Monthly Indicators

Litchfield County Chapter of GHAR

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 16.3 percent for Single Family homes but decreased 25.9 percent for Townhouse/Condo homes. Pending Sales decreased 16.1 percent for Single Family homes but remained flat for Townhouse/Condo homes. Inventory increased 8.7 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes.

Median Sales Price increased 11.7 percent to $435,000 for Single Family homes and 40.0 percent to $320,000 for Townhouse/Condo homes. Days on Market increased 5.1 percent for Single Family homes and 7.9 percent for Townhouse/Condo homes. Months Supply of Inventory increased 10.0 percent for Single Family homes and 51.7 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

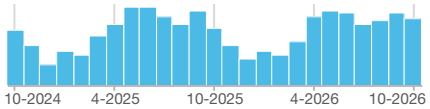
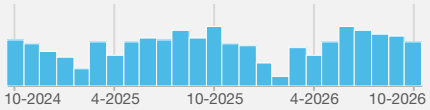
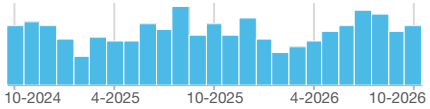
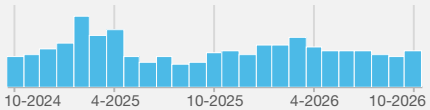
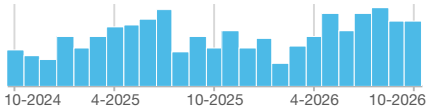
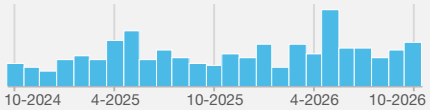
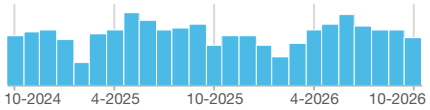
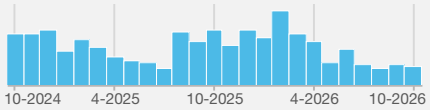
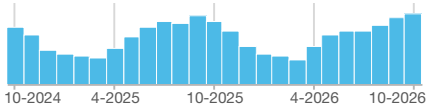
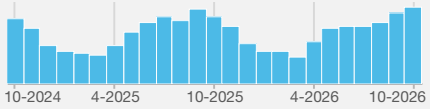
- 6.2%	+ 10.6%	+ 14.0%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

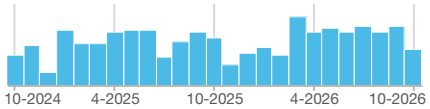
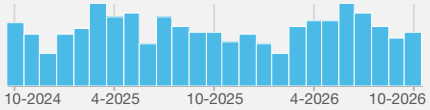
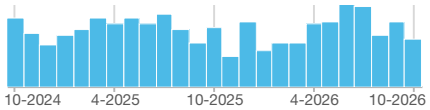
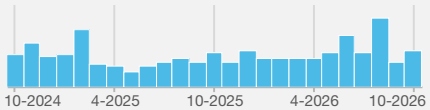
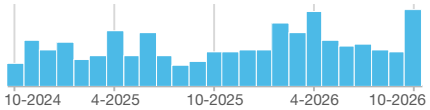
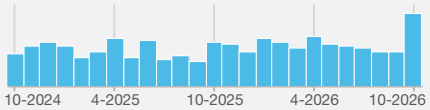
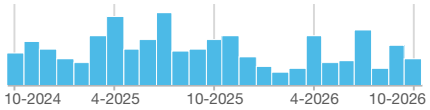
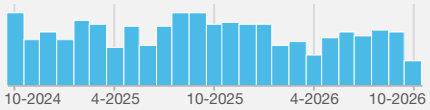
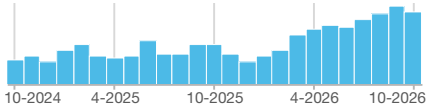
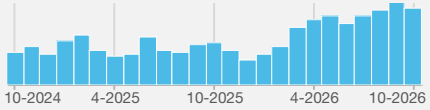
Single Family Market Overview

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		129	**150**	+ 16.3%	1,322	**1,318**	- 0.3%
Pending Sales		118	**99**	- 16.1%	961	**947**	- 1.5%
Closed Sales		110	**106**	- 3.6%	921	**949**	+ 3.0%
Days on Market Until Sale		39	**41**	+ 5.1%	40	**41**	+ 2.5%
Median Sales Price		$389,500	**$435,000**	+ 11.7%	$415,000	**$430,000**	+ 3.6%
Average Sales Price		$497,690	**$596,903**	+ 19.9%	$540,656	**$579,485**	+ 7.2%
Percent of List Price Received		98.5%	**99.4%**	+ 0.9%	100.0%	**100.0%**	0.0%
Housing Affordability Index		111	**91**	- 18.0%	104	**92**	- 11.5%
Inventory of Homes for Sale		381	**414**	+ 8.7%	—	**—**	—
Months Supply of Inventory		4.0	**4.4**	+ 10.0%	—	**—**	—

Townhouse/Condo Market Overview

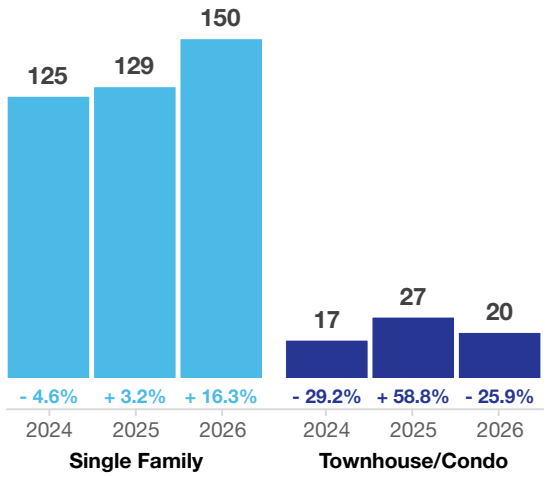
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		27	**20**	- 25.9%	267	**284**	+ 6.4%
Pending Sales		18	**18**	0.0%	204	**195**	- 4.4%
Closed Sales		20	**16**	- 20.0%	202	**195**	- 3.5%
Days on Market Until Sale		38	**41**	+ 7.9%	31	**41**	+ 32.3%
Median Sales Price		$228,500	**$320,000**	+ 40.0%	$225,000	**$250,000**	+ 11.1%
Average Sales Price		$297,385	**$427,369**	+ 43.7%	$257,713	**$292,081**	+ 13.3%
Percent of List Price Received		100.1%	**98.4%**	- 1.7%	100.0%	**98.8%**	- 1.2%
Housing Affordability Index		189	**123**	- 34.9%	192	**158**	- 17.7%
Inventory of Homes for Sale		56	**84**	+ 50.0%	—	**—**	—
Months Supply of Inventory		2.9	**4.4**	+ 51.7%	—	**—**	—

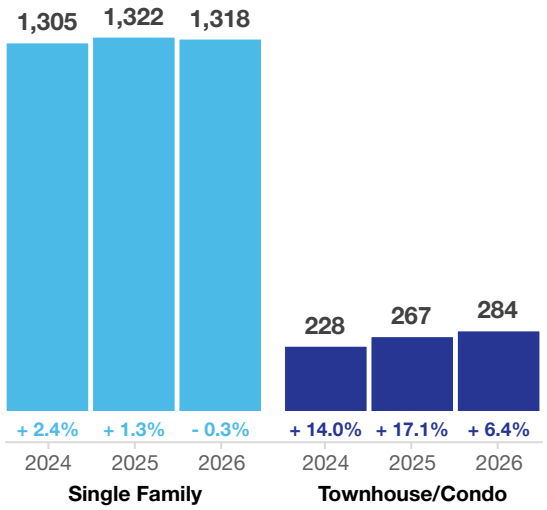
New Listings

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

October

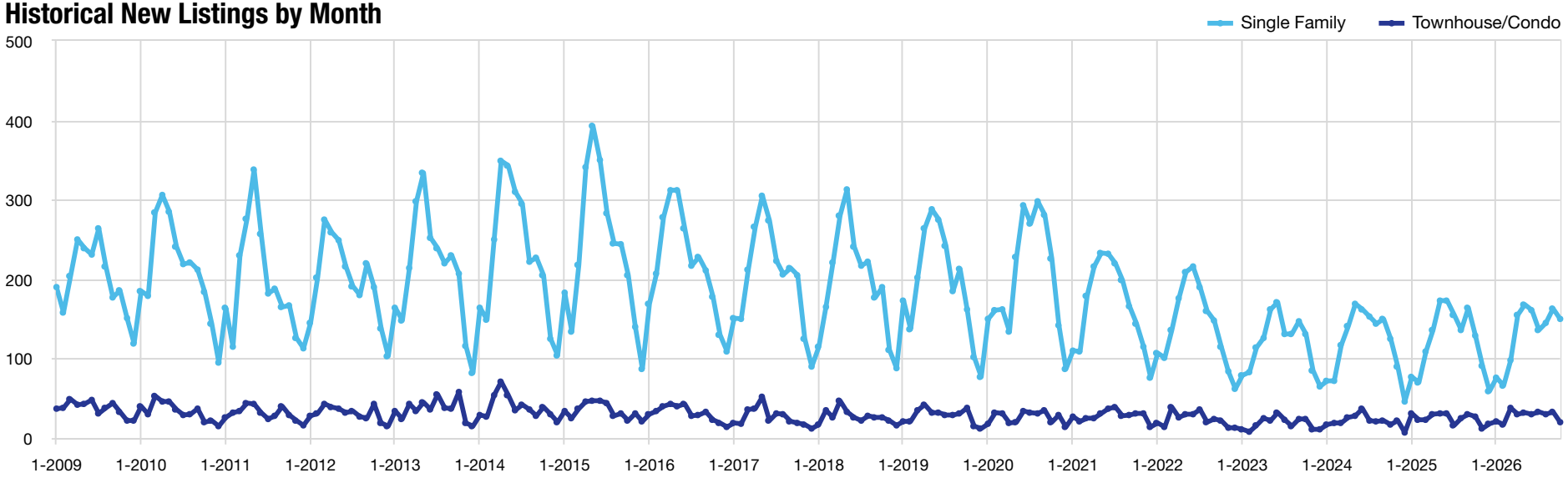


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	155	+ 14.0%	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%
Sep-2026	163	- 0.6%	33	+ 10.0%
Oct-2026	**150**	**+ 16.3%**	**20**	**- 25.9%**
12-Month Avg	122	0.0%	26	+ 4.0%

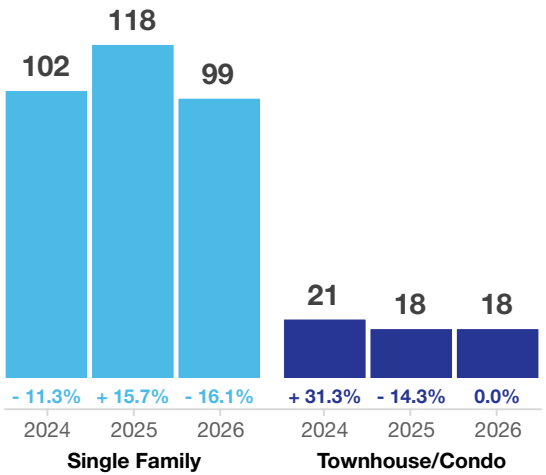
Historical New Listings by Month



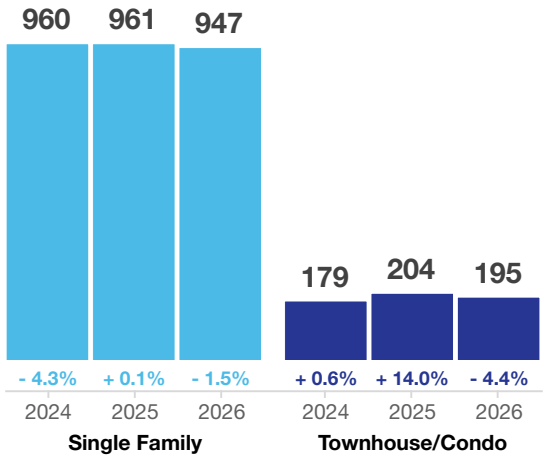
Pending Sales

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

October

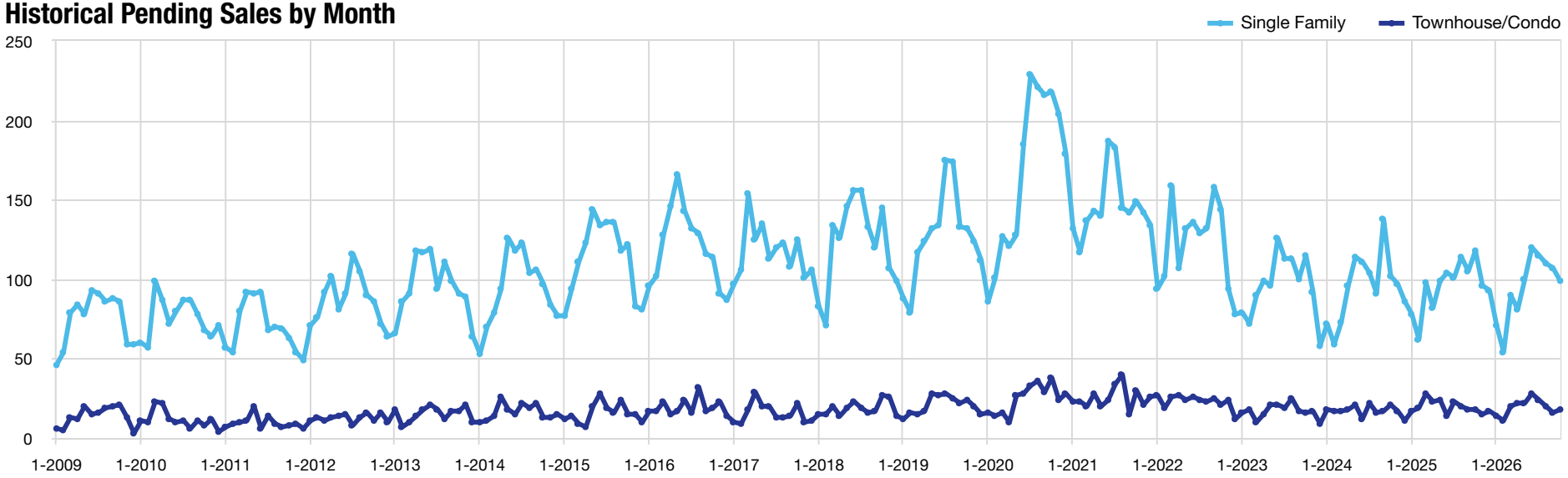


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	120	+ 15.4%	28	+ 100.0%
Jul-2026	115	+ 13.9%	24	+ 4.3%
Aug-2026	110	- 3.5%	20	0.0%
Sep-2026	107	+ 1.9%	16	- 11.1%
Oct-2026	**99**	**- 16.1%**	**18**	**0.0%**
12-Month Avg	95	0.0%	19	0.0%

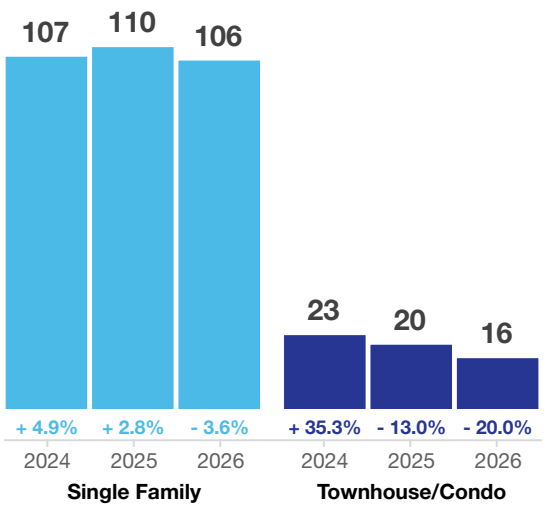
Historical Pending Sales by Month



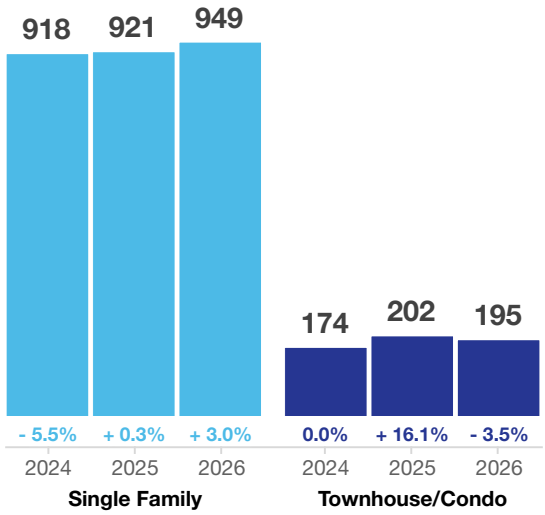
Closed Sales

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

October

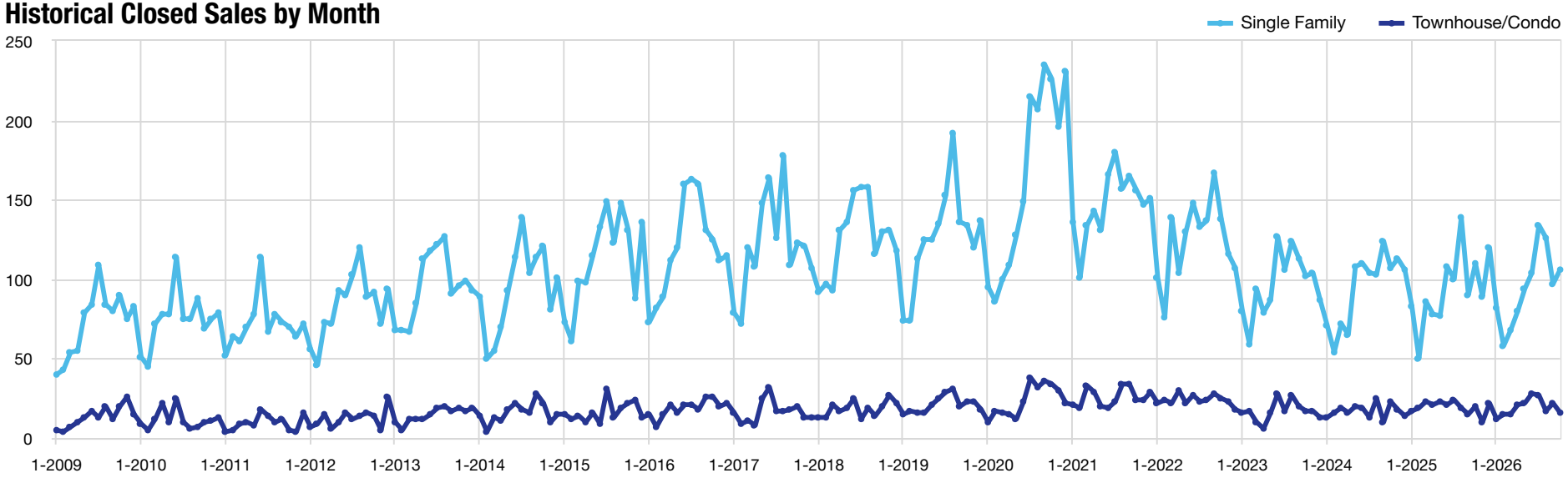


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	126	- 9.4%	17	- 10.5%
Sep-2026	97	+ 7.8%	22	+ 46.7%
Oct-2026	**106**	**- 3.6%**	**16**	**- 20.0%**
12-Month Avg	97	+ 2.1%	19	- 5.0%

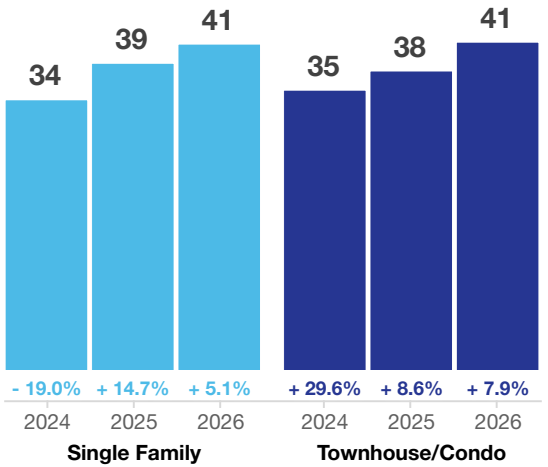
Historical Closed Sales by Month



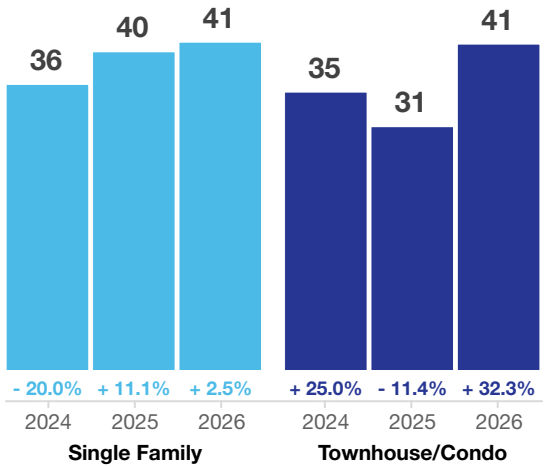
Days on Market Until Sale

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

October



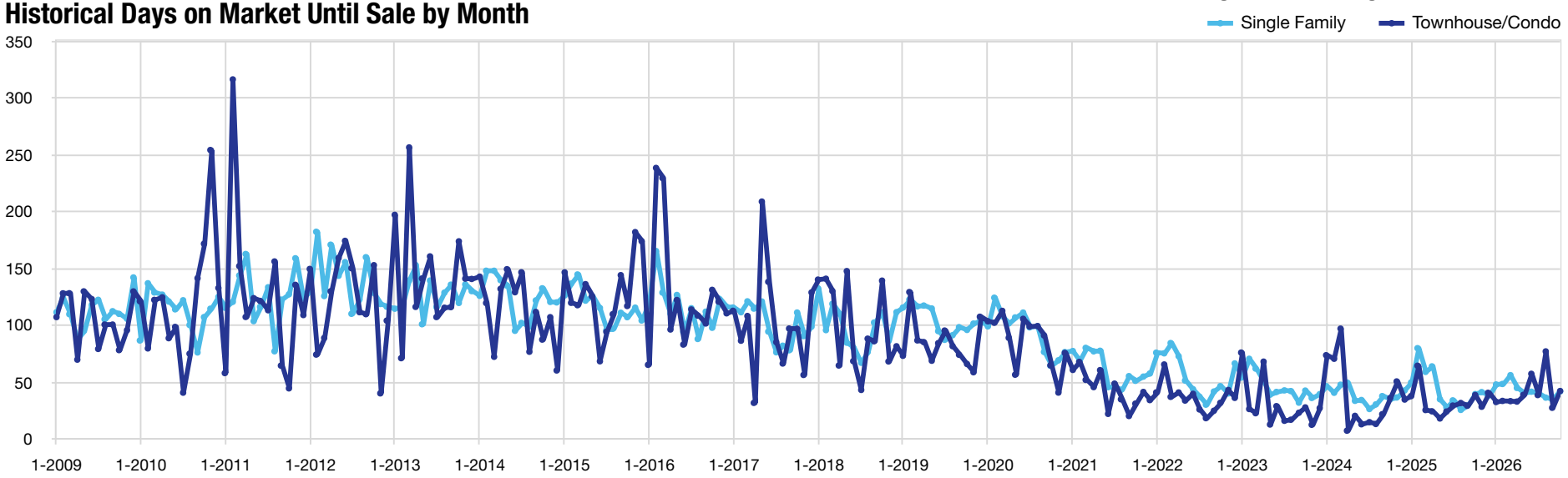
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	34	+ 17.2%	27	- 3.6%
Oct-2026	**41**	**+ 5.1%**	**41**	**+ 7.9%**
12-Month Avg*	41	+ 2.3%	40	+ 24.2%

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

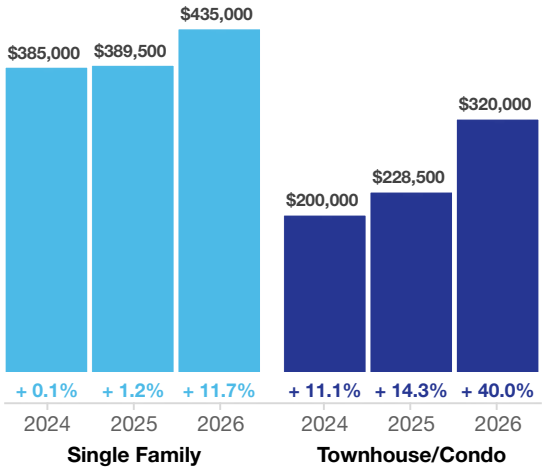
Historical Days on Market Until Sale by Month



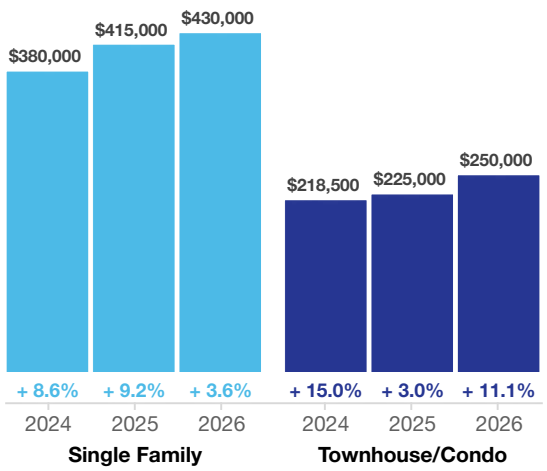
Median Sales Price

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

October



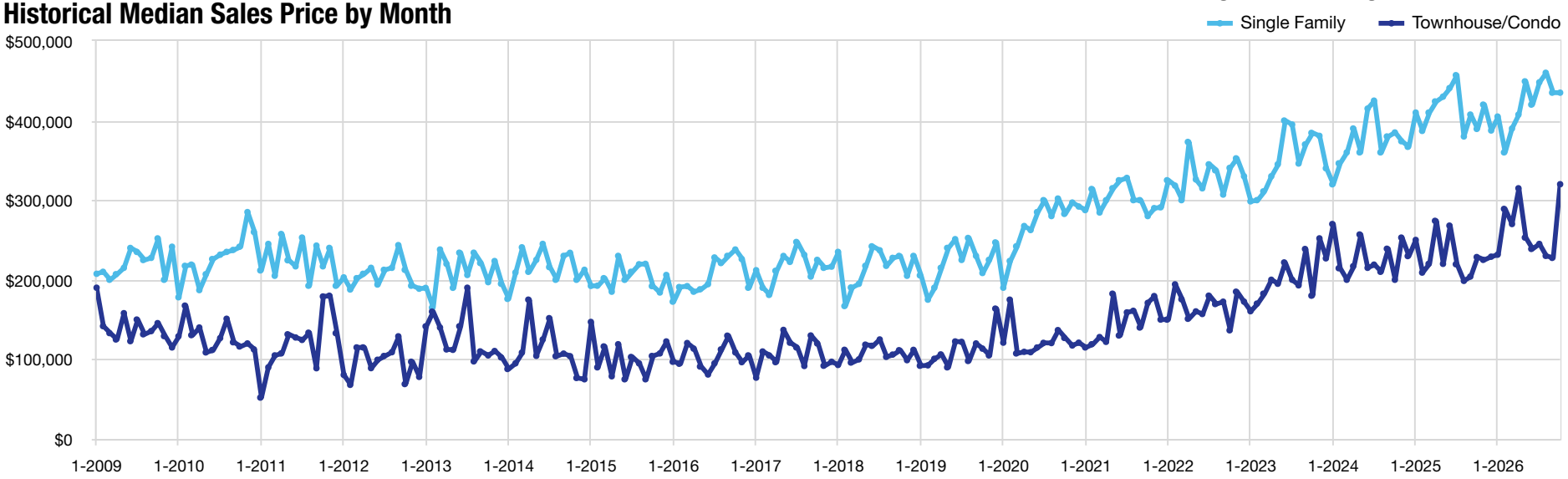
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	$435,000	+ 6.7%	$227,500	+ 11.5%
Oct-2026	**$435,000**	**+ 11.7%**	**$320,000**	**+ 40.0%**
12-Month Avg*	$425,000	+ 4.9%	$245,000	+ 8.5%

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

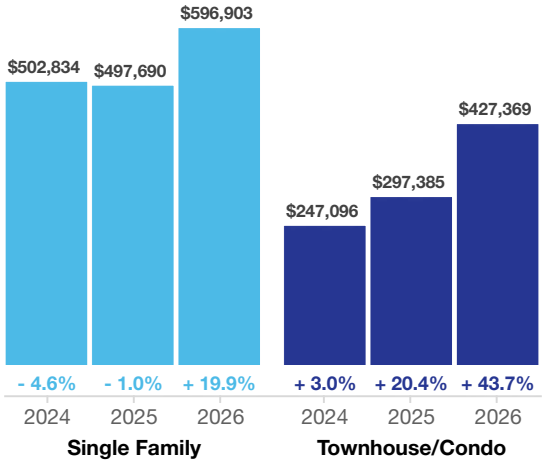
Historical Median Sales Price by Month



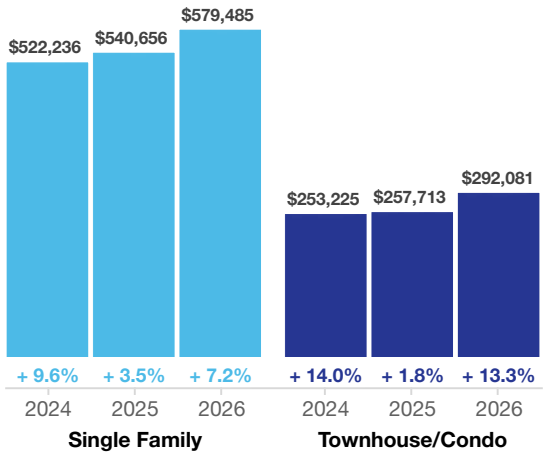
Average Sales Price

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

October



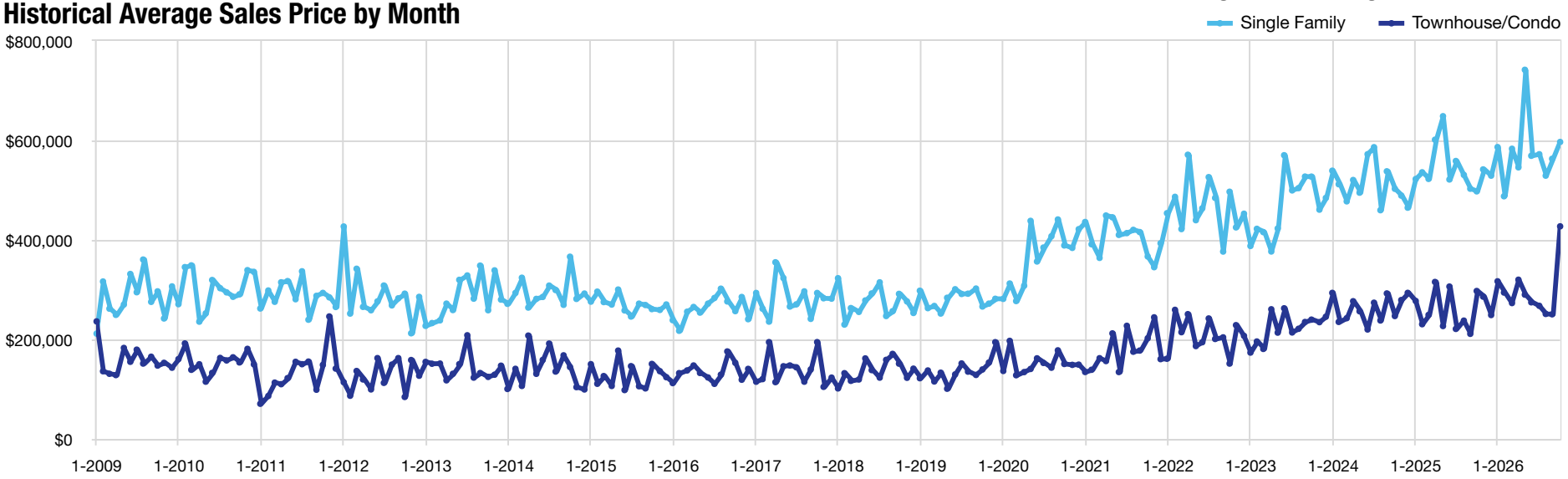
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$529,224	- 0.3%	$251,316	+ 5.7%
Sep-2026	$563,093	+ 11.9%	$250,563	+ 18.6%
Oct-2026	**$596,903**	**+ 19.9%**	**$427,369**	**+ 43.7%**
12-Month Avg*	$571,377	+ 8.1%	$287,651	+ 10.0%

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

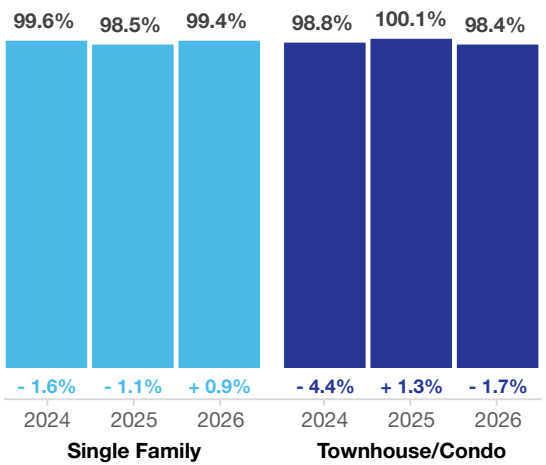
Historical Average Sales Price by Month



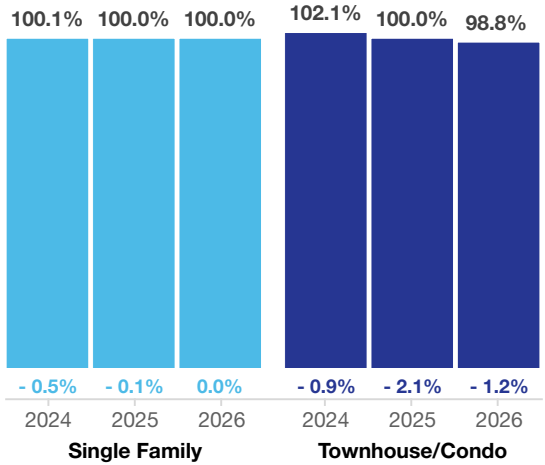
Percent of List Price Received

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.

October



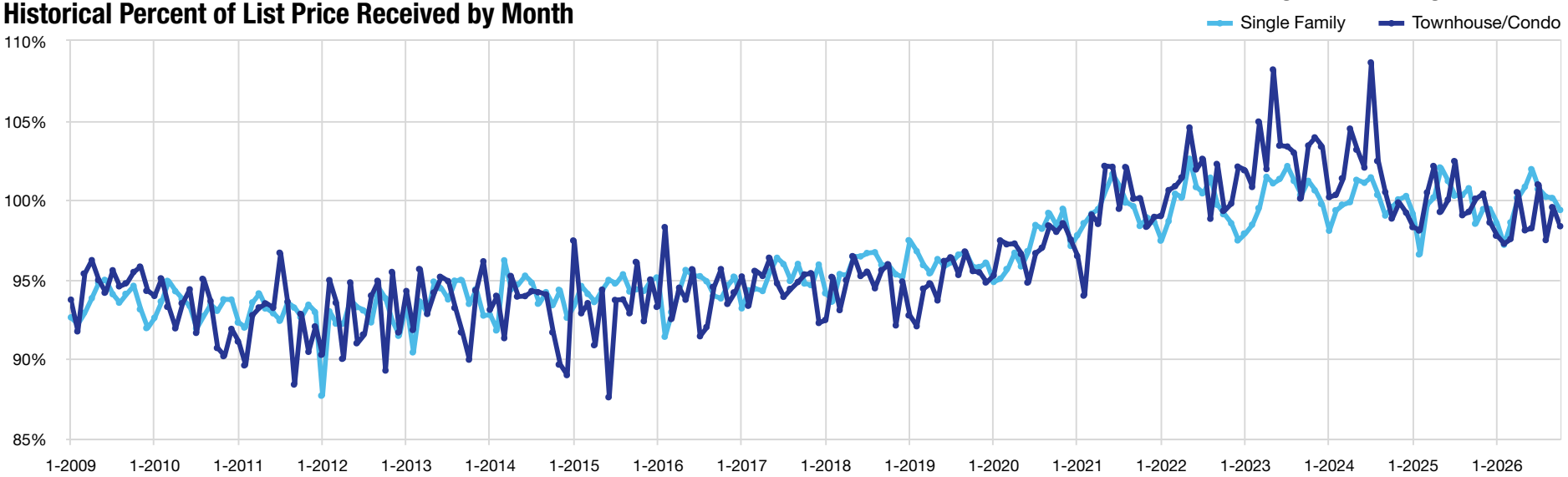
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	100.2%	- 0.1%	97.5%	- 1.5%
Sep-2026	100.1%	- 0.6%	99.6%	+ 0.3%
Oct-2026	**99.4%**	**+ 0.9%**	**98.4%**	**- 1.7%**
12-Month Avg*	99.9%	- 0.2%	98.8%	- 1.1%

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

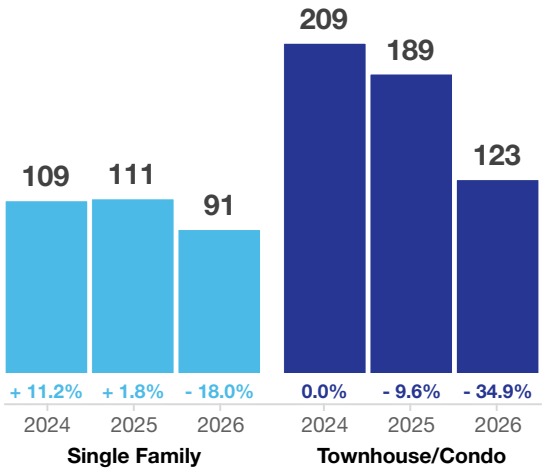
Historical Percent of List Price Received by Month



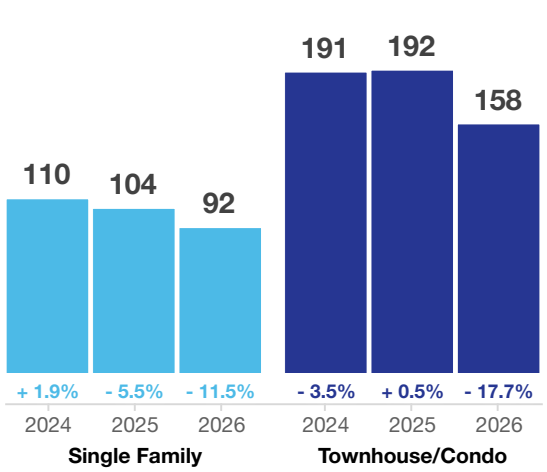
Housing Affordability Index

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.

October

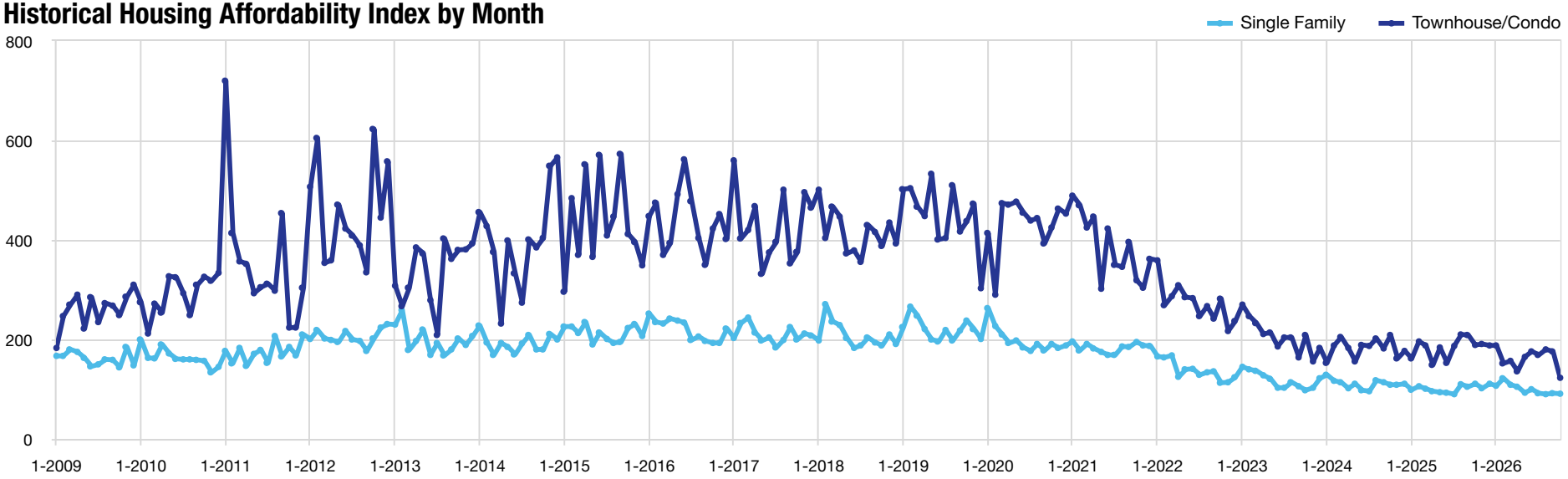


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	92	- 12.4%	176	- 15.8%
Oct-2026	**91**	**- 18.0%**	**123**	**- 34.9%**
12-Month Avg	101	- 1.0%	167	- 7.7%

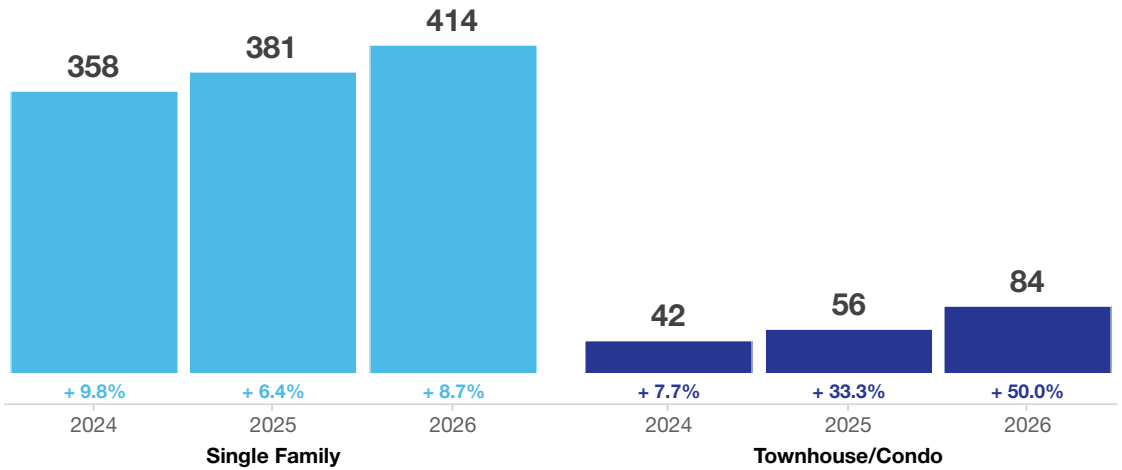
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

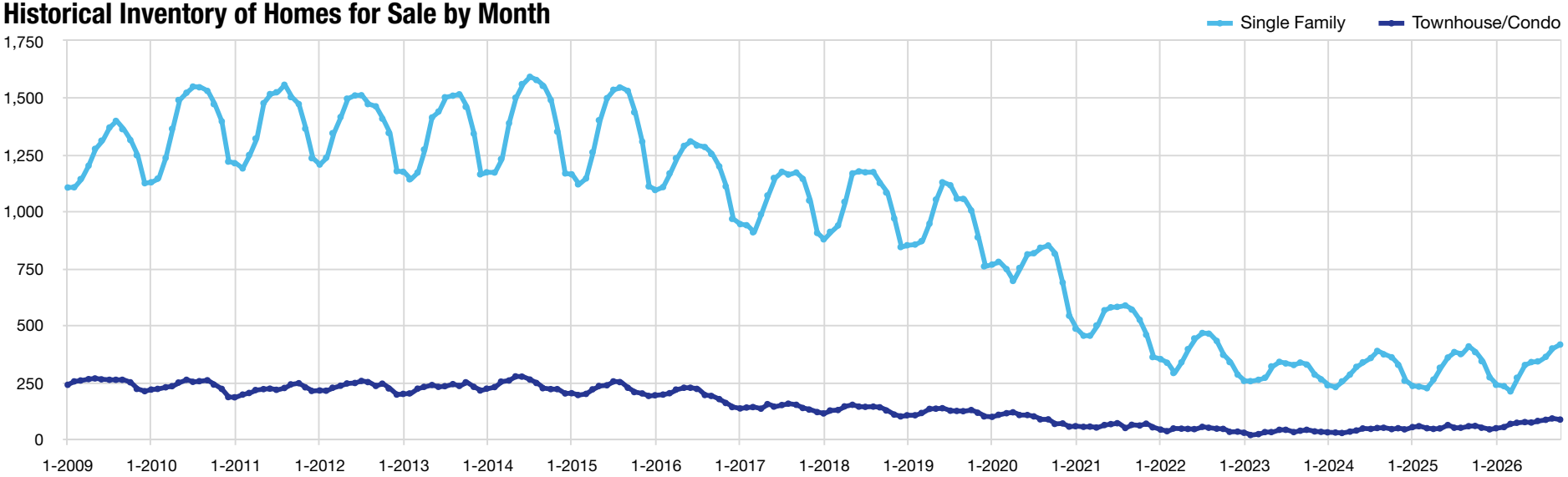
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	341	+ 4.9%	48	+ 4.3%
Dec-2025	270	+ 5.9%	41	0.0%
Jan-2026	237	+ 2.2%	46	- 9.8%
Feb-2026	231	+ 0.9%	51	- 7.3%
Mar-2026	208	- 6.3%	65	+ 41.3%
Apr-2026	268	+ 3.1%	70	+ 62.8%
May-2026	324	+ 3.8%	73	+ 62.2%
Jun-2026	337	- 5.6%	71	+ 18.3%
Jul-2026	340	- 10.8%	78	+ 62.5%
Aug-2026	360	- 3.2%	83	+ 72.9%
Sep-2026	397	- 2.2%	89	+ 61.8%
Oct-2026	**414**	**+ 8.7%**	**84**	**+ 50.0%**
12-Month Avg	311	0.0%	67	+ 34.0%

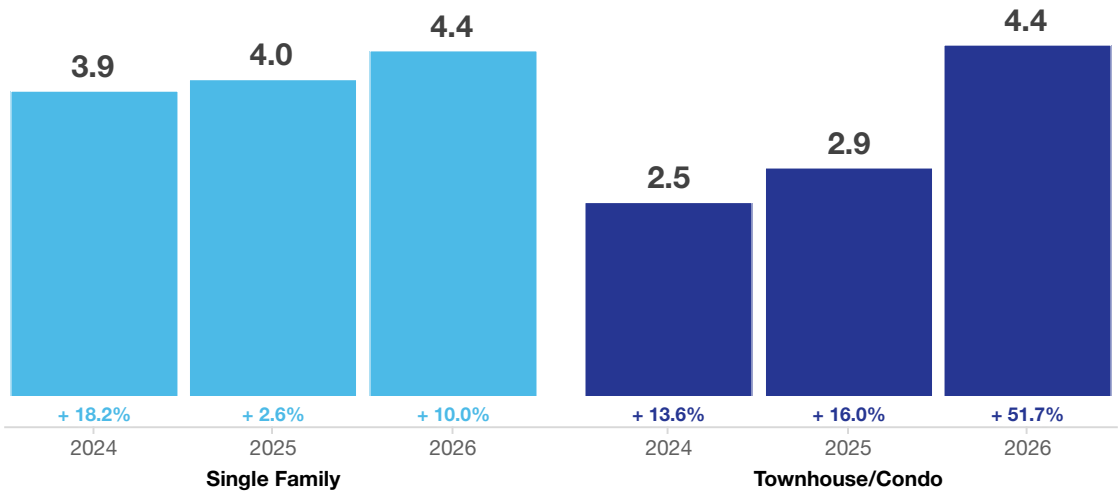
Historical Inventory of Homes for Sale by Month



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.

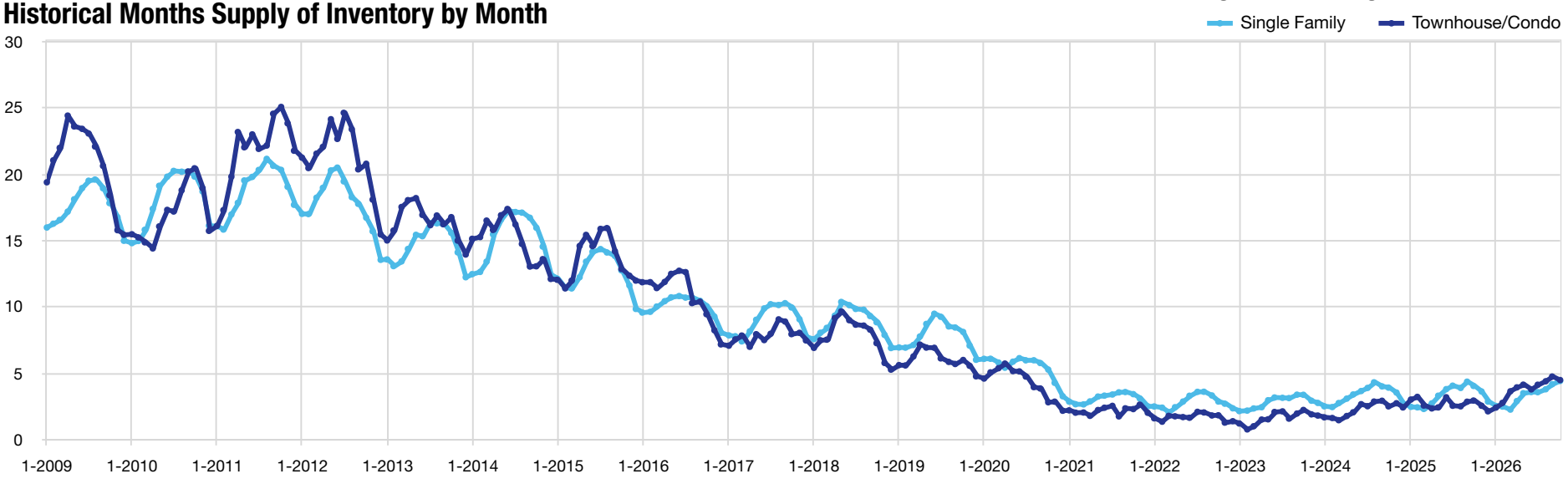
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	3.7	+ 19.4%
Jul-2026	3.5	- 12.5%	4.1	+ 64.0%
Aug-2026	3.7	- 2.6%	4.3	+ 72.0%
Sep-2026	4.1	- 4.7%	4.7	+ 67.9%
Oct-2026	**4.4**	**+ 10.0%**	**4.4**	**+ 51.7%**
12-Month Avg*	3.3	+ 0.1%	3.5	+ 32.1%

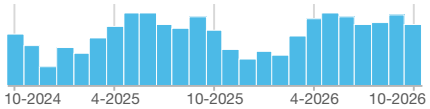
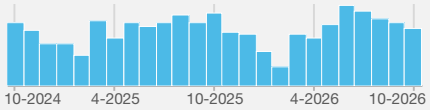
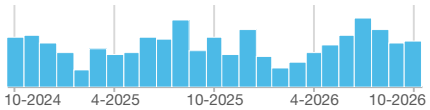
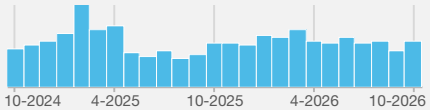
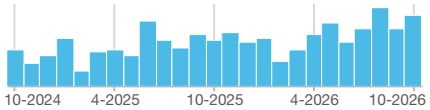
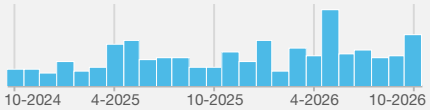
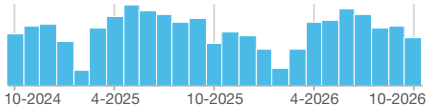
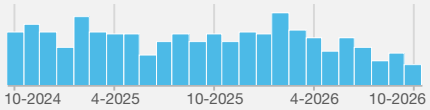
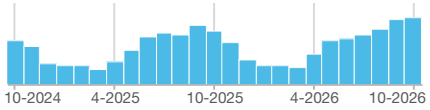
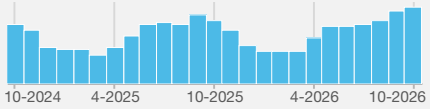
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		156	**170**	+ 9.0%	1,589	**1,602**	+ 0.8%
Pending Sales		136	**117**	- 14.0%	1,165	**1,142**	- 2.0%
Closed Sales		130	**122**	- 6.2%	1,123	**1,144**	+ 1.9%
Days on Market Until Sale		39	**41**	+ 5.1%	39	**41**	+ 5.1%
Median Sales Price		$377,500	**$417,500**	+ 10.6%	$375,000	**$390,000**	+ 4.0%
Average Sales Price		$466,874	**$574,669**	+ 23.1%	$489,762	**$530,496**	+ 8.3%
Percent of List Price Received		98.8%	**99.2%**	+ 0.4%	100.0%	**99.8%**	- 0.2%
Housing Affordability Index		114	**94**	- 17.5%	115	**101**	- 12.2%
Inventory of Homes for Sale		437	**498**	+ 14.0%	—	—	—
Months Supply of Inventory		3.8	**4.4**	+ 15.8%	—	—	—