

Monthly Indicators

Litchfield County Chapter of GHAR



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 6.6 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes. Pending Sales decreased 1.8 percent for Single Family homes but increased 5.0 percent for Townhouse/Condo homes. Inventory decreased 4.6 percent for Single Family homes but increased 70.8 percent for Townhouse/Condo homes.

Median Sales Price increased 21.1 percent to \$460,000 for Single Family homes and 15.8 percent to \$230,000 for Townhouse/Condo homes. Days on Market increased 44.0 percent for Single Family homes and 145.2 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 2.6 percent for Single Family homes but increased 72.0 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 10.8%

Change in
Closed Sales
All Properties

+ 18.1%

Change in
Median Sales Price
All Properties

+ 4.0%

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		136	145	+ 6.6%	1,029	1,004	- 2.4%
Pending Sales		114	112	- 1.8%	738	744	+ 0.8%
Closed Sales		139	124	- 10.8%	721	744	+ 3.2%
Days on Market Until Sale		25	36	+ 44.0%	42	43	+ 2.4%
Median Sales Price		\$380,000	\$460,000	+ 21.1%	\$418,000	\$425,000	+ 1.7%
Average Sales Price		\$530,704	\$526,792	- 0.7%	\$551,912	\$578,871	+ 4.9%
Percent of List Price Received		100.3%	100.0%	- 0.3%	100.1%	100.0%	- 0.1%
Housing Affordability Index		110	90	- 18.2%	100	97	- 3.0%
Inventory of Homes for Sale		372	355	- 4.6%	—	—	—
Months Supply of Inventory		3.8	3.7	- 2.6%	—	—	—

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.



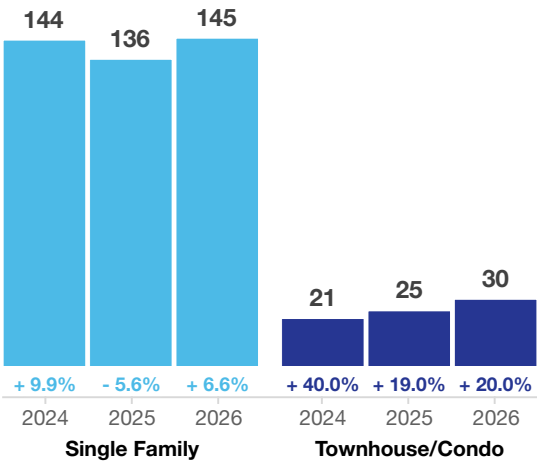
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		25	30	+ 20.0%	210	231	+ 10.0%
Pending Sales		20	21	+ 5.0%	168	162	- 3.6%
Closed Sales		19	17	- 10.5%	167	157	- 6.0%
Days on Market Until Sale		31	76	+ 145.2%	30	43	+ 43.3%
Median Sales Price		\$198,600	\$230,000	+ 15.8%	\$227,000	\$248,000	+ 9.3%
Average Sales Price		\$237,861	\$251,316	+ 5.7%	\$257,131	\$284,112	+ 10.5%
Percent of List Price Received		99.0%	97.5%	- 1.5%	100.1%	98.7%	- 1.4%
Housing Affordability Index		210	180	- 14.3%	184	167	- 9.2%
Inventory of Homes for Sale		48	82	+ 70.8%	—	—	—
Months Supply of Inventory		2.5	4.3	+ 72.0%	—	—	—

New Listings

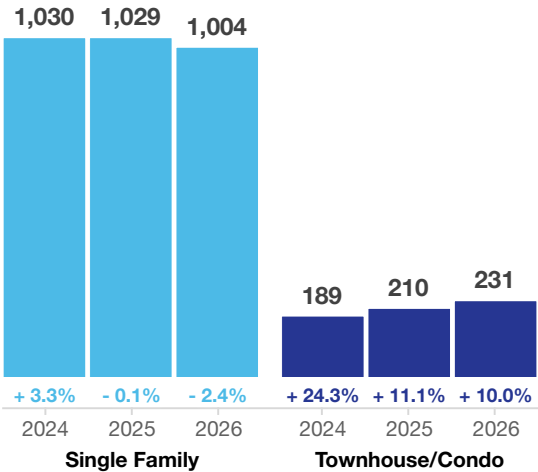
A count of the properties that have been newly listed on the market in a given month.



August

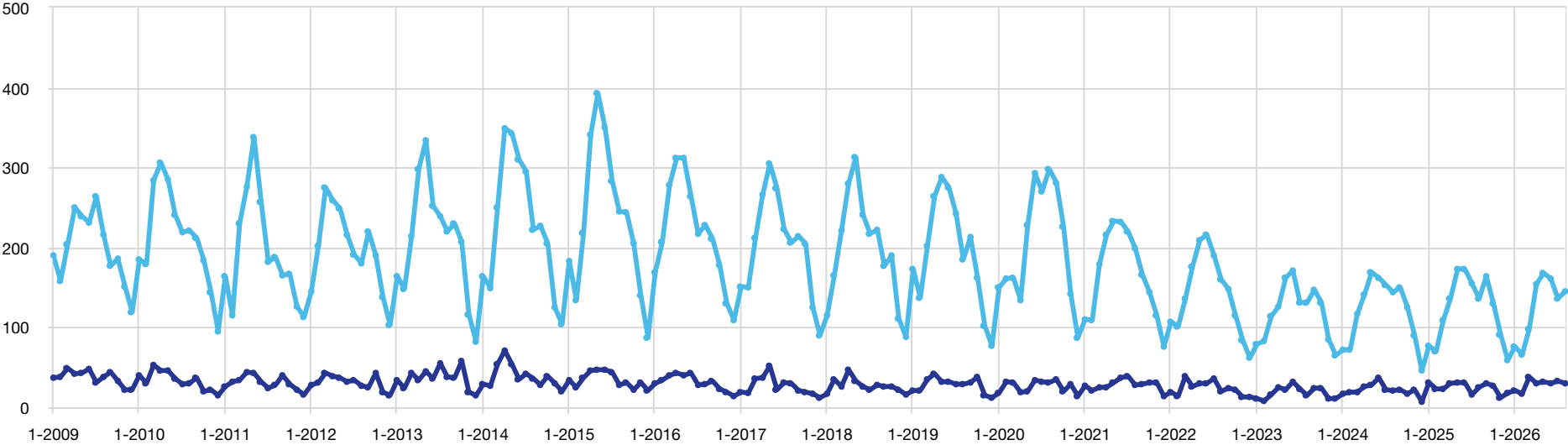


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	136	- 12.3%	33	+ 106.3%
Aug-2026	145	+ 6.6%	30	+ 20.0%
12-Month Avg	121	+ 0.8%	27	+ 17.4%

Historical New Listings by Month

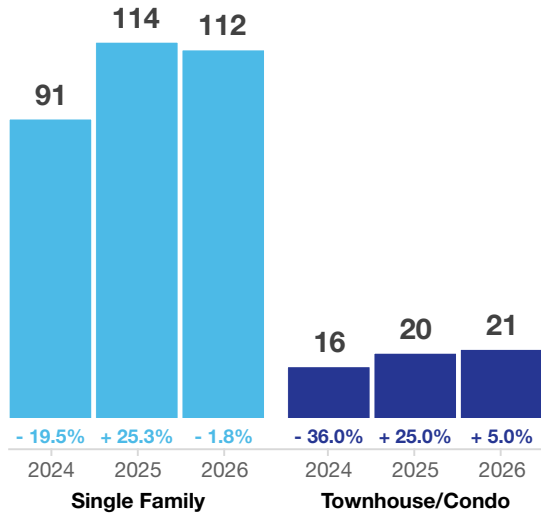


Pending Sales

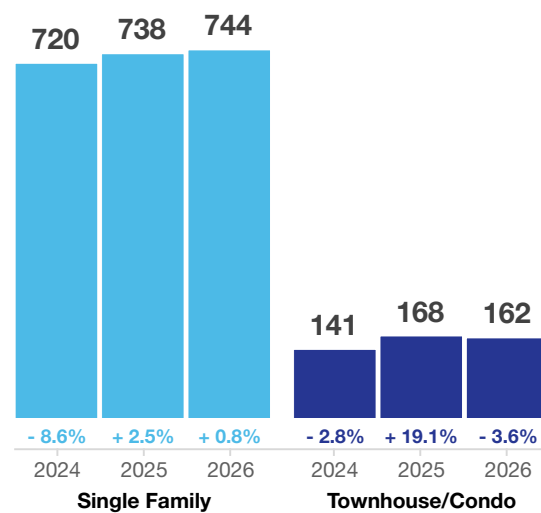
A count of the properties on which offers have been accepted in a given month.



August

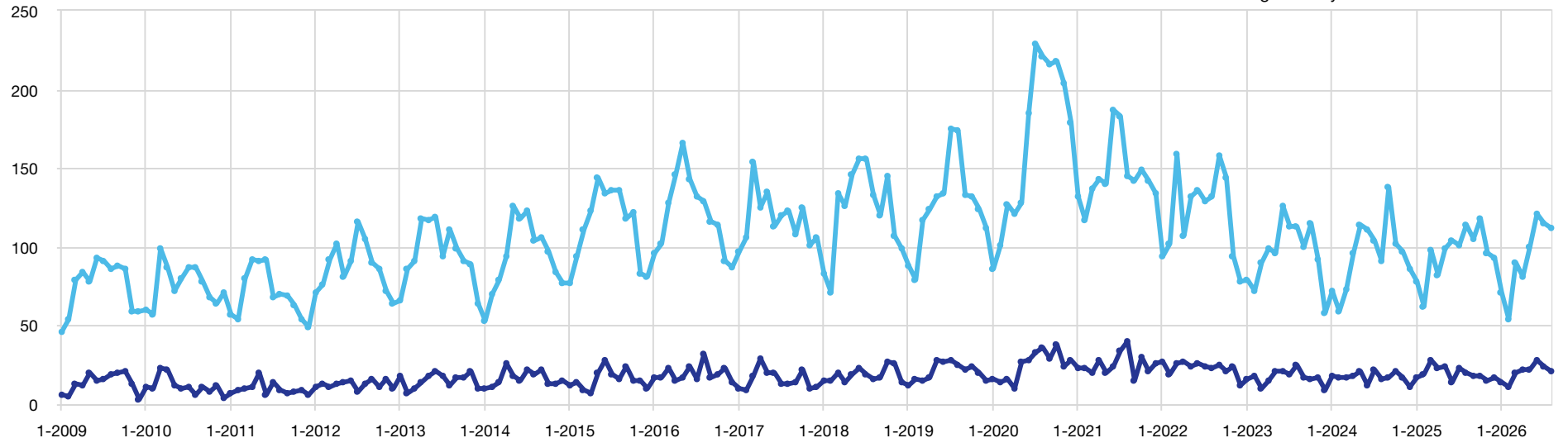


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	28	+ 100.0%
Jul-2026	115	+ 13.9%	24	+ 4.3%
Aug-2026	112	- 1.8%	21	+ 5.0%
12-Month Avg	96	- 1.0%	19	- 5.0%

Historical Pending Sales by Month

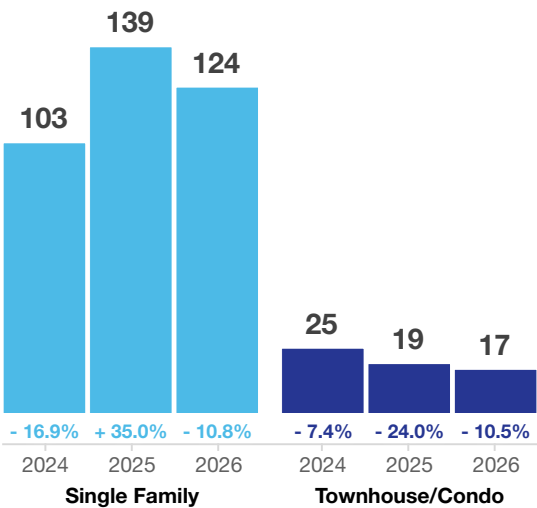


Closed Sales

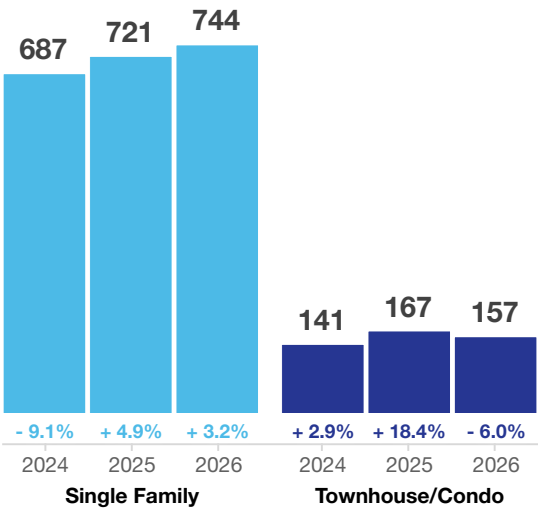
A count of the actual sales that closed in a given month.



August

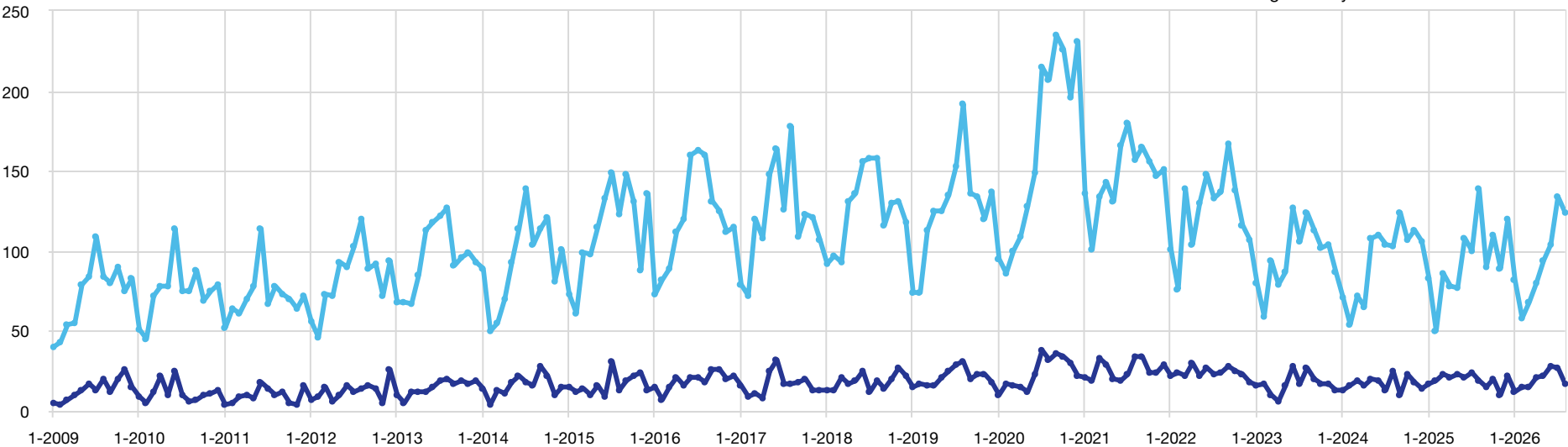


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	134	+ 34.0%	27	+ 12.5%
Aug-2026	124	- 10.8%	17	- 10.5%
12-Month Avg	96	- 2.0%	19	0.0%

Historical Closed Sales by Month

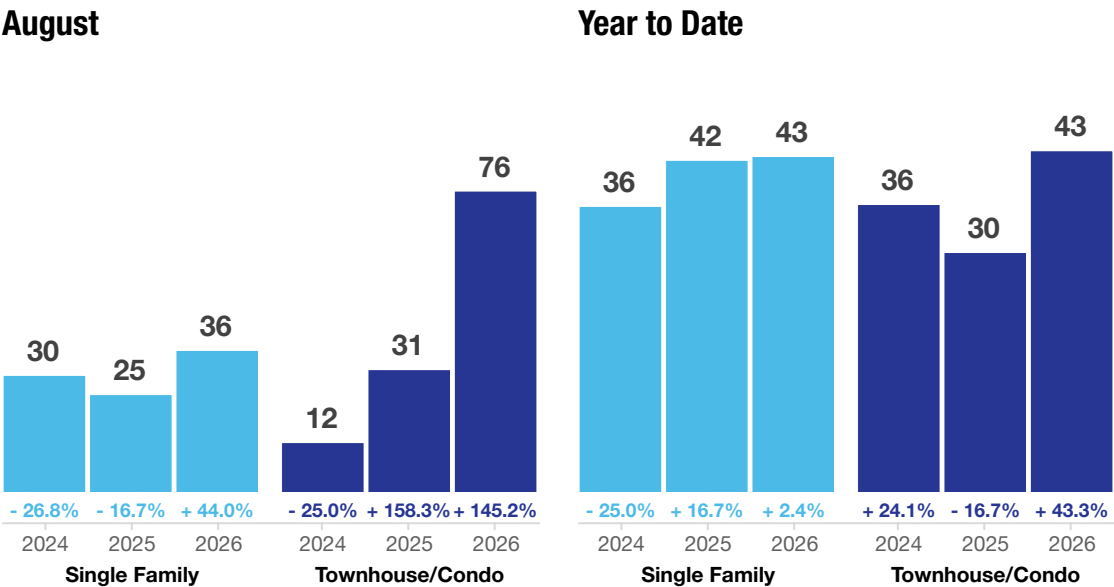


Days on Market Until Sale

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



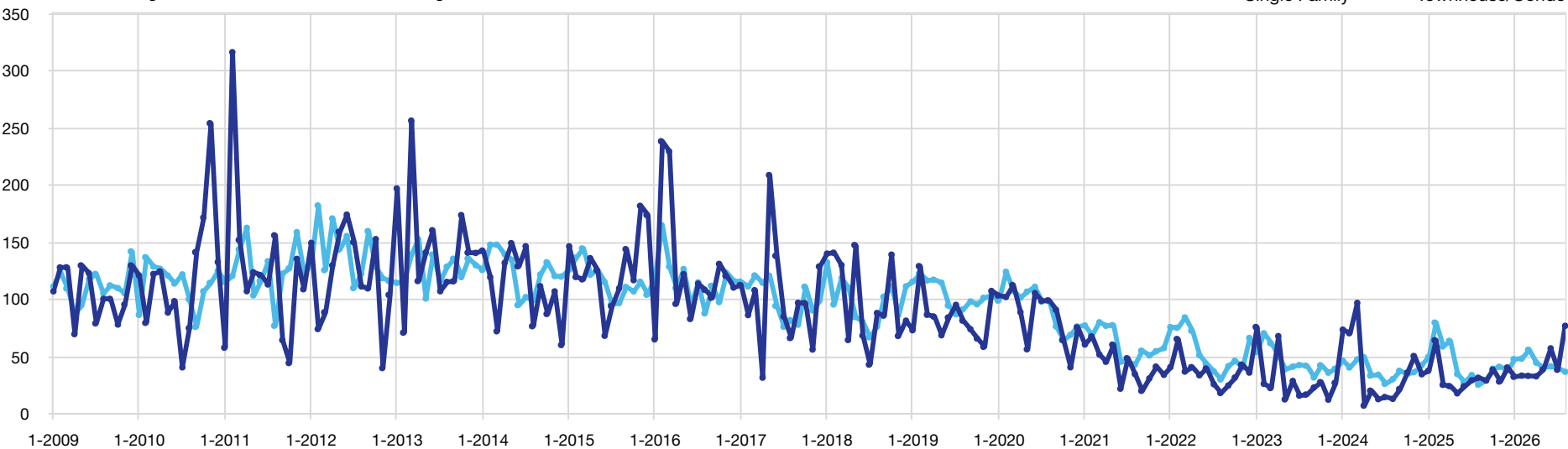
August



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	36	+ 44.0%	76	+ 145.2%
12-Month Avg*	40	+ 0.6%	41	+ 26.6%

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

Historical Days on Market Until Sale by Month

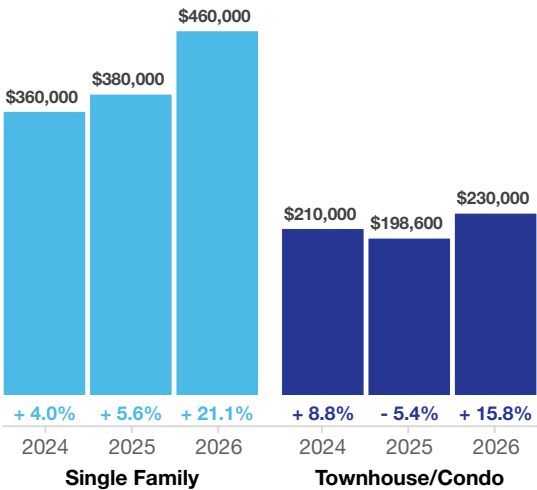


Median Sales Price

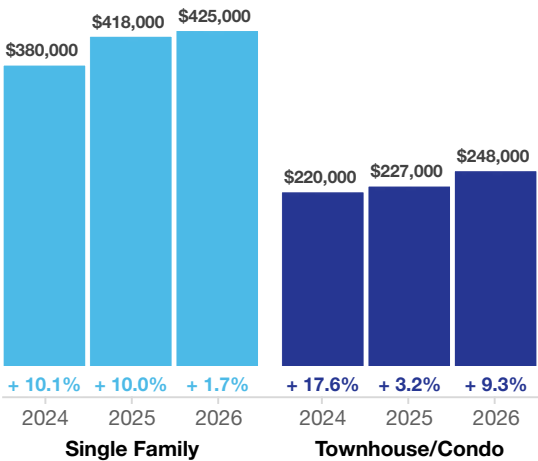
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



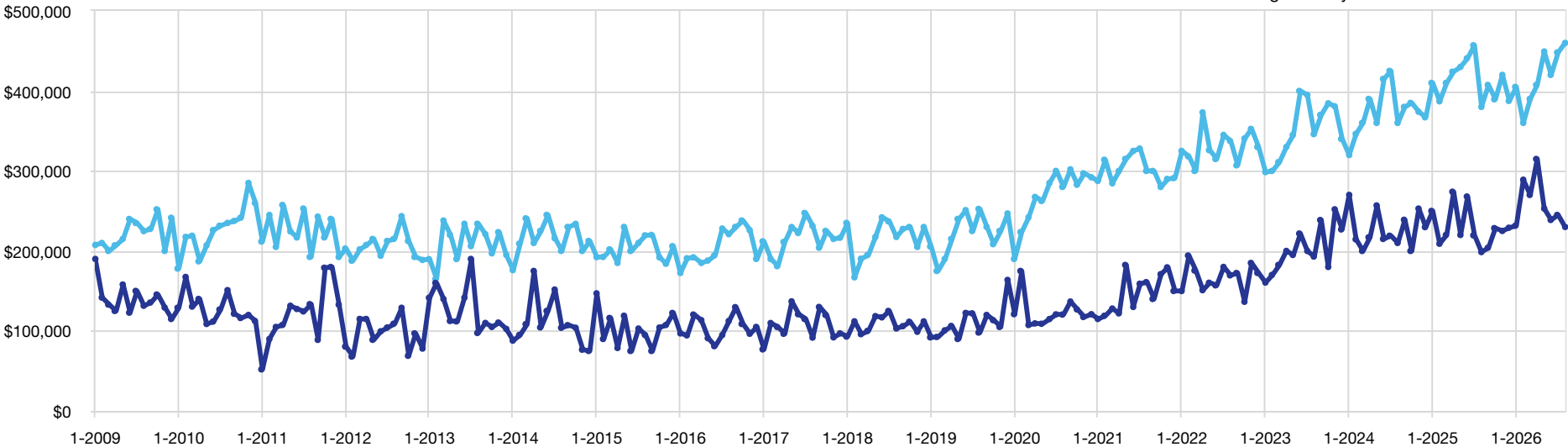
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	\$460,000	+ 21.1%	\$230,000	+ 15.8%
12-Month Avg*	\$415,000	+ 3.8%	\$239,700	+ 6.2%

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

Historical Median Sales Price by Month

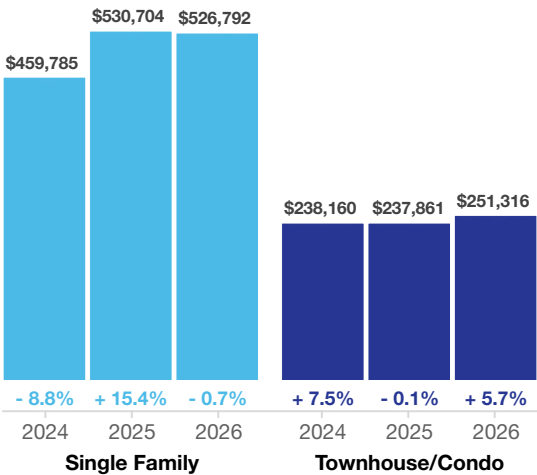


Average Sales Price

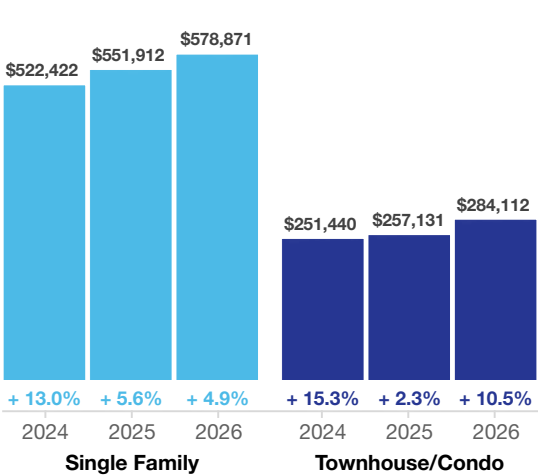
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



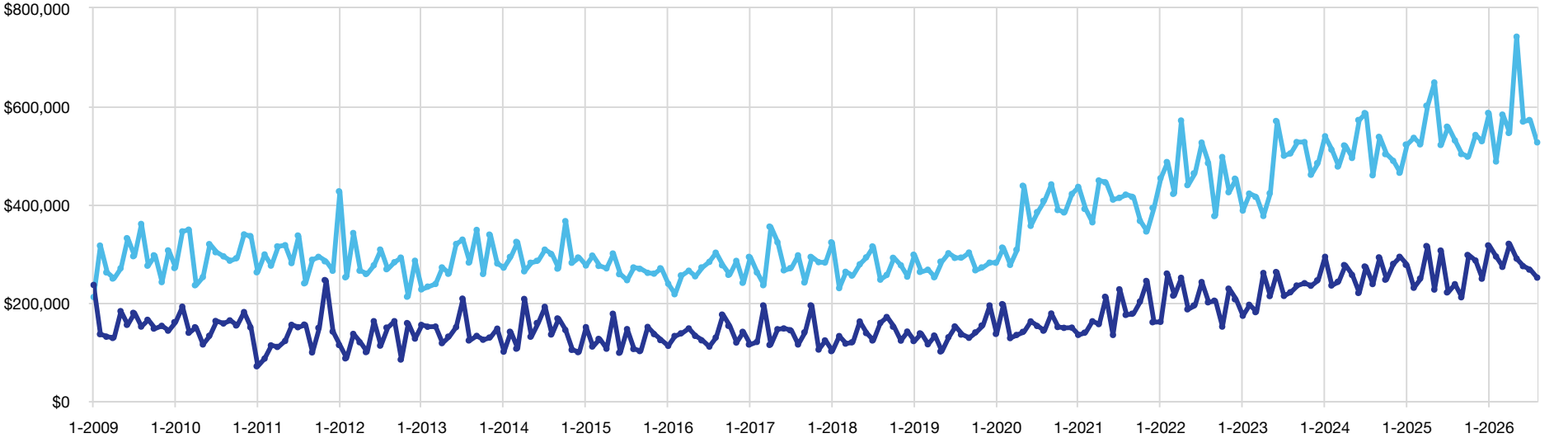
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$572,250	+ 2.4%	\$267,611	+ 21.0%
Aug-2026	\$526,792	- 0.7%	\$251,316	+ 5.7%
12-Month Avg*	\$557,172	+ 4.7%	\$277,070	+ 5.9%

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

Historical Average Sales Price by Month

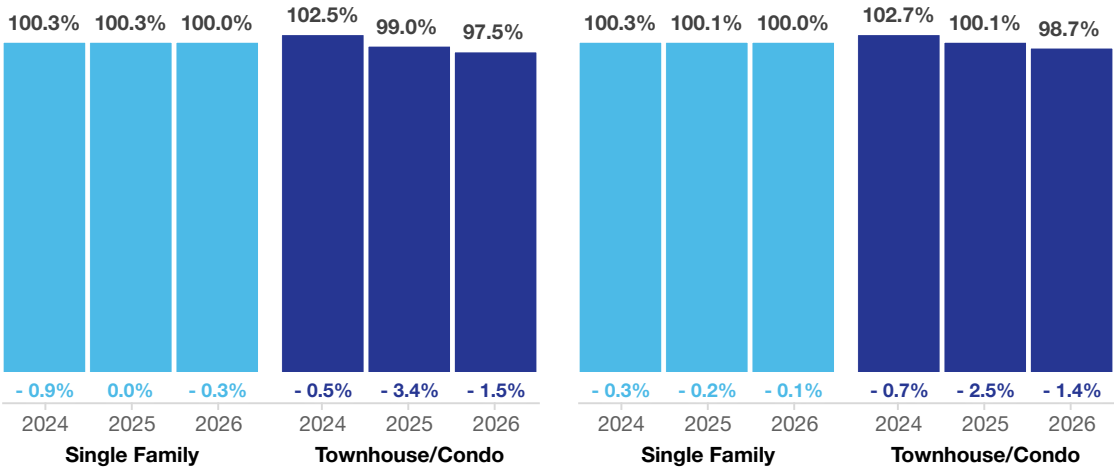


Percent of List Price Received

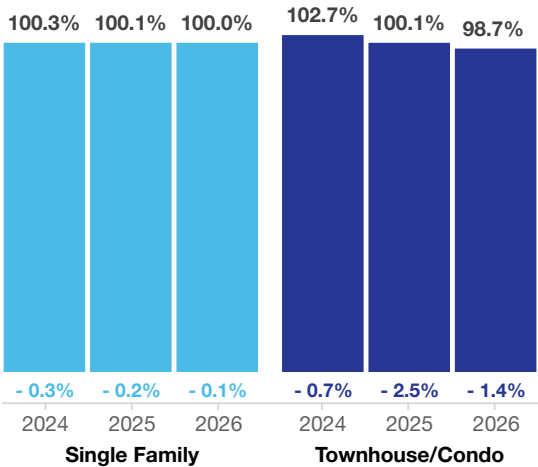
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



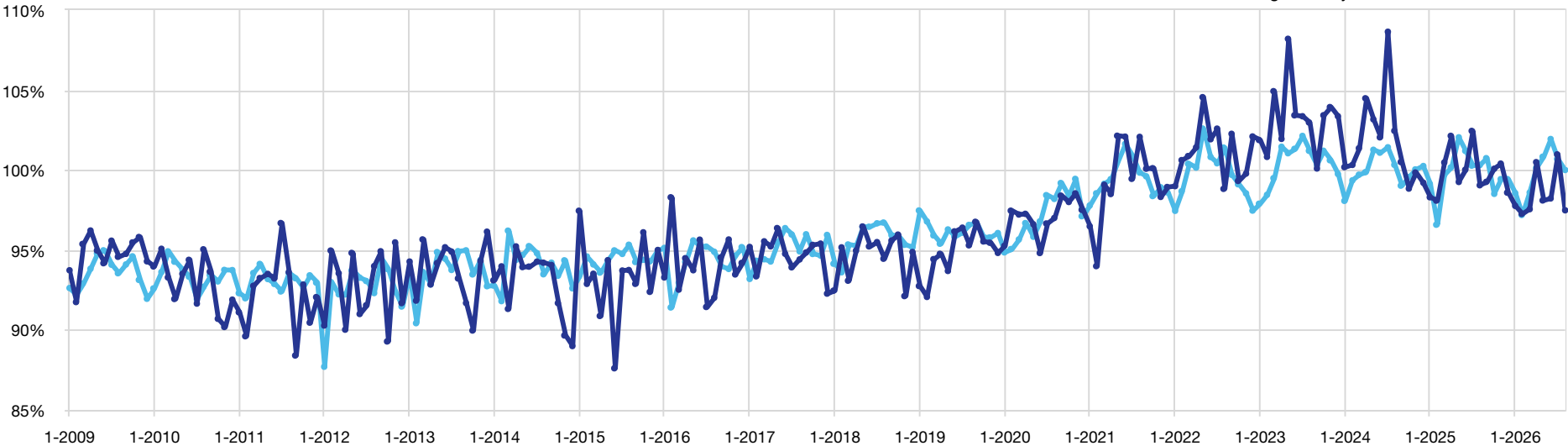
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	100.7%	+ 0.4%	101.0%	- 1.4%
Aug-2026	100.0%	- 0.3%	97.5%	- 1.5%
12-Month Avg*	99.8%	- 0.2%	98.9%	- 1.0%

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

Historical Percent of List Price Received by Month



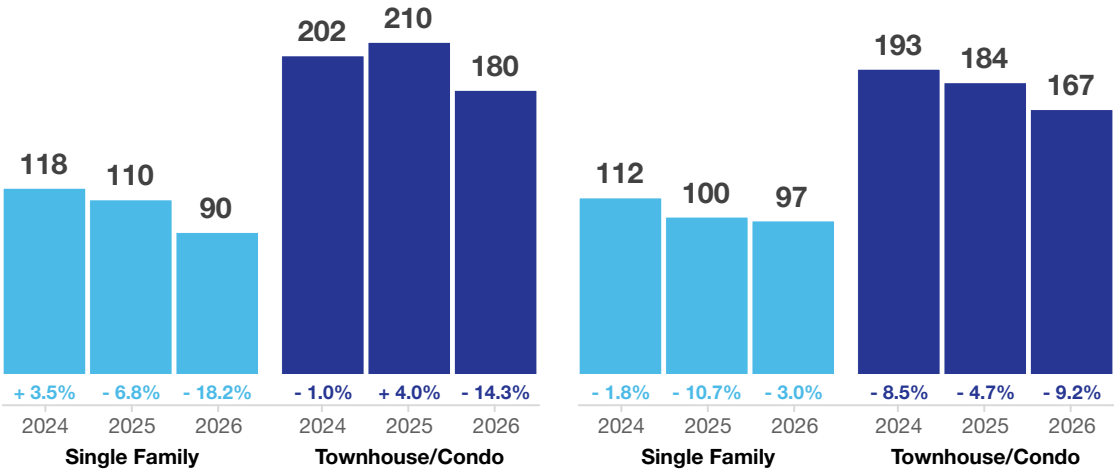
Housing Affordability Index

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.



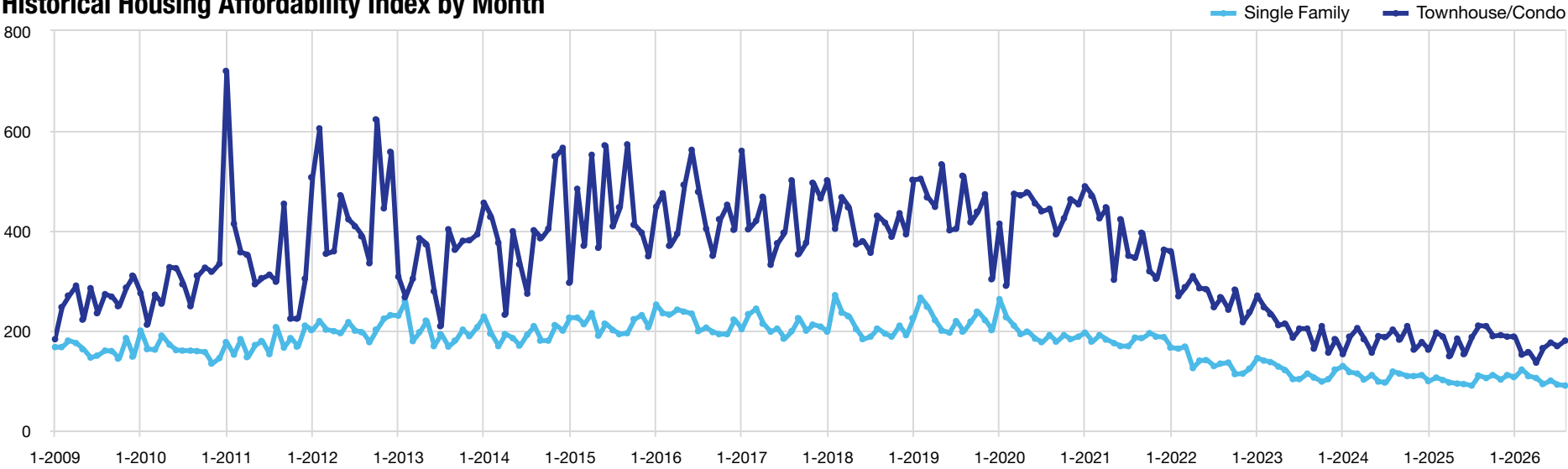
August

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	90	- 18.2%	180	- 14.3%
12-Month Avg	104	+ 1.0%	175	- 2.8%

Historical Housing Affordability Index by Month

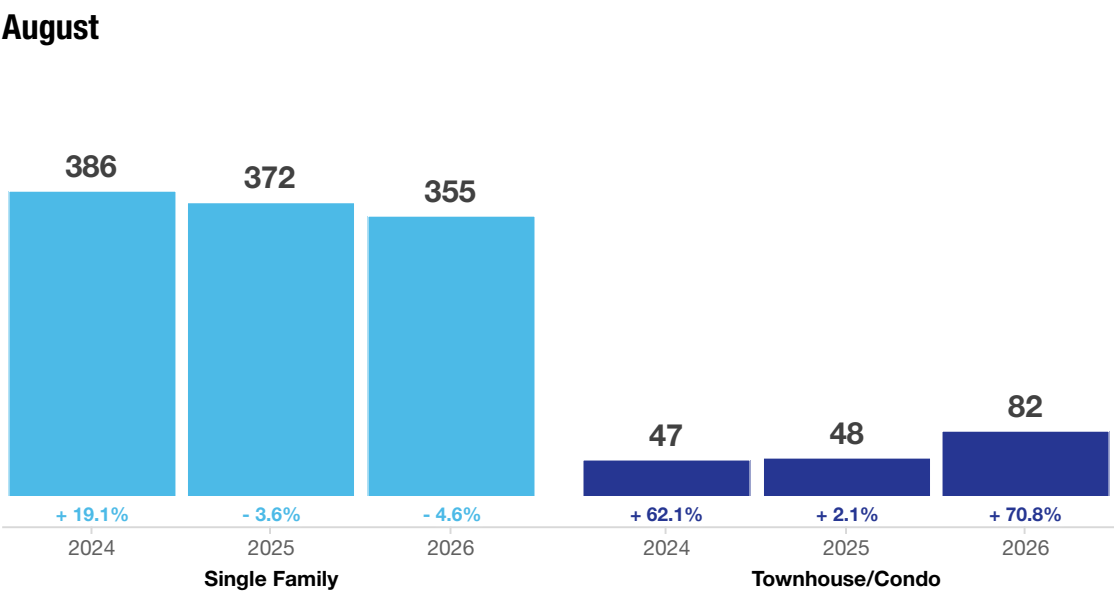


Inventory of Homes for Sale

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

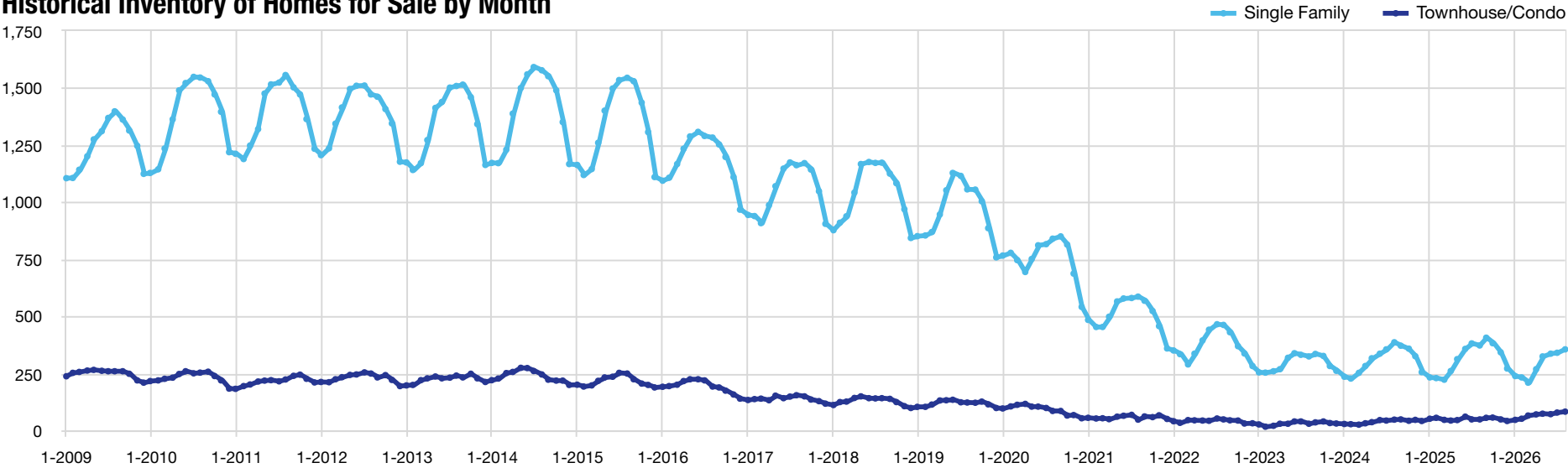


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	71	+ 18.3%
Jul-2026	340	- 10.8%	78	+ 62.5%
Aug-2026	355	- 4.6%	82	+ 70.8%
12-Month Avg	309	+ 1.0%	61	+ 27.1%

Historical Inventory of Homes for Sale by Month

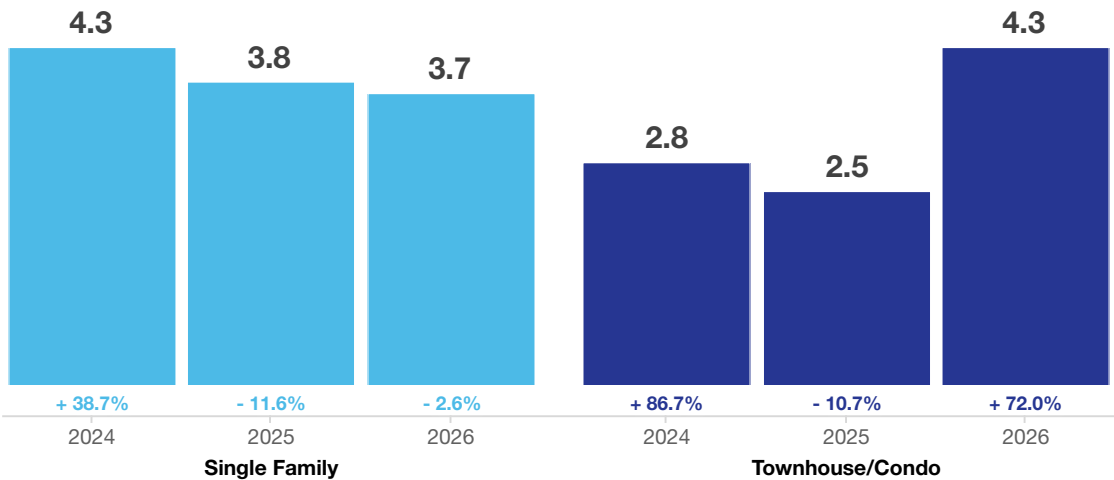


Months Supply of Inventory

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.



August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	4.1	+ 64.0%
Aug-2026	3.7	- 2.6%	4.3	+ 72.0%
12-Month Avg*	3.2	+ 0.8%	3.3	+ 22.6%

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		161	175	+ 8.7%	1,239	1,235	- 0.3%
Pending Sales		134	133	- 0.7%	906	906	0.0%
Closed Sales		158	141	- 10.8%	888	901	+ 1.5%
Days on Market Until Sale		26	41	+ 57.7%	40	43	+ 7.5%
Median Sales Price		\$364,000	\$430,000	+ 18.1%	\$365,000	\$386,000	+ 5.8%
Average Sales Price		\$495,488	\$493,579	- 0.4%	\$496,475	\$527,509	+ 6.3%
Percent of List Price Received		100.2%	99.7%	- 0.5%	100.1%	99.8%	- 0.3%
Housing Affordability Index		115	96	- 16.5%	114	107	- 6.1%
Inventory of Homes for Sale		420	437	+ 4.0%	—	—	—
Months Supply of Inventory		3.6	3.8	+ 5.6%	—	—	—