Feb-2026	230	+ 0.4%	51	- 7.3%
Mar-2026	208	- 6.3%	65	+ 41.3%
Apr-2026	266	+ 2.3%	70	+ 62.8%
May-2026	312	- 0.3%	72	+ 60.0%
12-Month Avg	314	+ 3.3%	55	+ 19.6%

Historical Inventory of Homes for Sale by Month

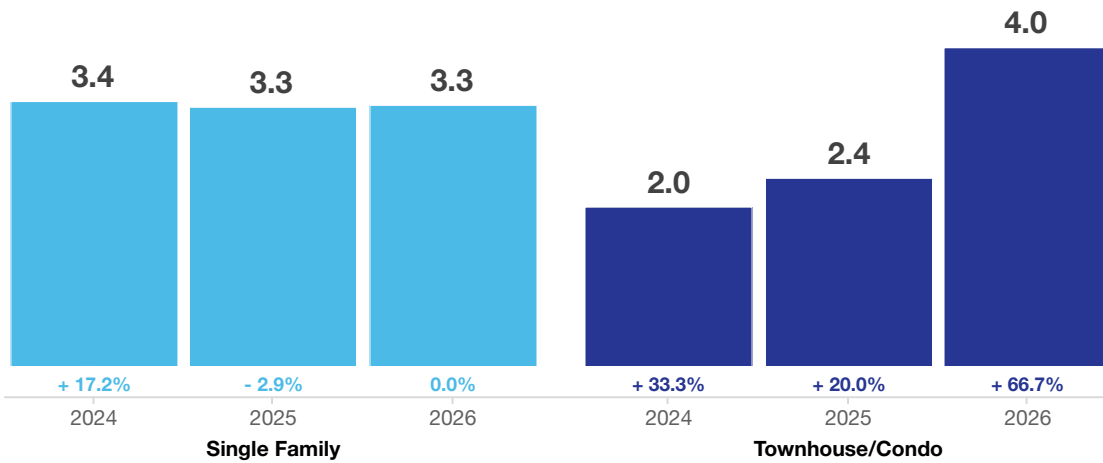


Months Supply of Inventory

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.



May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	2.5	- 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	2.8	+ 3.7%	3.9	+ 69.6%
May-2026	3.3	0.0%	4.0	+ 66.7%
12-Month Avg*	3.3	+ 2.3%	2.9	+ 10.5%

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		205	195	- 4.9%	704	695	- 1.3%
Pending Sales		123	126	+ 2.4%	530	491	- 7.4%
Closed Sales		100	117	+ 17.0%	477	467	- 2.1%
Days on Market Until Sale		30	42	+ 40.0%	50	45	- 10.0%
Median Sales Price		\$352,500	\$405,000	+ 14.9%	\$350,000	\$375,000	+ 7.1%
Average Sales Price		\$551,713	\$658,966	+ 19.4%	\$500,314	\$547,005	+ 9.3%
Percent of List Price Received		101.4%	100.3%	- 1.1%	99.7%	99.1%	- 0.6%
Housing Affordability Index		115	103	- 10.4%	116	112	- 3.4%
Inventory of Homes for Sale		358	384	+ 7.3%	—	—	—
Months Supply of Inventory		3.1	3.4	+ 9.7%	—	—	—