

Monthly Indicators

Litchfield County Chapter of GHAR



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings decreased 6.9 percent for Single Family homes and 12.9 percent for Townhouse/Condo homes. Pending Sales increased 18.3 percent for Single Family homes and 107.1 percent for Townhouse/Condo homes. Inventory decreased 7.3 percent for Single Family homes but increased 13.3 percent for Townhouse/Condo homes.

Median Sales Price decreased 3.6 percent to \$425,000 for Single Family homes and 10.9 percent to \$238,750 for Townhouse/Condo homes. Days on Market increased 51.9 percent for Single Family homes and 147.8 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 7.9 percent for Single Family homes but increased 16.1 percent for Townhouse/Condo homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 3.1%	- 8.5%	- 4.3%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		173	161	- 6.9%	738	723	- 2.0%
Pending Sales		104	123	+ 18.3%	523	519	- 0.8%
Closed Sales		108	105	- 2.8%	482	486	+ 0.8%
Days on Market Until Sale		27	41	+ 51.9%	49	45	- 8.2%
Median Sales Price		\$440,778	\$425,000	- 3.6%	\$420,000	\$405,000	- 3.6%
Average Sales Price		\$521,526	\$568,631	+ 9.0%	\$556,628	\$594,177	+ 6.7%
Percent of List Price Received		101.2%	102.0%	+ 0.8%	100.1%	99.8%	- 0.3%
Housing Affordability Index		93	99	+ 6.5%	98	104	+ 6.1%
Inventory of Homes for Sale		357	331	- 7.3%	—	—	—
Months Supply of Inventory		3.8	3.5	- 7.9%	—	—	—

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.



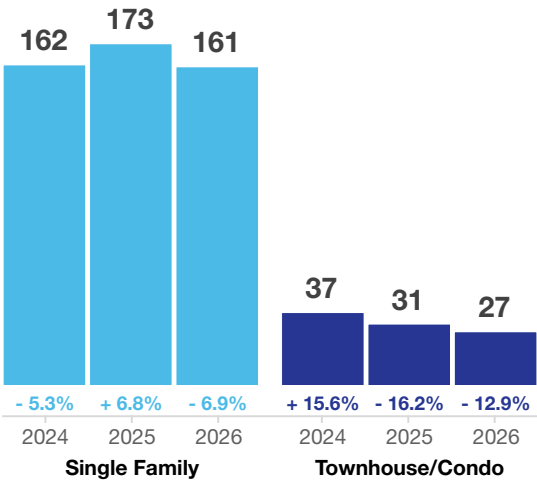
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		31	27	- 12.9%	169	165	- 2.4%
Pending Sales		14	29	+ 107.1%	125	118	- 5.6%
Closed Sales		21	28	+ 33.3%	124	113	- 8.9%
Days on Market Until Sale		23	57	+ 147.8%	31	39	+ 25.8%
Median Sales Price		\$268,000	\$238,750	- 10.9%	\$230,500	\$260,000	+ 12.8%
Average Sales Price		\$306,329	\$274,643	- 10.3%	\$267,035	\$292,989	+ 9.7%
Percent of List Price Received		100.0%	98.2%	- 1.8%	99.8%	98.4%	- 1.4%
Housing Affordability Index		153	176	+ 15.0%	178	162	- 9.0%
Inventory of Homes for Sale		60	68	+ 13.3%	—	—	—
Months Supply of Inventory		3.1	3.6	+ 16.1%	—	—	—

New Listings

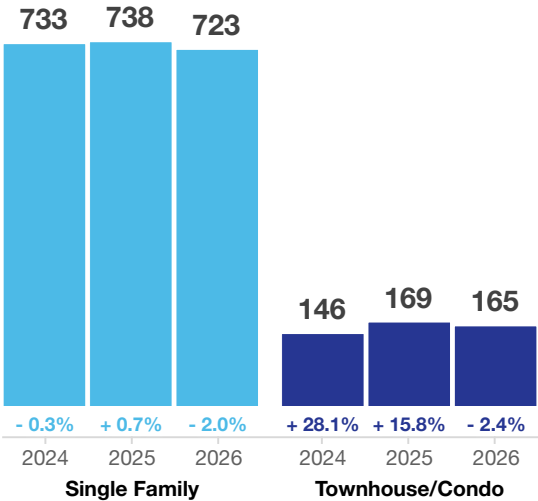
A count of the properties that have been newly listed on the market in a given month.



June

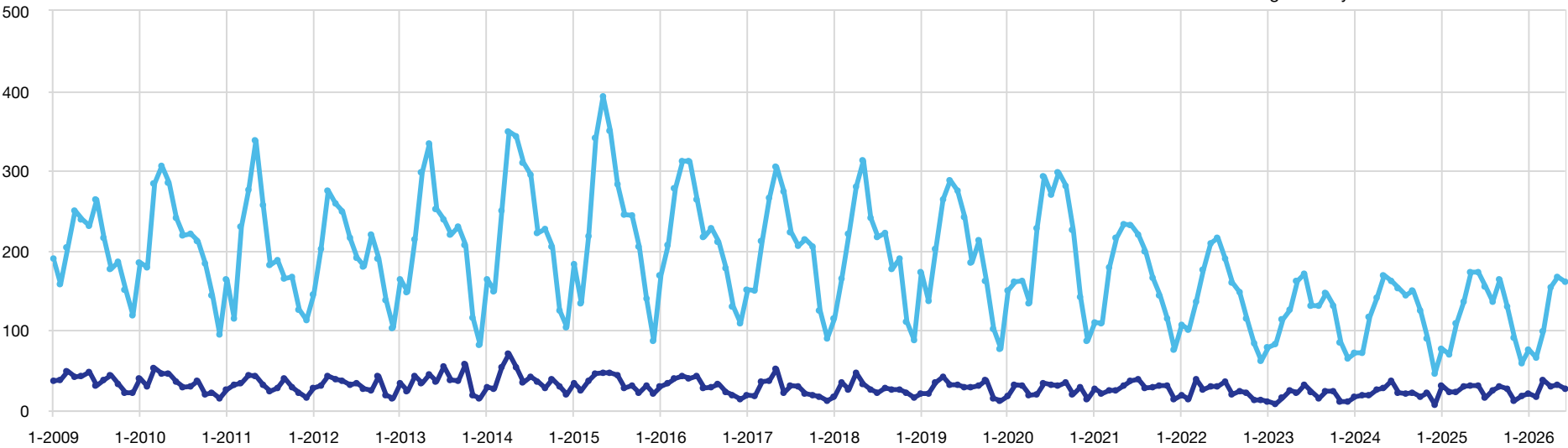


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	76	- 1.3%	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	167	- 3.5%	32	+ 3.2%
Jun-2026	161	- 6.9%	27	- 12.9%
12-Month Avg	122	+ 0.8%	24	+ 4.3%

Historical New Listings by Month

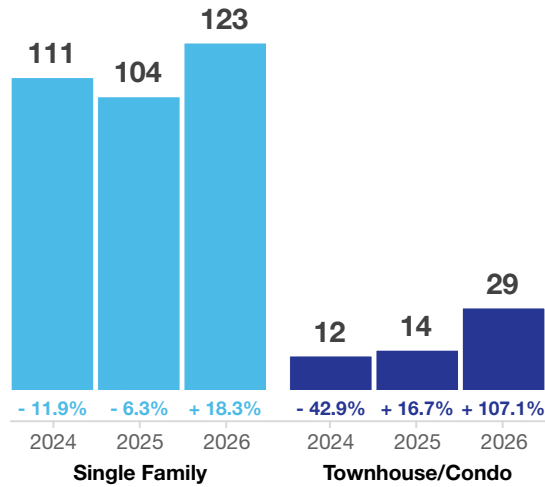


Pending Sales

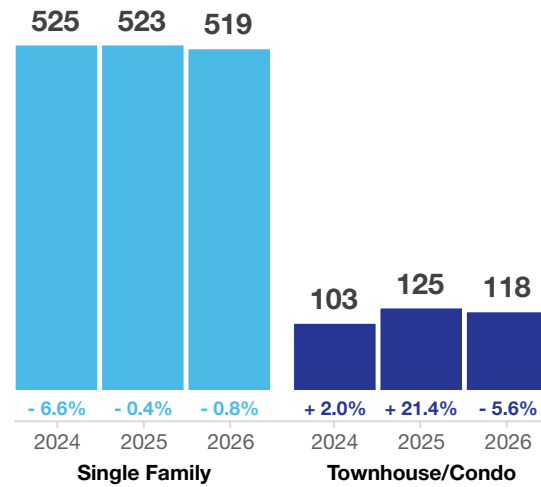
A count of the properties on which offers have been accepted in a given month.



June

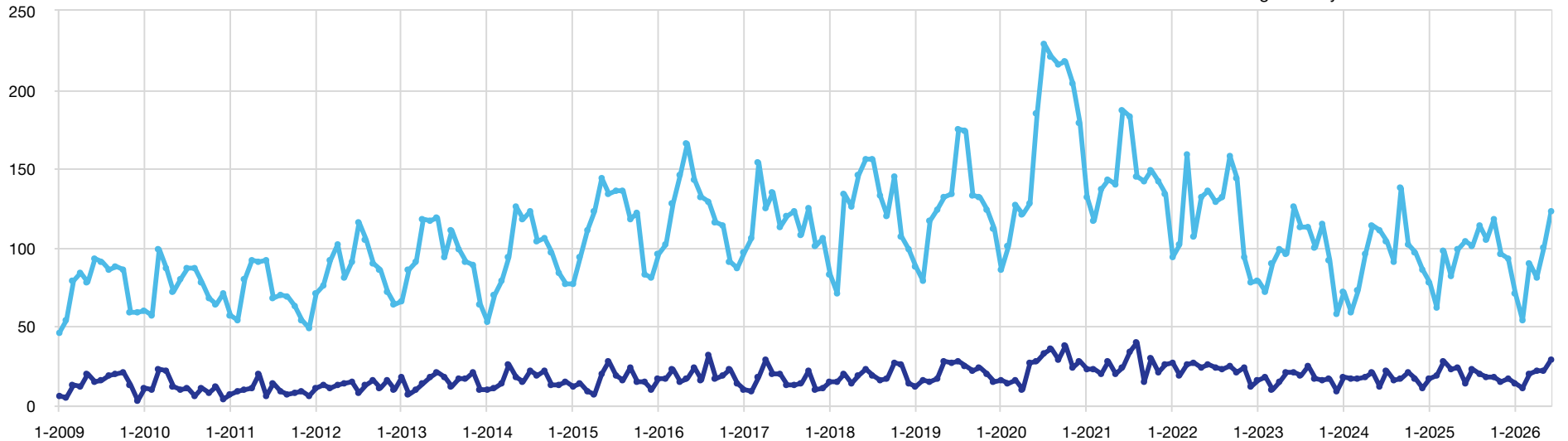


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	81	- 1.2%	22	- 4.3%
May-2026	100	+ 1.0%	22	- 8.3%
Jun-2026	123	+ 18.3%	29	+ 107.1%
12-Month Avg	96	+ 1.1%	19	0.0%

Historical Pending Sales by Month

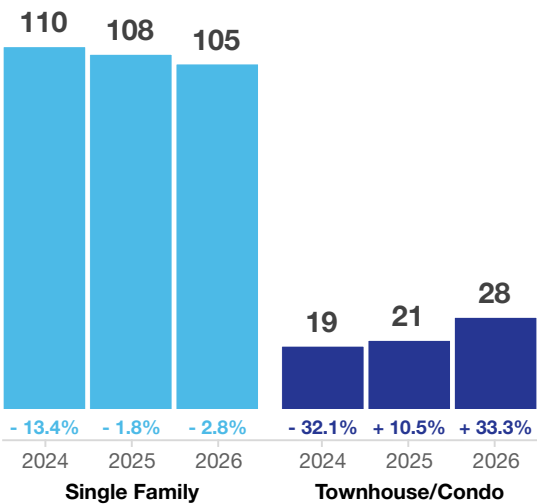


Closed Sales

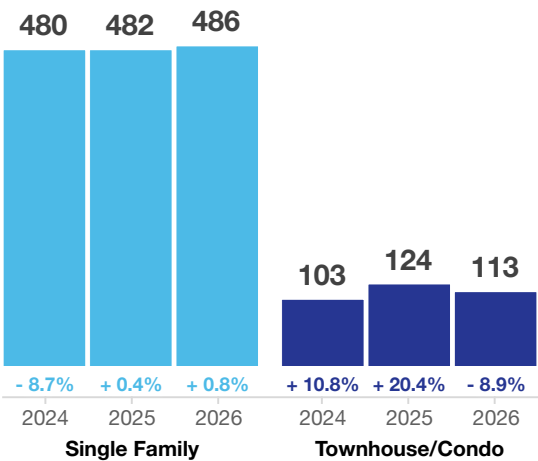
A count of the actual sales that closed in a given month.



June

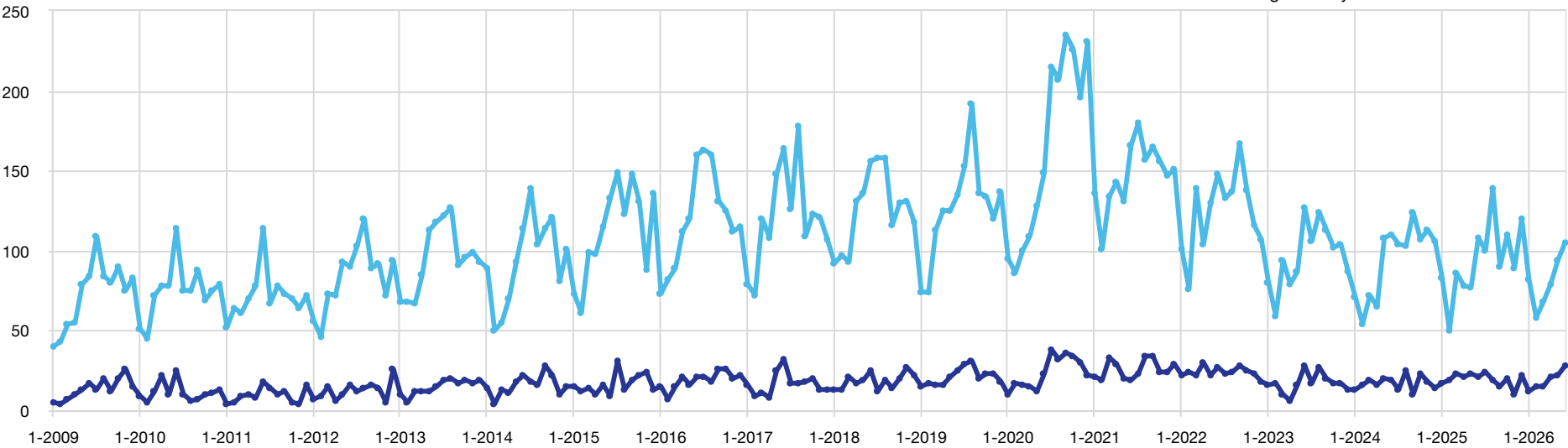


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	94	+ 22.1%	22	- 4.3%
Jun-2026	105	- 2.8%	28	+ 33.3%
12-Month Avg	95	0.0%	19	0.0%

Historical Closed Sales by Month

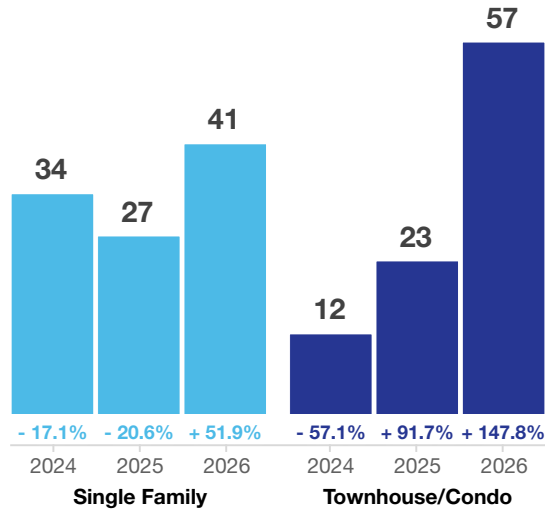


Days on Market Until Sale

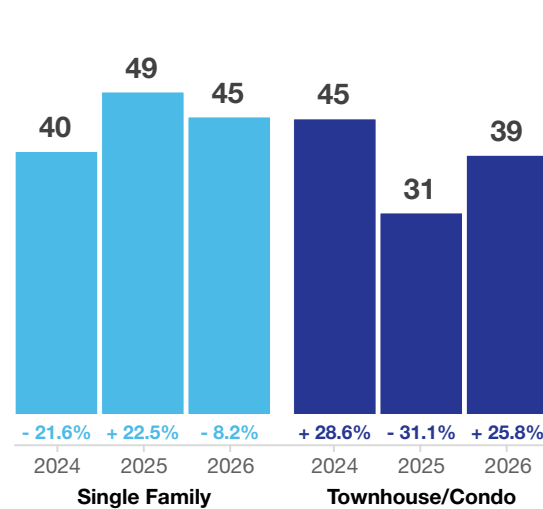
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



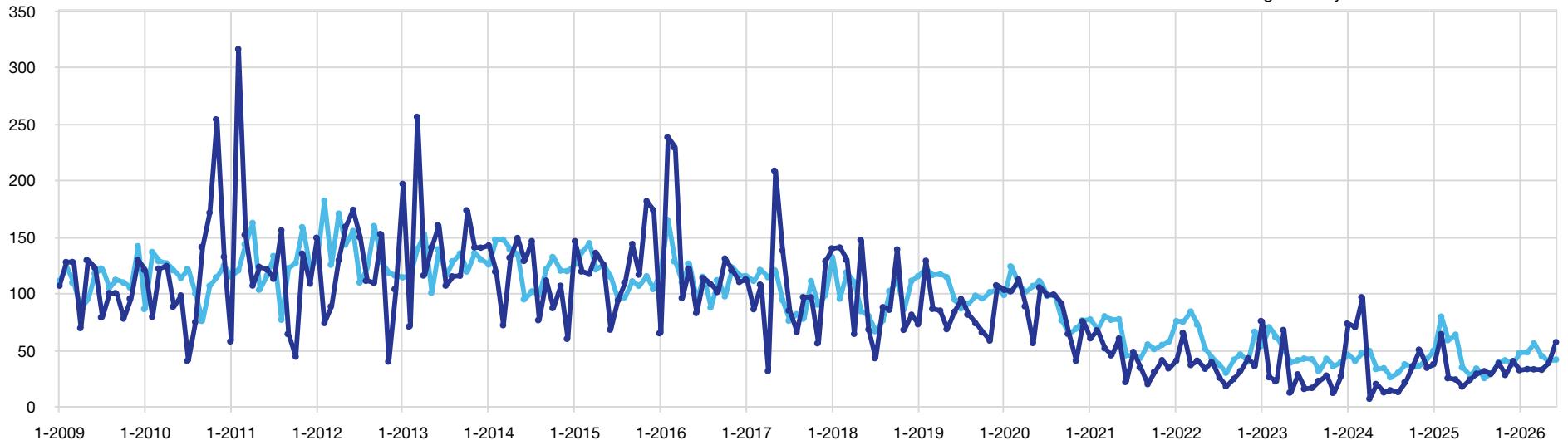
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	33	+ 26.9%	29	+ 107.1%
Aug-2025	25	- 16.7%	31	+ 158.3%
Sep-2025	29	- 21.6%	28	+ 33.3%
Oct-2025	39	+ 14.7%	38	+ 8.6%
Nov-2025	41	+ 13.9%	28	- 44.0%
Dec-2025	37	- 11.9%	40	+ 17.6%
Jan-2026	47	- 4.1%	32	- 13.5%
Feb-2026	48	- 39.2%	33	- 48.4%
Mar-2026	55	- 5.2%	33	+ 32.0%
Apr-2026	44	- 30.2%	32	+ 33.3%
May-2026	40	+ 17.6%	38	+ 123.5%
Jun-2026	41	+ 51.9%	57	+ 147.8%
12-Month Avg*	38	- 4.7%	36	+ 23.0%

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

Historical Days on Market Until Sale by Month

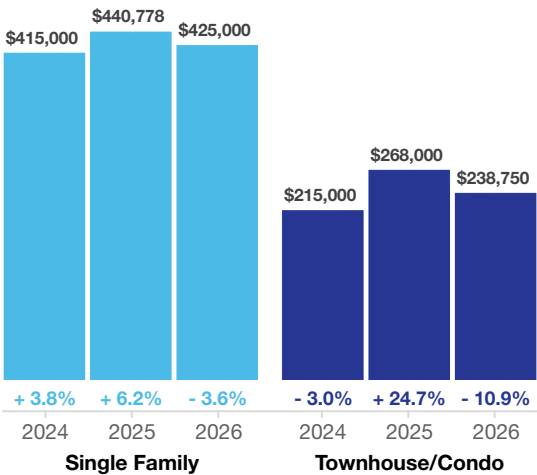


Median Sales Price

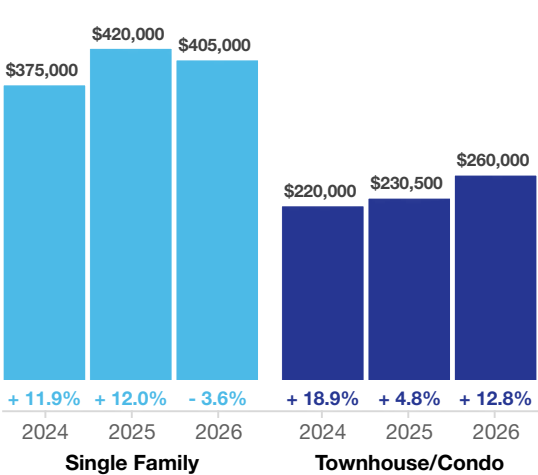
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



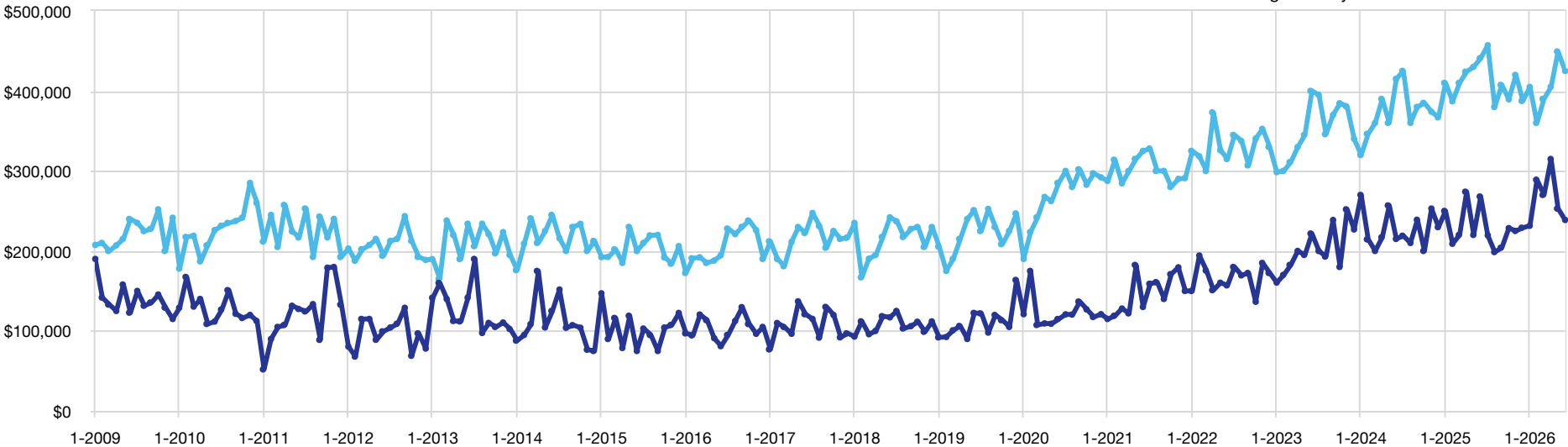
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$449,225	+ 4.5%	\$253,000	+ 15.0%
Jun-2026	\$425,000	- 3.6%	\$238,750	- 10.9%
12-Month Avg*	\$405,000	+ 1.5%	\$233,000	+ 3.6%

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

Historical Median Sales Price by Month

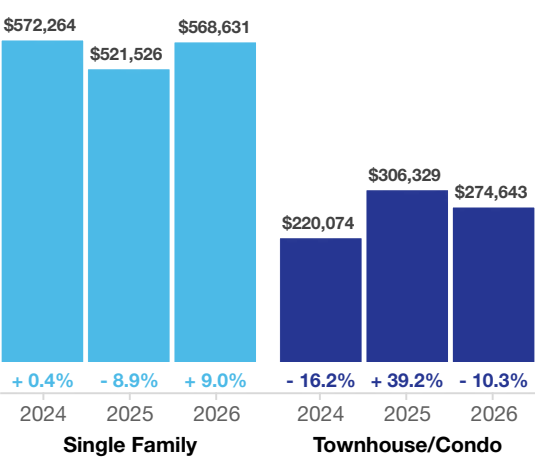


Average Sales Price

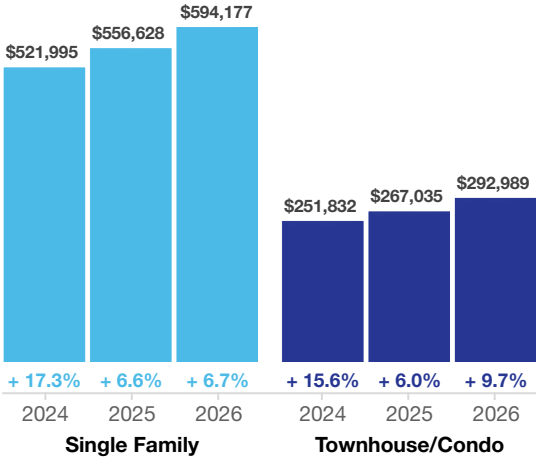
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



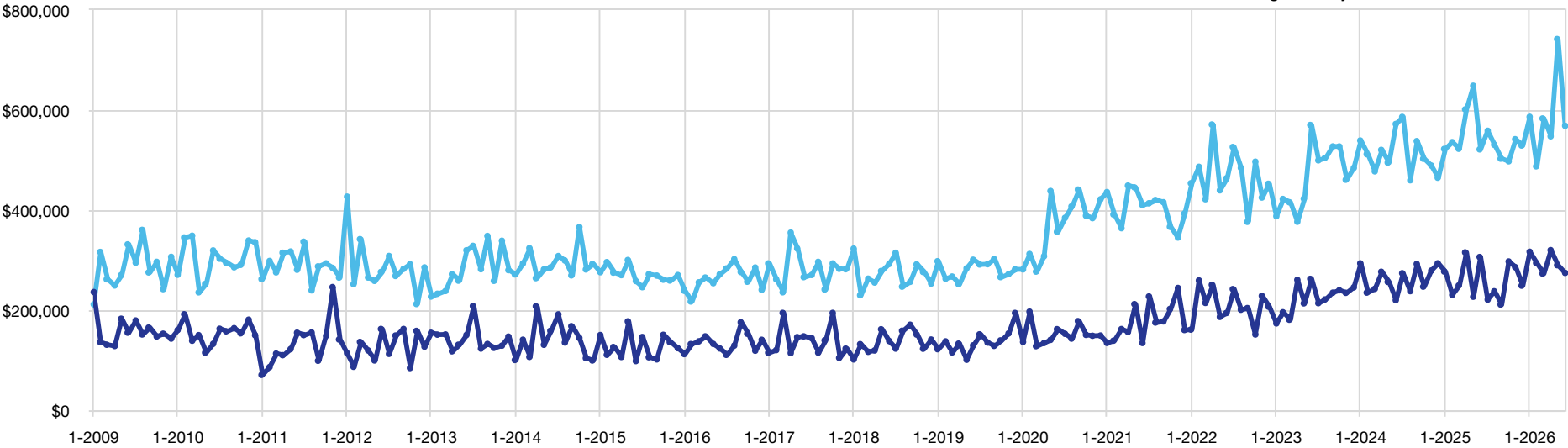
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$741,998	+ 14.4%	\$290,056	+ 27.8%
Jun-2026	\$568,631	+ 9.0%	\$274,643	- 10.3%
12-Month Avg*	\$555,682	+ 5.2%	\$270,827	+ 1.8%

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

Historical Average Sales Price by Month

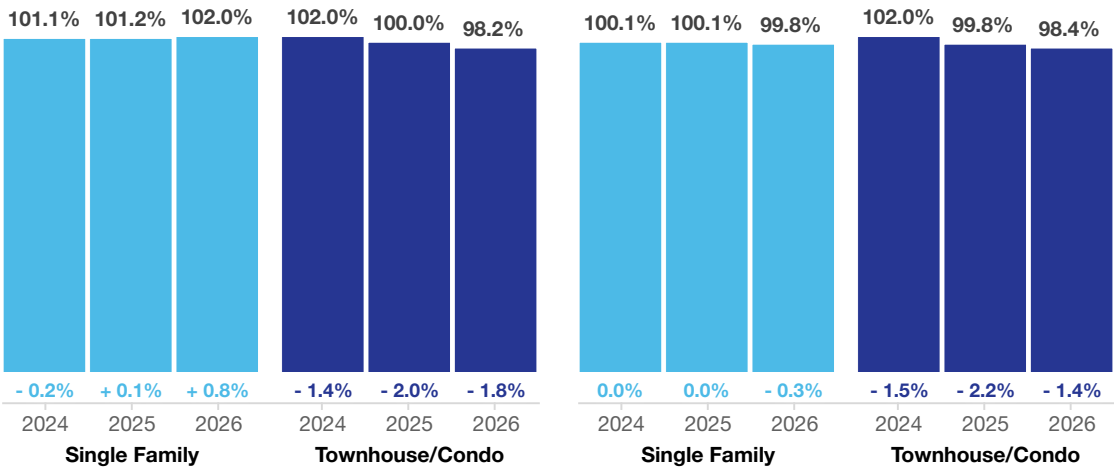


Percent of List Price Received

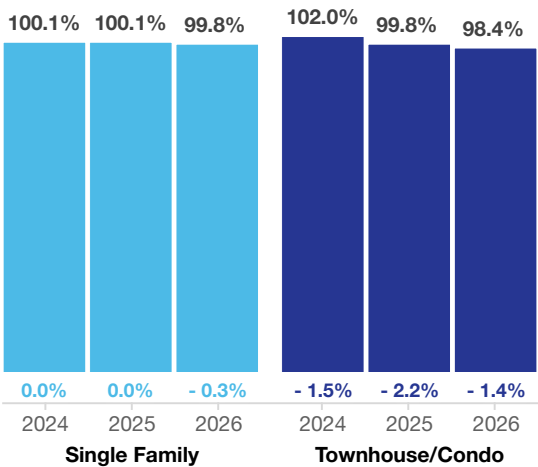
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



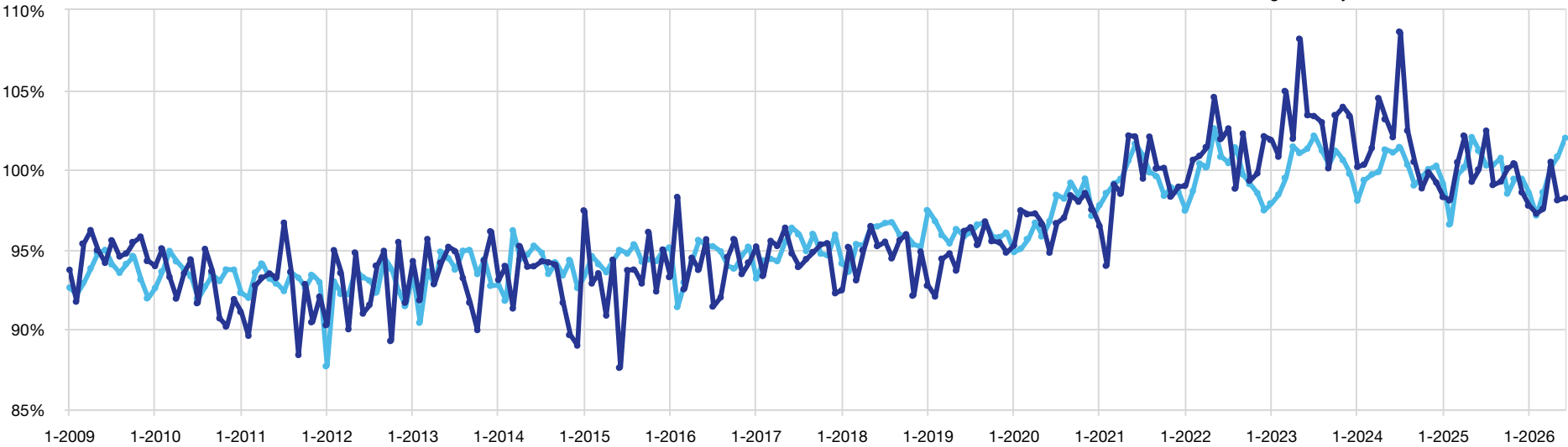
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2026	102.0%	+ 0.8%	98.2%	- 1.8%
12-Month Avg*	99.8%	- 0.3%	99.2%	- 1.3%

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

Historical Percent of List Price Received by Month

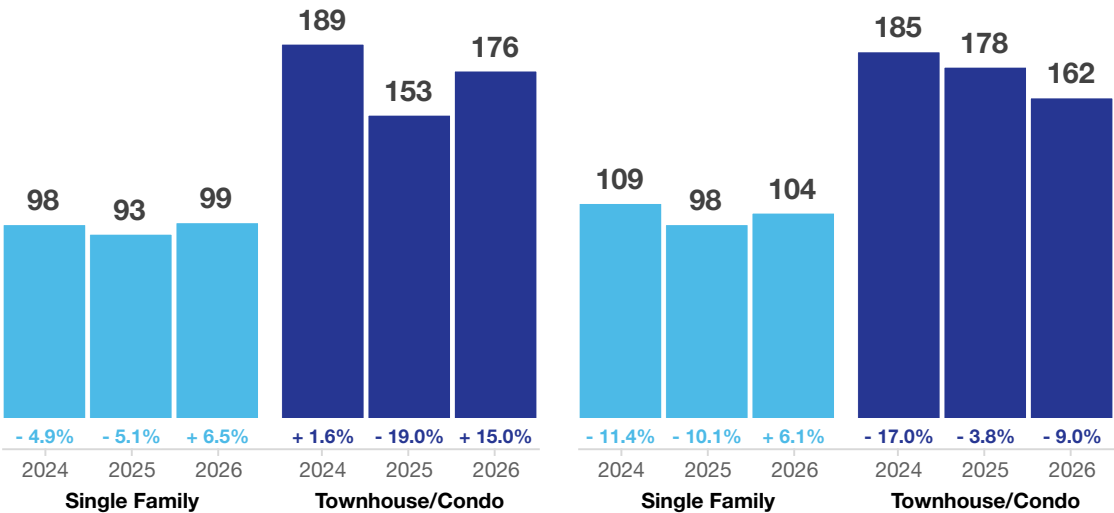


Housing Affordability Index

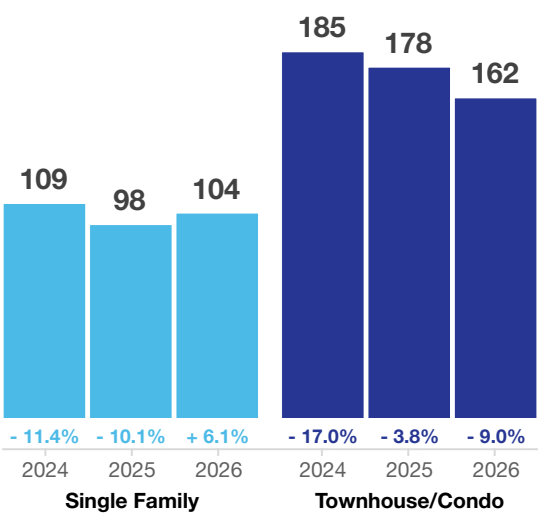
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

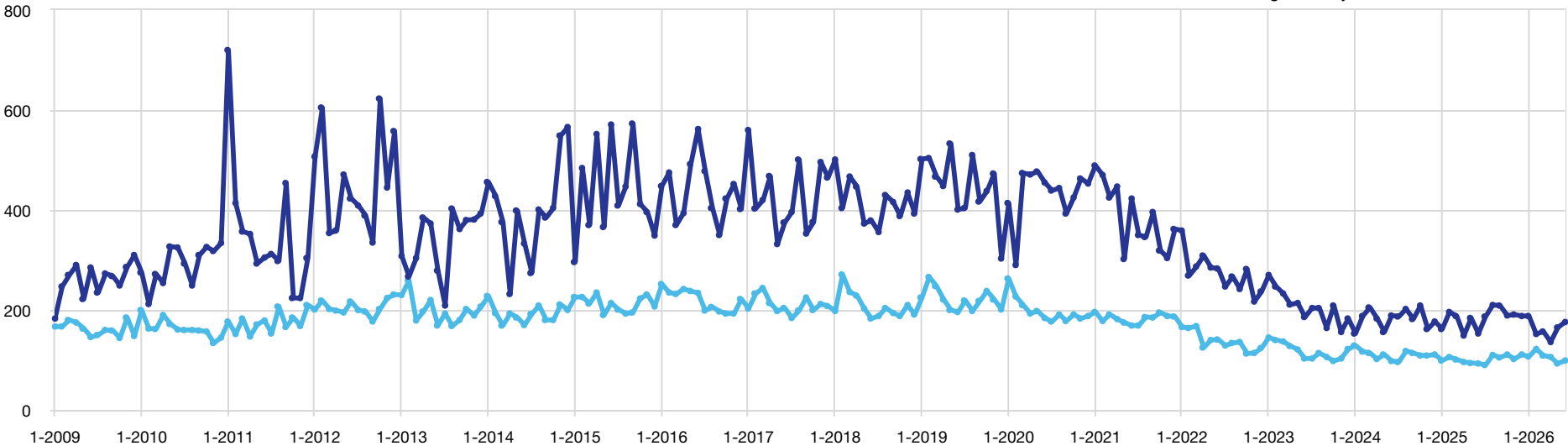


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	93	- 1.1%	165	- 10.3%
Jun-2026	99	+ 6.5%	176	+ 15.0%
12-Month Avg	105	+ 1.0%	179	0.0%

Historical Housing Affordability Index by Month

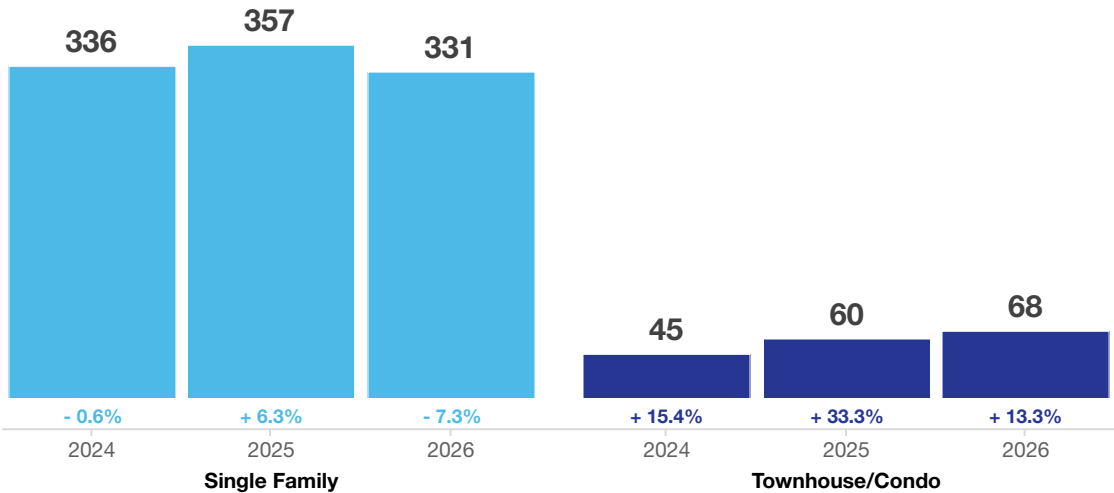


Inventory of Homes for Sale

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

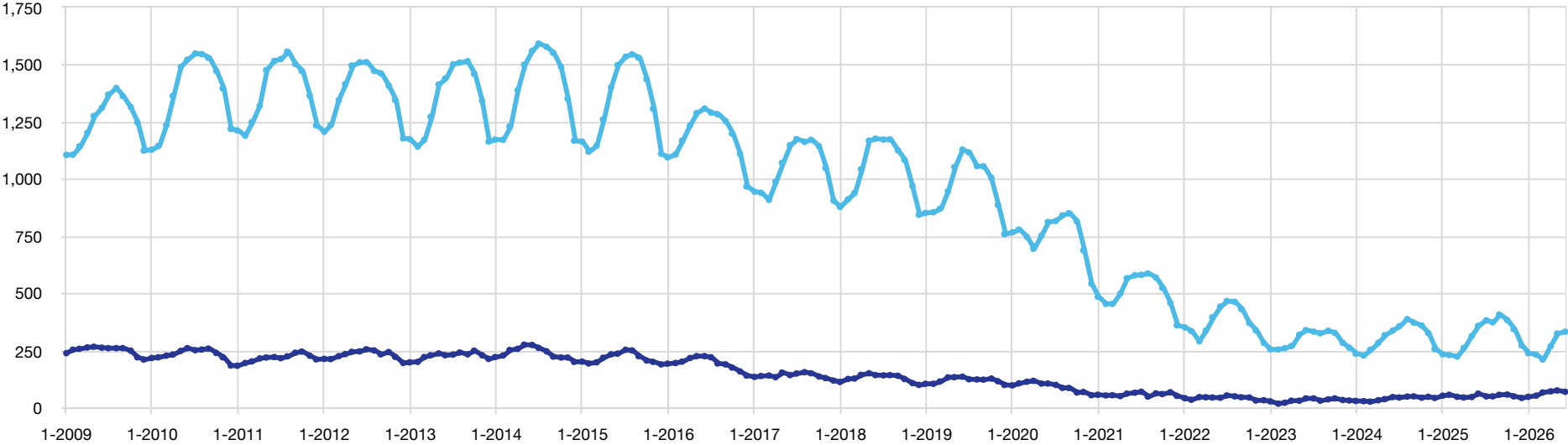


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	381	+ 7.3%	48	+ 11.6%
Aug-2025	372	- 3.6%	48	+ 2.1%
Sep-2025	406	+ 9.4%	55	+ 14.6%
Oct-2025	382	+ 6.7%	56	+ 33.3%
Nov-2025	342	+ 5.2%	48	+ 4.3%
Dec-2025	271	+ 6.3%	41	0.0%
Jan-2026	237	+ 2.2%	46	- 9.8%
Feb-2026	231	+ 0.9%	51	- 7.3%
Mar-2026	209	- 5.9%	65	+ 41.3%
Apr-2026	268	+ 3.1%	70	+ 62.8%
May-2026	323	+ 3.5%	74	+ 64.4%
Jun-2026	331	- 7.3%	68	+ 13.3%
12-Month Avg	313	+ 2.6%	56	+ 19.1%

Historical Inventory of Homes for Sale by Month

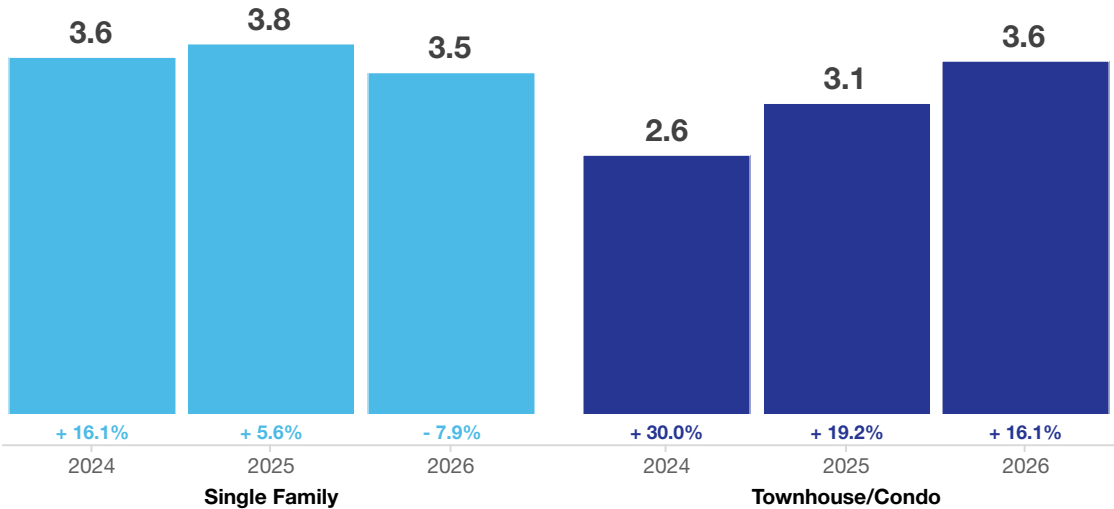


Months Supply of Inventory

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.



June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	4.0	+ 5.3%	2.5	0.0%
Aug-2025	3.8	- 11.6%	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	2.9	+ 7.4%	3.9	+ 69.6%
May-2026	3.4	+ 3.0%	4.1	+ 70.8%
Jun-2026	3.5	- 7.9%	3.6	+ 16.1%
12-Month Avg*	3.3	+ 1.6%	3.0	+ 10.4%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		204	188	- 7.8%	907	888	- 2.1%
Pending Sales		118	152	+ 28.8%	648	637	- 1.7%
Closed Sales		129	133	+ 3.1%	606	599	- 1.2%
Days on Market Until Sale		26	44	+ 69.2%	45	44	- 2.2%
Median Sales Price		\$410,000	\$375,000	- 8.5%	\$367,450	\$375,000	+ 2.1%
Average Sales Price		\$486,494	\$506,739	+ 4.2%	\$497,372	\$537,359	+ 8.0%
Percent of List Price Received		101.0%	101.2%	+ 0.2%	100.0%	99.6%	- 0.4%
Housing Affordability Index		100	112	+ 12.0%	112	112	0.0%
Inventory of Homes for Sale		417	399	- 4.3%	—	—	—
Months Supply of Inventory		3.7	3.5	- 5.4%	—	—	—