Monthly Indicators

Litchfield County Chapter of GHAR

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 12.9 percent for Single Family homes but increased 106.3 percent for Townhouse/Condo homes. Pending Sales increased 13.9 percent for Single Family homes and 4.3 percent for Townhouse/Condo homes. Inventory decreased 10.8 percent for Single Family homes but increased 60.4 percent for Townhouse/Condo homes.

Median Sales Price decreased 2.0 percent to $448,000 for Single Family homes but increased 11.6 percent to $245,000 for Townhouse/Condo homes. Days on Market increased 18.2 percent for Single Family homes and 31.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 12.5 percent for Single Family homes but increased 60.0 percent for Townhouse/Condo homes.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

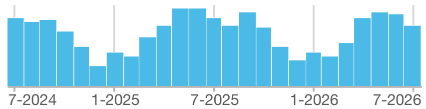
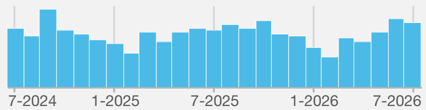
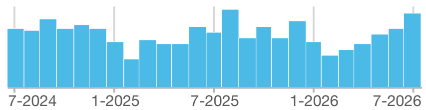
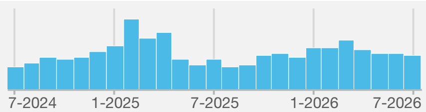
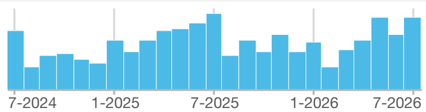
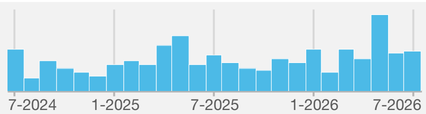
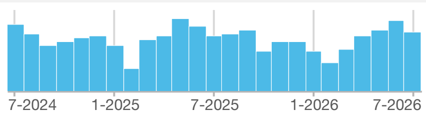
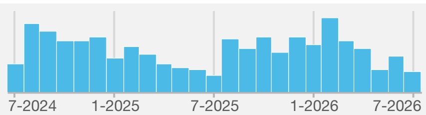
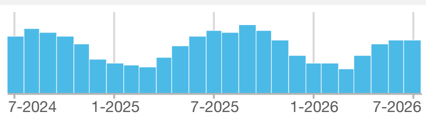
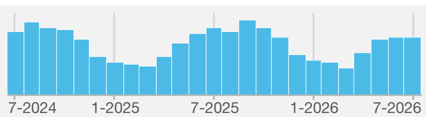
+ 28.2%	+ 4.6%	- 2.8%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

Single Family Market Overview

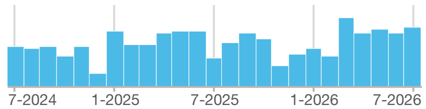
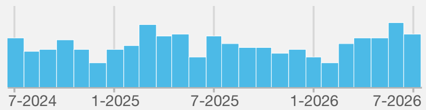
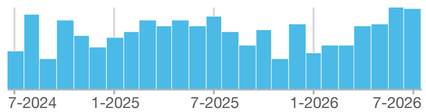
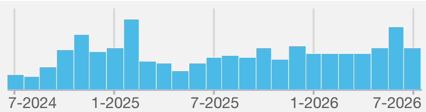
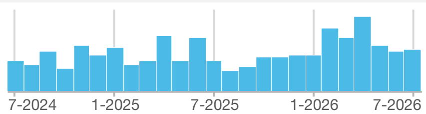
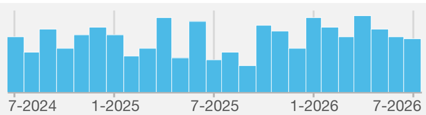
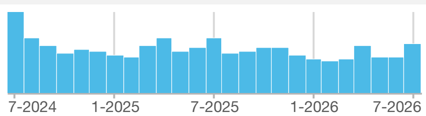
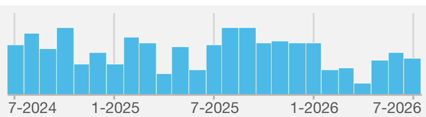
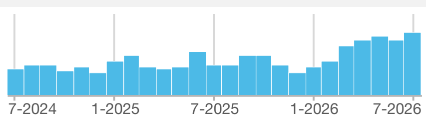
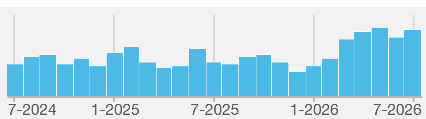
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

SMART MLS
LITCHFIELD COUNTY CHAPTER of GHAR

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		155	**135**	- 12.9%	893	**858**	- 3.9%
Pending Sales		101	**115**	+ 13.9%	624	**632**	+ 1.3%
Closed Sales		100	**132**	+ 32.0%	582	**618**	+ 6.2%
Days on Market Until Sale		33	**39**	+ 18.2%	46	**44**	- 4.3%
Median Sales Price		$457,000	**$448,000**	- 2.0%	$425,000	**$415,000**	- 2.4%
Average Sales Price		$558,658	**$574,974**	+ 2.9%	$556,977	**$589,923**	+ 5.9%
Percent of List Price Received		100.3%	**100.6%**	+ 0.3%	100.1%	**100.0%**	- 0.1%
Housing Affordability Index		90	**92**	+ 2.2%	97	**100**	+ 3.1%
Inventory of Homes for Sale		381	**340**	- 10.8%	—	**—**	—
Months Supply of Inventory		4.0	**3.5**	- 12.5%	—	**—**	—

Townhouse/Condo Market Overview

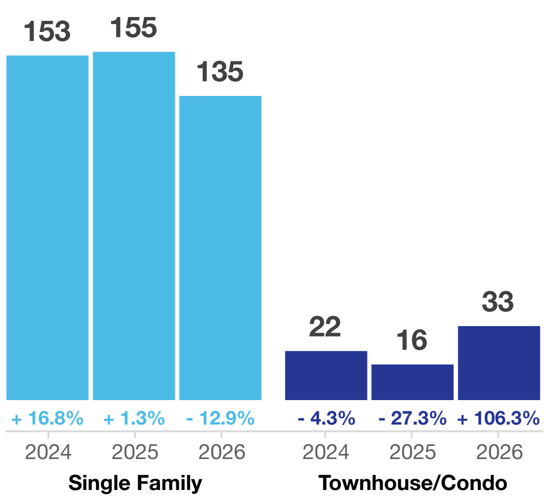
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		16	**33**	+ 106.3%	185	**201**	+ 8.6%
Pending Sales		23	**24**	+ 4.3%	148	**142**	- 4.1%
Closed Sales		24	**27**	+ 12.5%	148	**140**	- 5.4%
Days on Market Until Sale		29	**38**	+ 31.0%	30	**39**	+ 30.0%
Median Sales Price		$219,500	**$245,000**	+ 11.6%	$230,000	**$252,500**	+ 9.8%
Average Sales Price		$221,219	**$267,611**	+ 21.0%	$259,605	**$288,094**	+ 11.0%
Percent of List Price Received		102.4%	**101.0%**	- 1.4%	100.2%	**98.9%**	- 1.3%
Housing Affordability Index		187	**169**	- 9.6%	179	**164**	- 8.4%
Inventory of Homes for Sale		48	**77**	+ 60.4%	—	**—**	—
Months Supply of Inventory		2.5	**4.0**	+ 60.0%	—	**—**	—

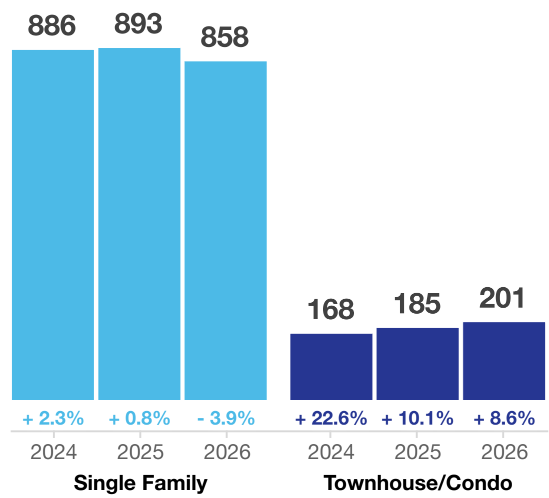
New Listings

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

July

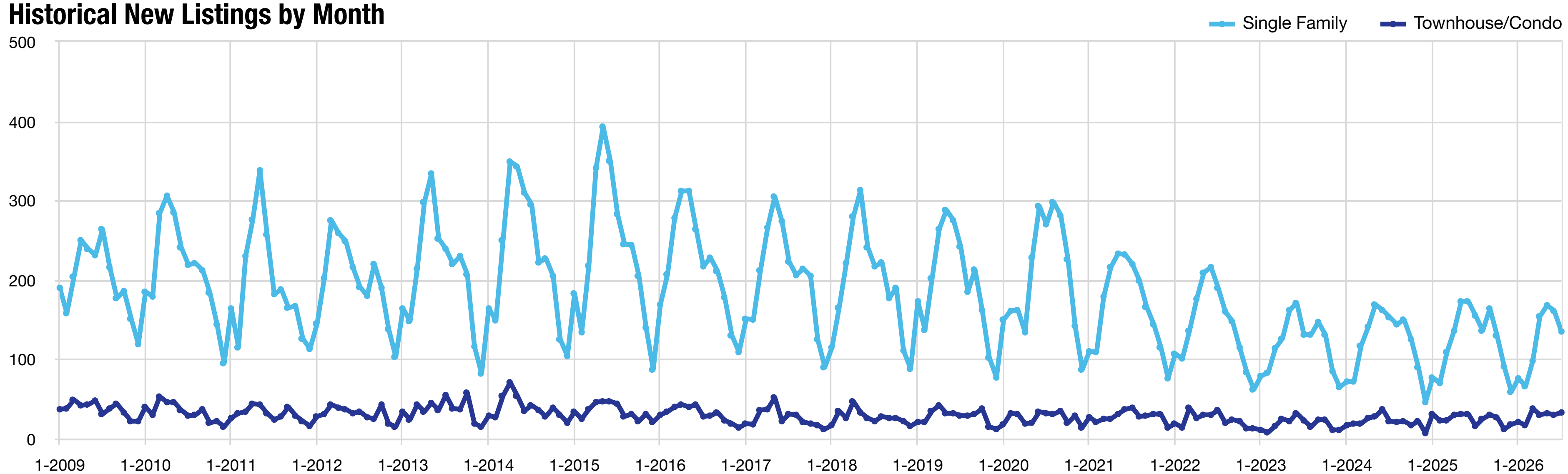


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	98	- 10.1%	38	+ 65.2%
Apr-2026	154	+ 13.2%	30	0.0%
May-2026	168	- 2.9%	32	+ 3.2%
Jun-2026	161	- 6.9%	30	- 3.2%
Jul-2026	**135**	**- 12.9%**	**33**	**+ 106.3%**
12-Month Avg	120	- 0.8%	26	+ 13.0%

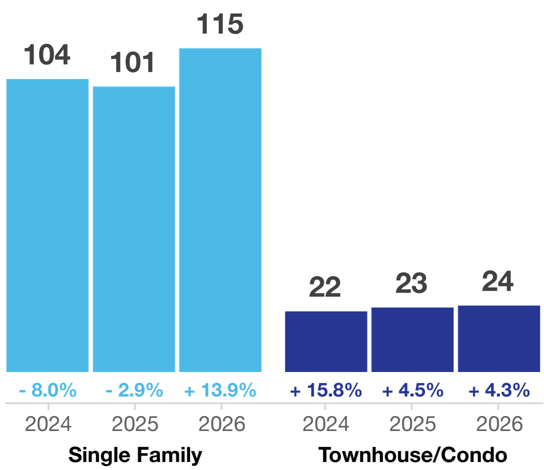
Historical New Listings by Month



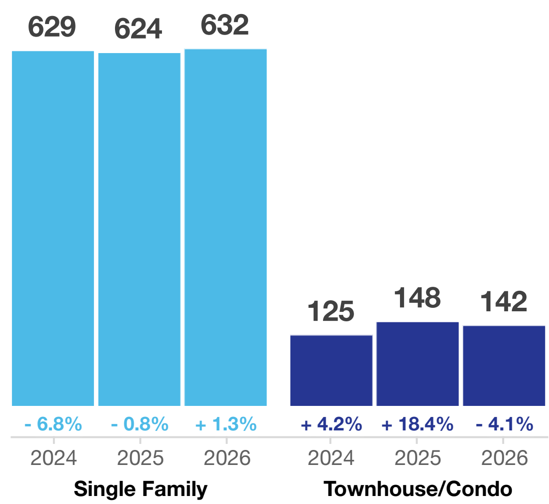
Pending Sales

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

July

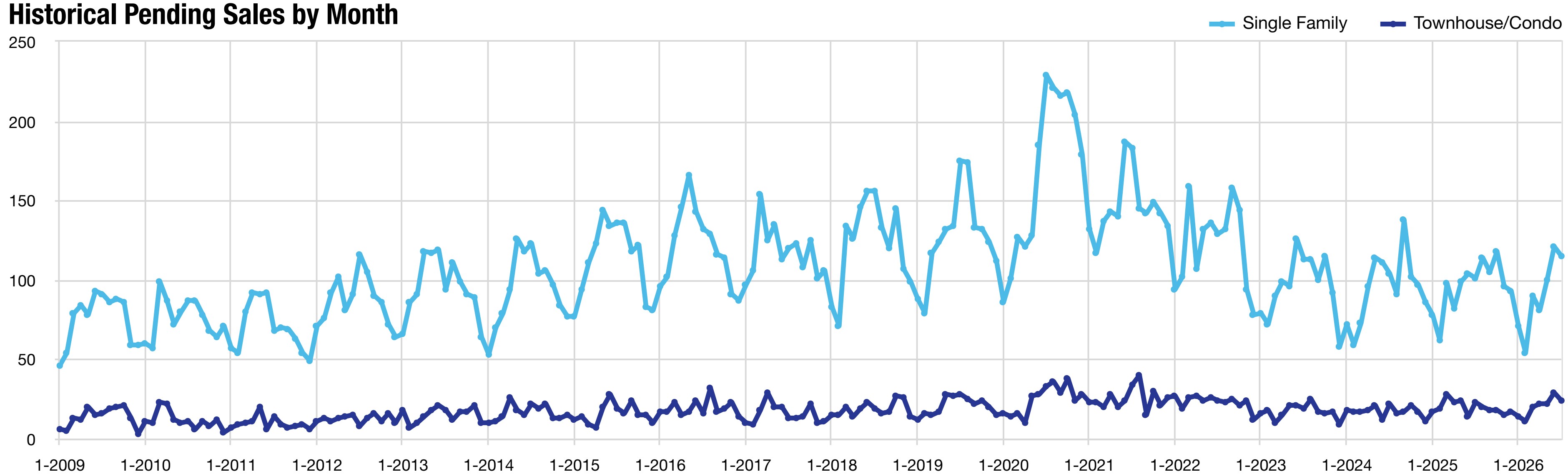


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	121	+ 16.3%	29	+ 107.1%
Jul-2026	**115**	**+ 13.9%**	**24**	**+ 4.3%**
12-Month Avg	97	+ 2.1%	19	0.0%

Historical Pending Sales by Month

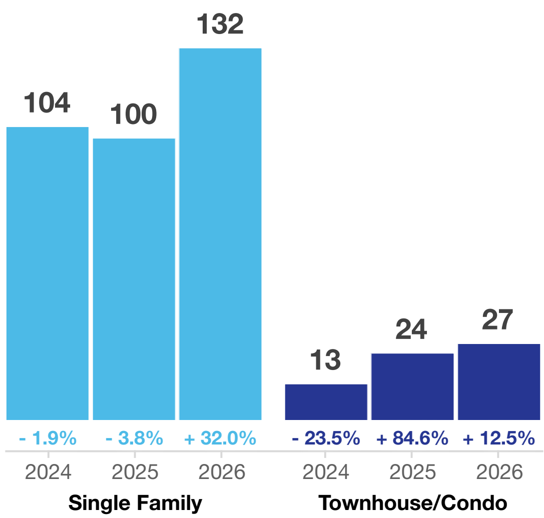


Closed Sales

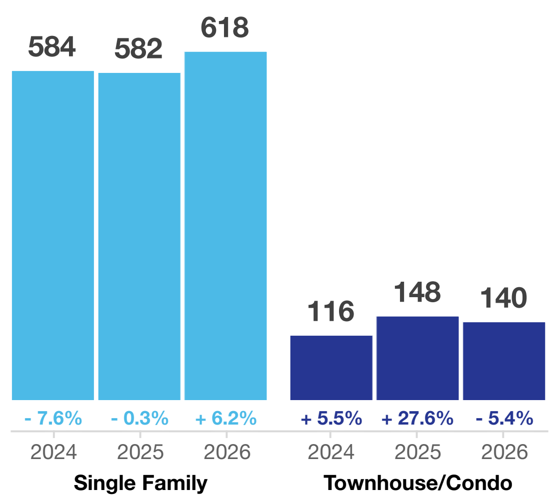
A count of the actual sales that closed in a given month.

SMART MLS
LITCHFIELD COUNTY CHAPTER of GHAR

July

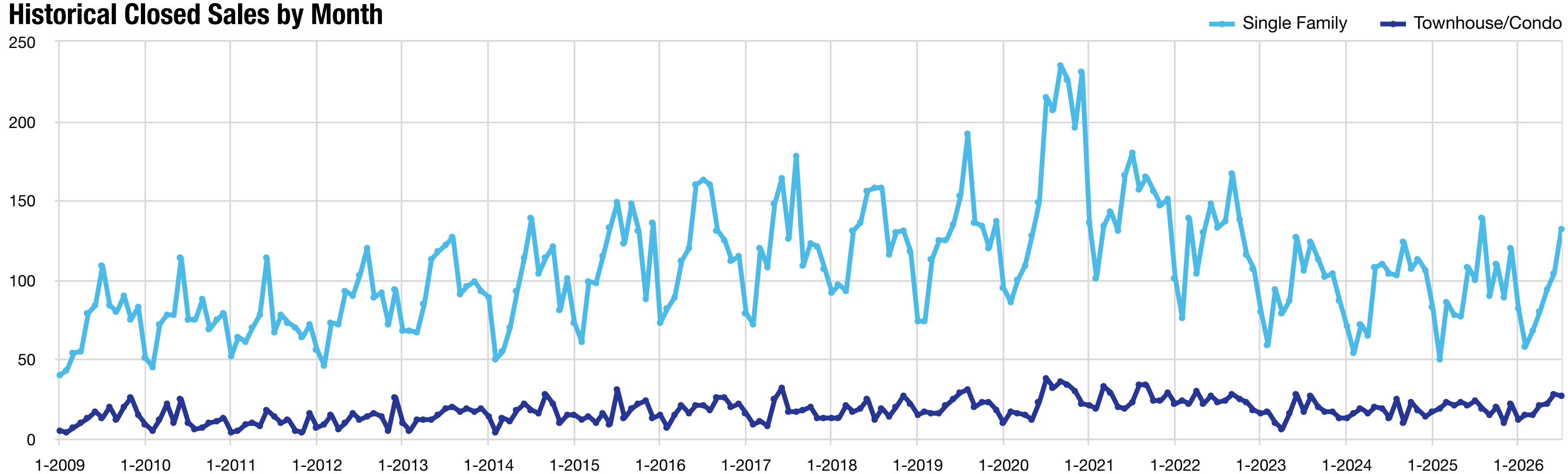


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	80	+ 2.6%	21	0.0%
May-2026	94	+ 22.1%	22	- 4.3%
Jun-2026	104	- 3.7%	28	+ 33.3%
Jul-2026	**132**	**+ 32.0%**	**27**	**+ 12.5%**
12-Month Avg	97	+ 2.1%	19	- 5.0%

Historical Closed Sales by Month

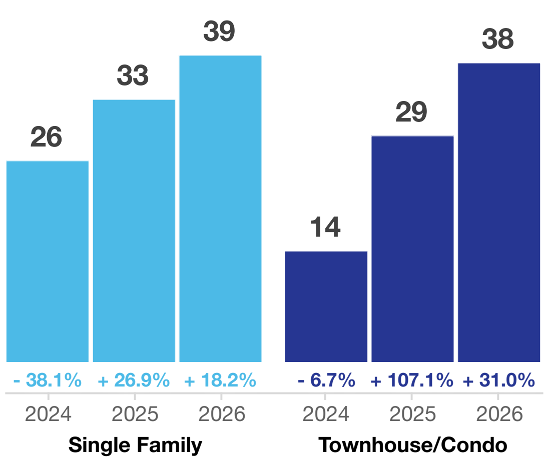


Days on Market Until Sale

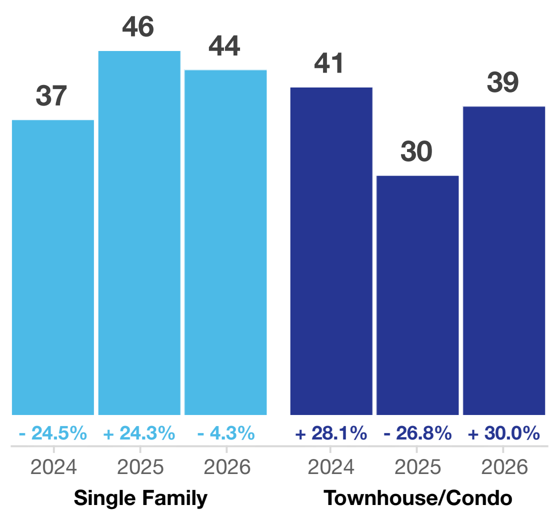
Average number of days between when a property is listed and when an offer is accepted in a given month.

SMART MLS
LITCHFIELD COUNTY CHAPTER of GHAR

July



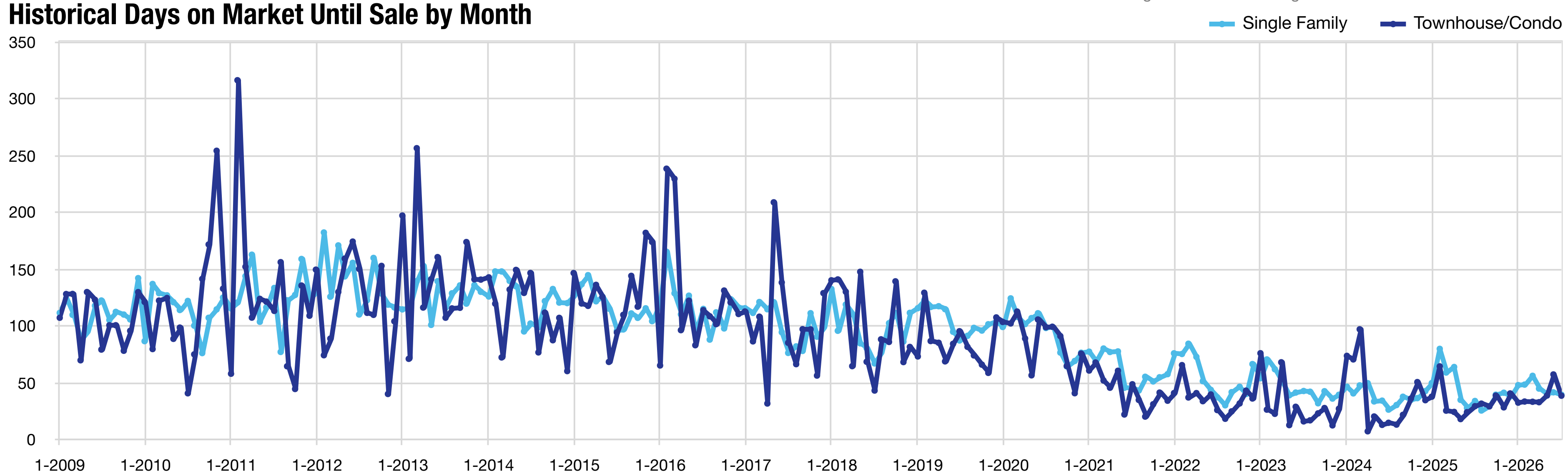
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2026	**39**	**+ 18.2%**	**38**	**+ 31.0%**
12-Month Avg*	39	- 5.3%	37	+ 23.2%

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

Historical Days on Market Until Sale by Month

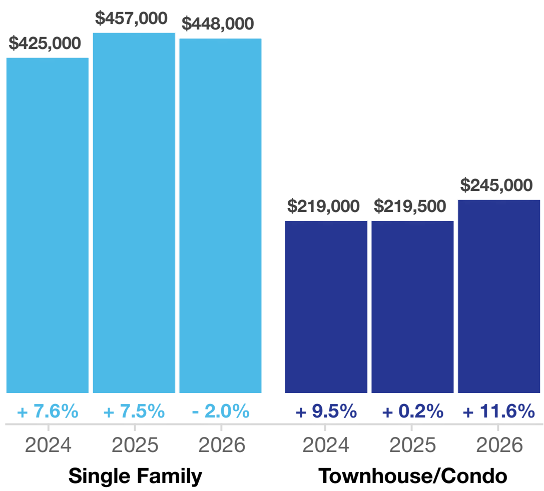


Median Sales Price

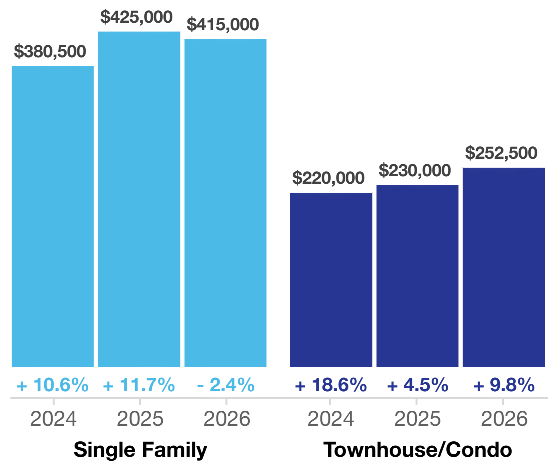
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

SMART MLS
LITCHFIELD COUNTY CHAPTER of GHAR

July



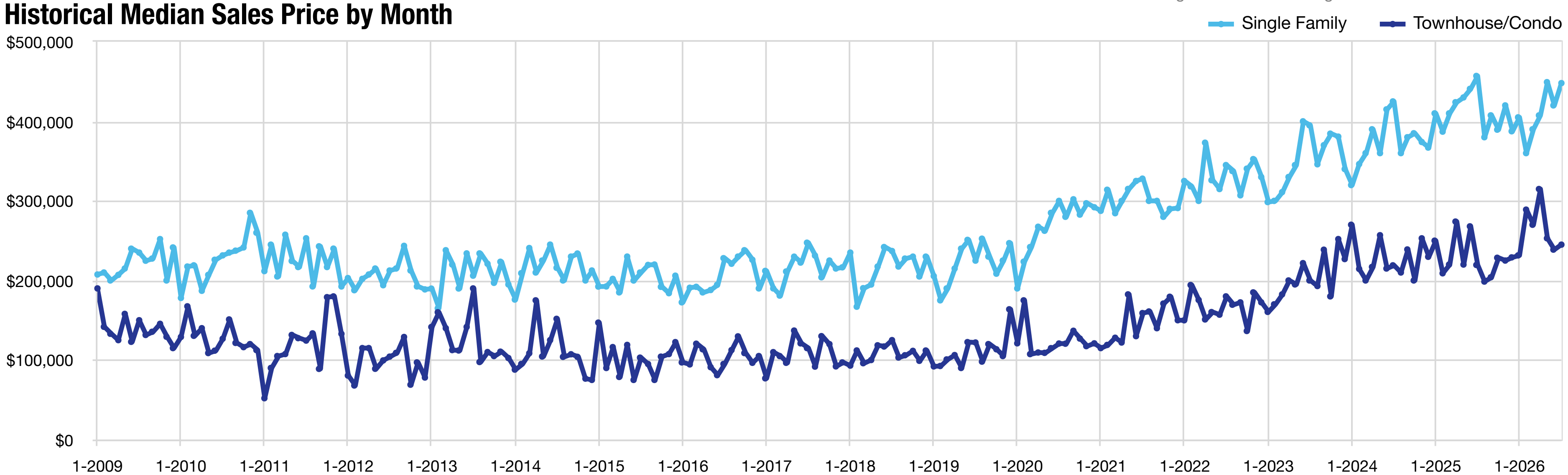
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$407,450	- 3.9%	$314,900	+ 14.9%
May-2026	$449,225	+ 4.5%	$253,000	+ 15.0%
Jun-2026	$420,000	- 4.7%	$238,750	- 10.9%
Jul-2026	**$448,000**	**- 2.0%**	**$245,000**	**+ 11.6%**
12-Month Avg*	$405,000	+ 1.3%	$238,750	+ 6.1%

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

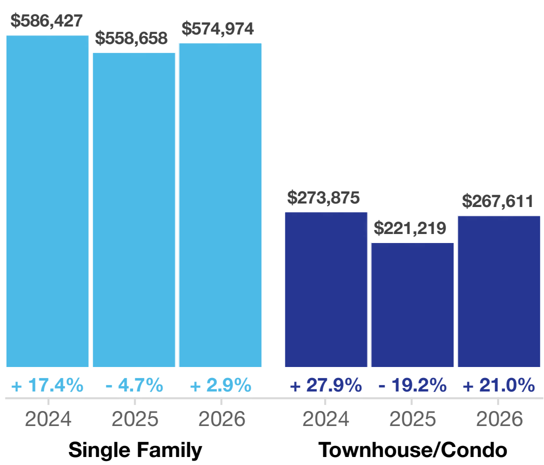
Historical Median Sales Price by Month



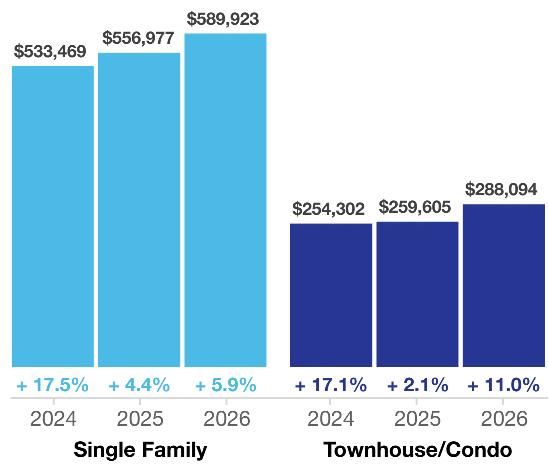
Average Sales Price

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

July



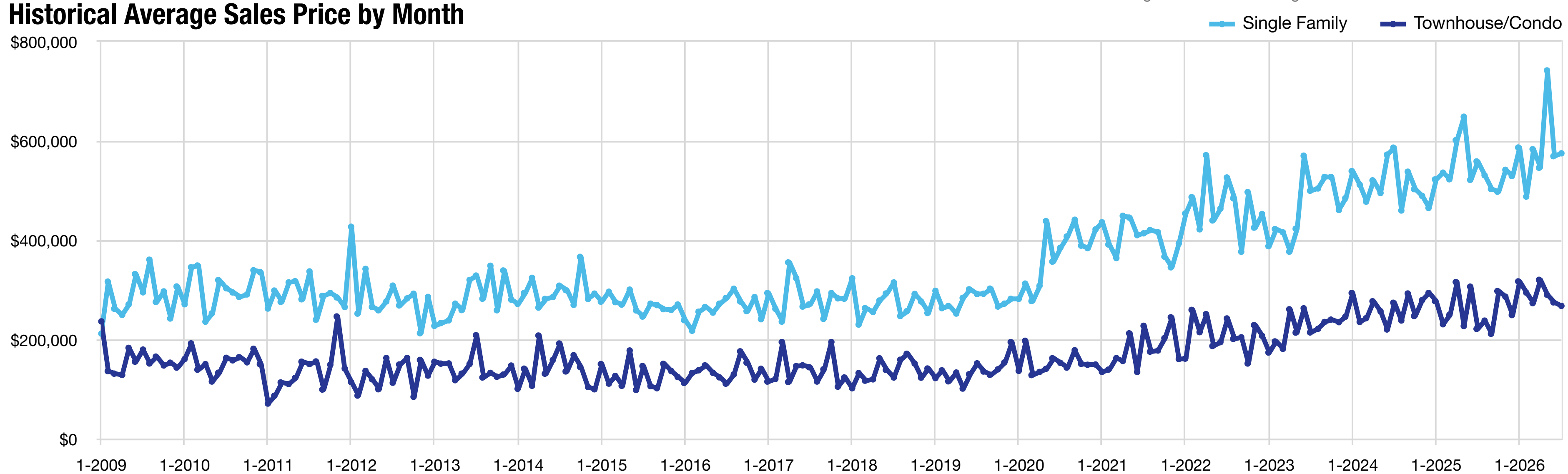
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$487,815	- 9.0%	$294,327	+ 27.6%
Mar-2026	$583,280	+ 11.6%	$273,160	+ 9.5%
Apr-2026	$545,939	- 9.2%	$320,081	+ 1.4%
May-2026	$741,998	+ 14.4%	$290,056	+ 27.8%
Jun-2026	$569,166	+ 9.1%	$274,643	- 10.3%
Jul-2026	**$574,974**	**+ 2.9%**	**$267,611**	**+ 21.0%**
12-Month Avg*	$557,530	+ 6.1%	$275,710	+ 5.6%

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

Historical Average Sales Price by Month

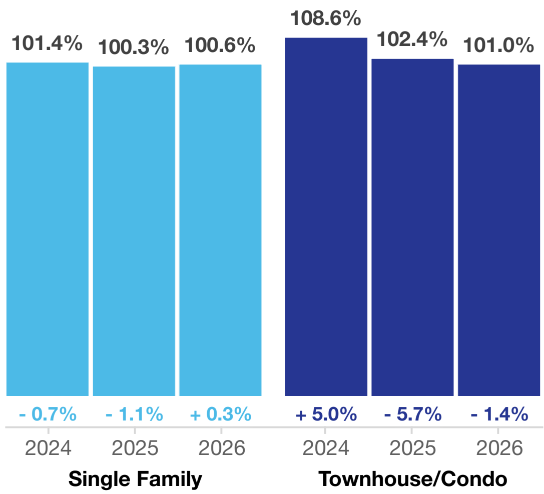


Percent of List Price Received

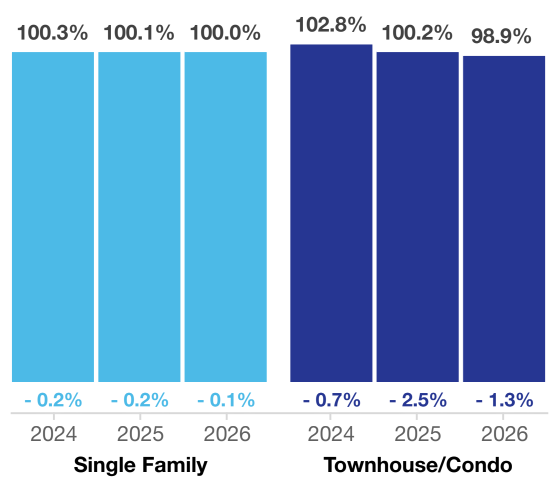
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

SMART MLS
LITCHFIELD COUNTY CHAPTER
of
GHAR

July



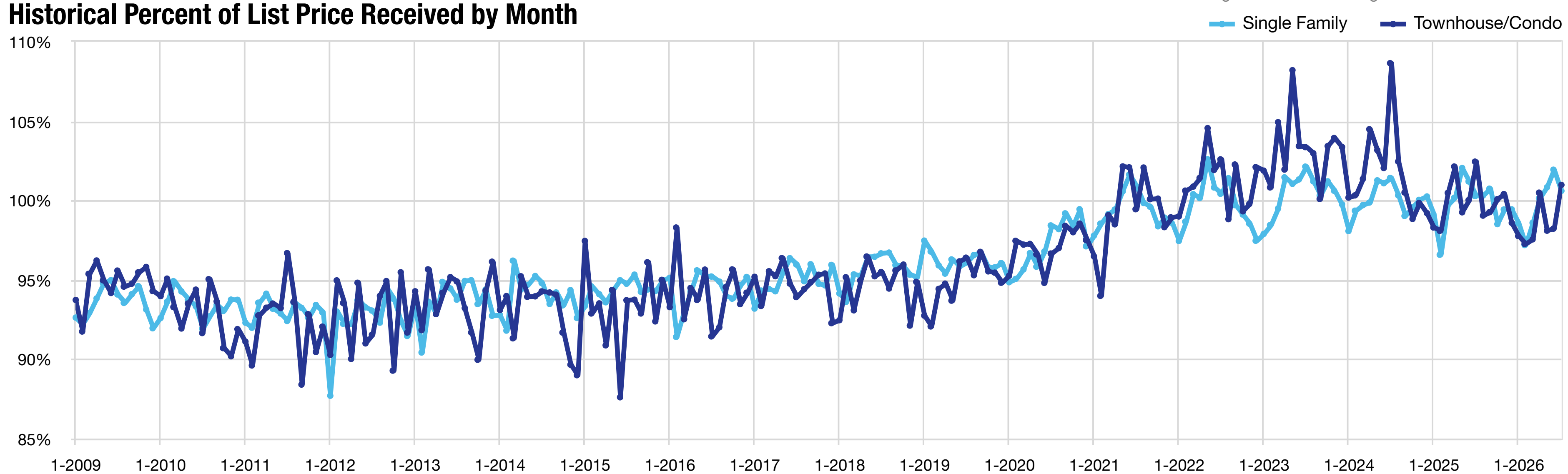
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
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	101.9%	+ 0.7%	98.2%	- 1.8%
Jul-2026	**100.6%**	**+ 0.3%**	**101.0%**	**- 1.4%**
12-Month Avg*	99.8%	- 0.1%	99.1%	- 1.2%

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

Historical Percent of List Price Received by Month

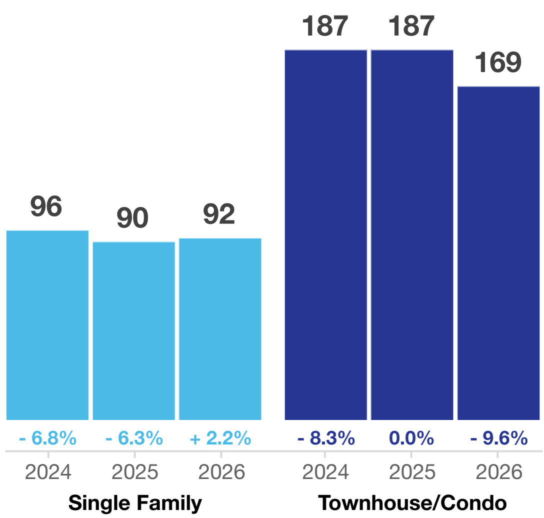


Housing Affordability Index

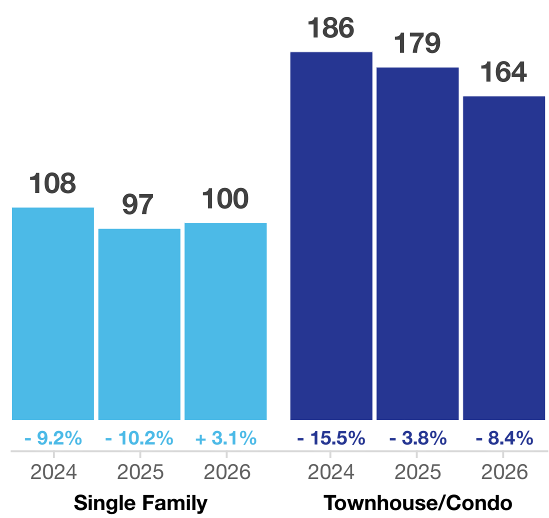
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

SMART MLS LITCHFIELD COUNTY CHAPTER of GHAR

July

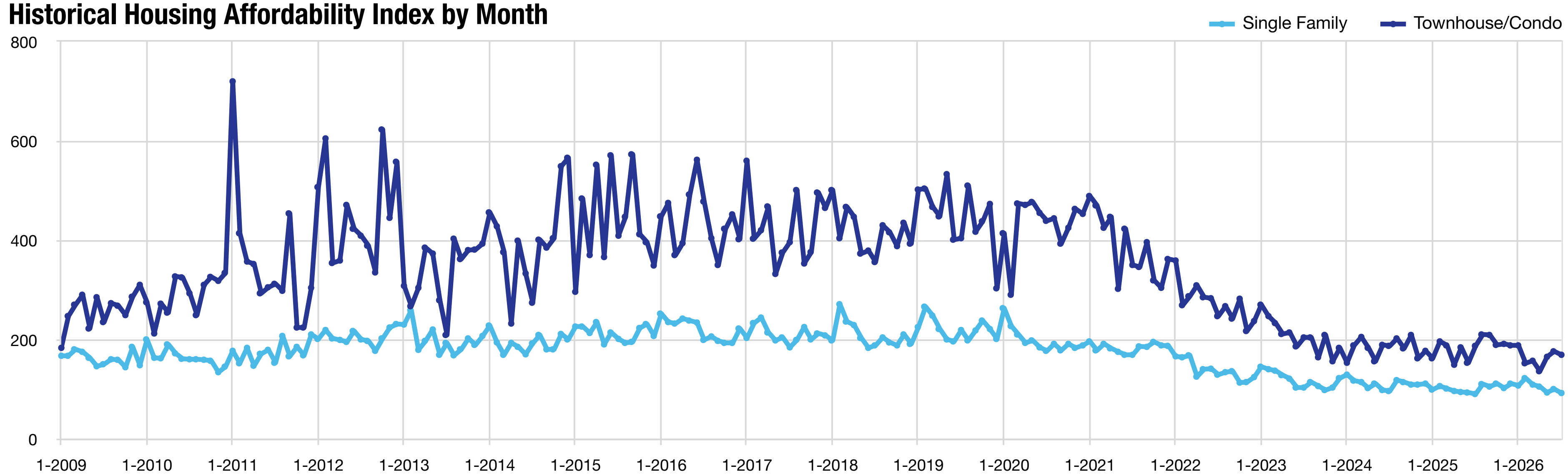


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	105	+ 9.4%	136	- 8.7%
May-2026	93	- 1.1%	165	- 10.3%
Jun-2026	100	+ 7.5%	176	+ 15.0%
Jul-2026	**92**	**+ 2.2%**	**169**	**- 9.6%**
12-Month Avg	106	+ 2.9%	178	- 0.6%

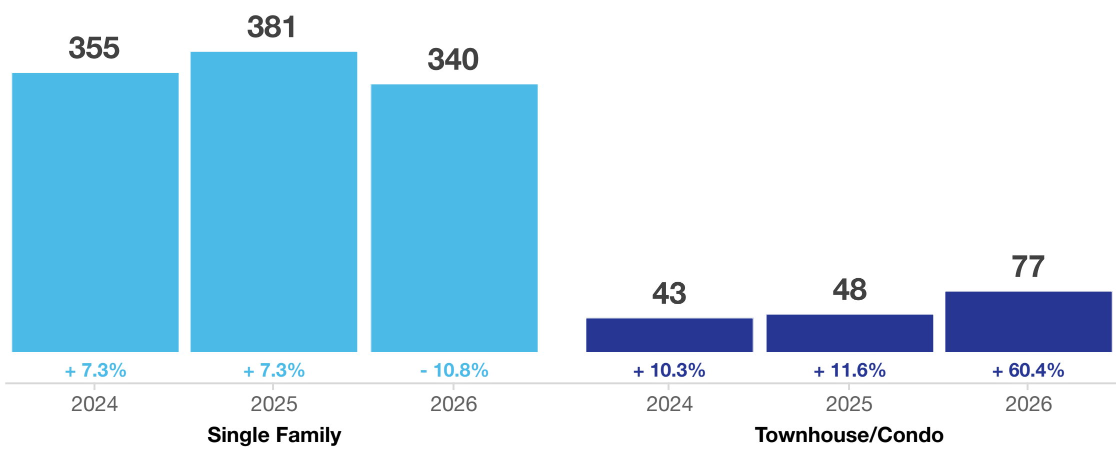
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

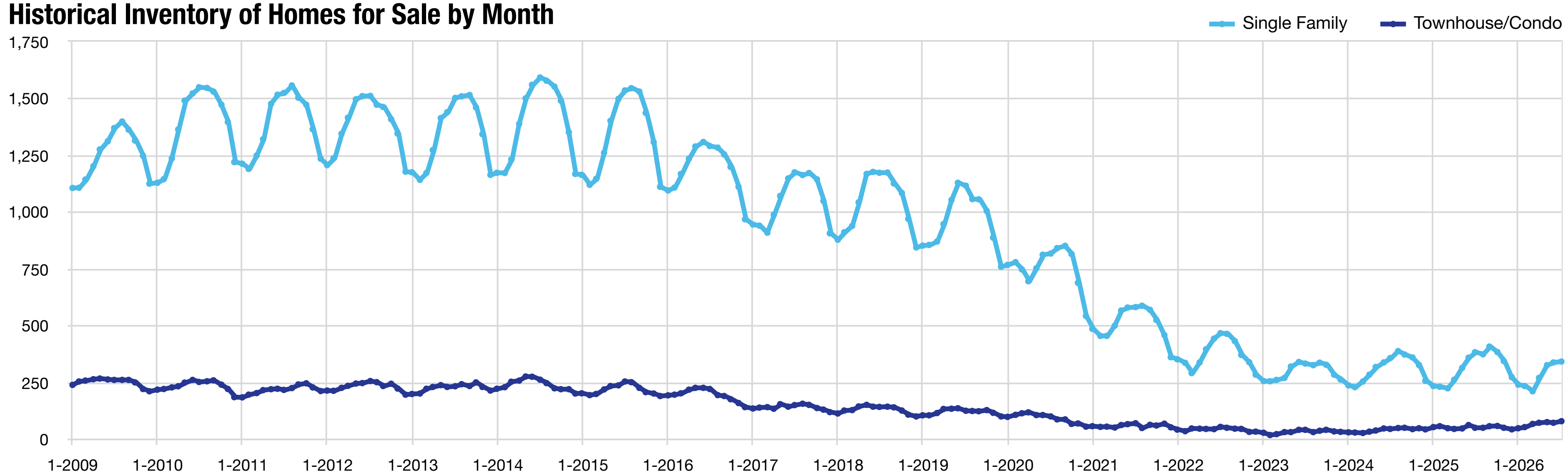
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	238	+ 2.6%	46	- 9.8%
Feb-2026	232	+ 1.3%	51	- 7.3%
Mar-2026	209	- 5.9%	65	+ 41.3%
Apr-2026	268	+ 3.1%	70	+ 62.8%
May-2026	324	+ 3.8%	73	+ 62.2%
Jun-2026	336	- 5.9%	70	+ 16.7%
Jul-2026	**340**	**- 10.8%**	**77**	**+ 60.4%**
12-Month Avg	310	+ 1.0%	58	+ 20.8%

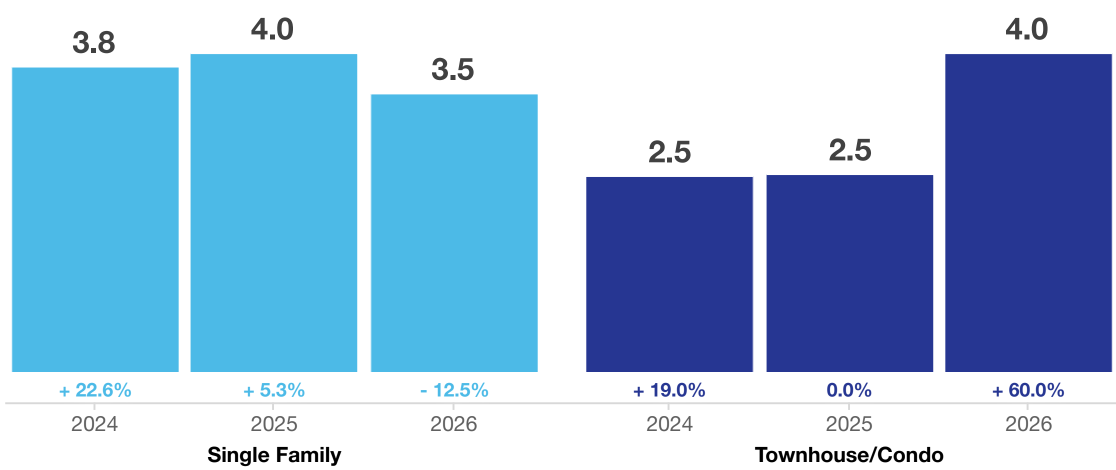
Historical Inventory of Homes for Sale by Month



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.

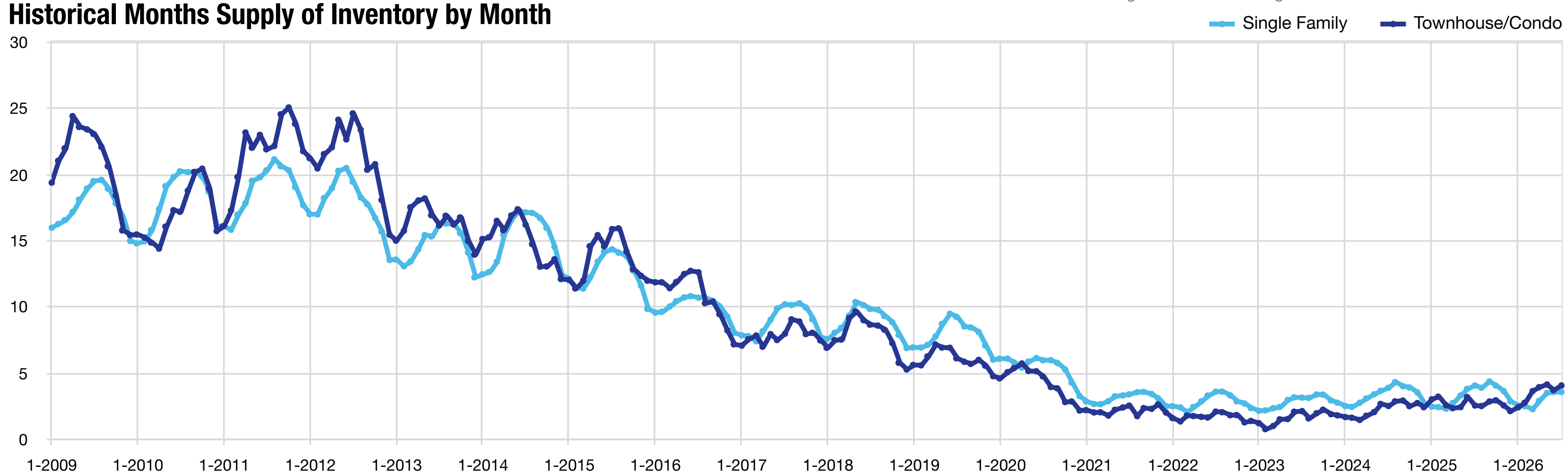
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.5	+ 4.2%	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%	3.7	+ 19.4%
Jul-2026	**3.5**	**- 12.5%**	**4.0**	**+ 60.0%**
12-Month Avg*	3.3	+ 0.1%	3.1	+ 15.2%

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

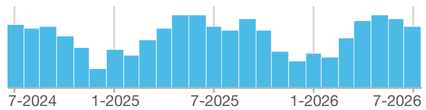
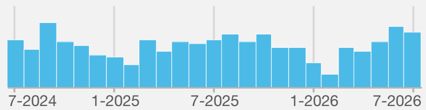
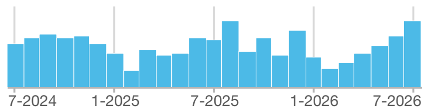
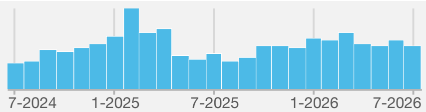
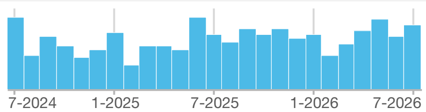
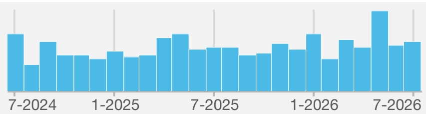
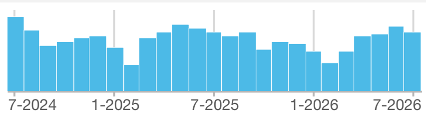
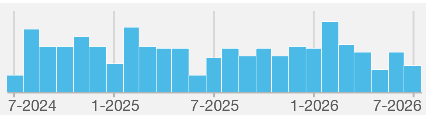
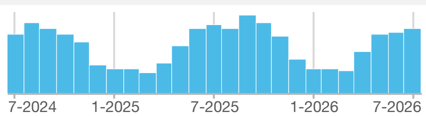
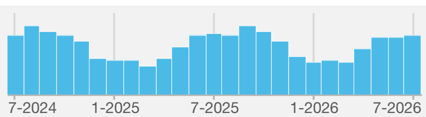
Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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

SMART MLS
LITCHFIELD COUNTY CHAPTER
of
GHAR

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		171	**168**	- 1.8%	1,078	**1,059**	- 1.8%
Pending Sales		124	**139**	+ 12.1%	772	**774**	+ 0.3%
Closed Sales		124	**159**	+ 28.2%	730	**758**	+ 3.8%
Days on Market Until Sale		32	**39**	+ 21.9%	43	**43**	0.0%
Median Sales Price		$377,500	**$395,000**	+ 4.6%	$369,950	**$381,000**	+ 3.0%
Average Sales Price		$493,347	**$522,780**	+ 6.0%	$496,688	**$534,176**	+ 7.5%
Percent of List Price Received		100.7%	**100.7%**	0.0%	100.1%	**99.8%**	- 0.3%
Housing Affordability Index		109	**105**	- 3.7%	111	**109**	- 1.8%
Inventory of Homes for Sale		429	**417**	- 2.8%	—	**—**	—
Months Supply of Inventory		3.8	**3.6**	- 5.3%	—	**—**	—