Local Market Update – February 2024

A Research Tool Provided by SmartMLS

SMART MLS

Litchfield County

Single Family

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	139	134	- 3.6%	255	241	- 5.5%
Pending Sales	116	104	- 10.3%	241	216	- 10.4%
Closed Sales	101	90	- 10.9%	221	194	- 12.2%
Days on Market Until Sale	68	72	+ 5.9%	64	62	- 3.1%
Median Sales Price*	$315,000	$376,000	+ 19.4%	$315,000	$376,750	+ 19.6%
Average Sales Price*	$443,236	$561,122	+ 26.6%	$458,570	$557,976	+ 21.7%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	416	375	- 9.9%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Townhouse/Condo

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	14	28	+ 100.0%	28	61	+ 117.9%
Pending Sales	25	29	+ 16.0%	48	55	+ 14.6%
Closed Sales	23	26	+ 13.0%	51	47	- 7.8%
Days on Market Until Sale	27	65	+ 140.7%	49	65	+ 32.7%
Median Sales Price*	$175,000	$207,000	+ 18.3%	$170,000	$215,000	+ 26.5%
Average Sales Price*	$194,452	$227,492	+ 17.0%	$194,196	$246,102	+ 26.7%
Percent of List Price Received*	101.2%	99.8%	- 1.4%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	29	42	+ 44.8%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family
Rolling 12-Month Calculation
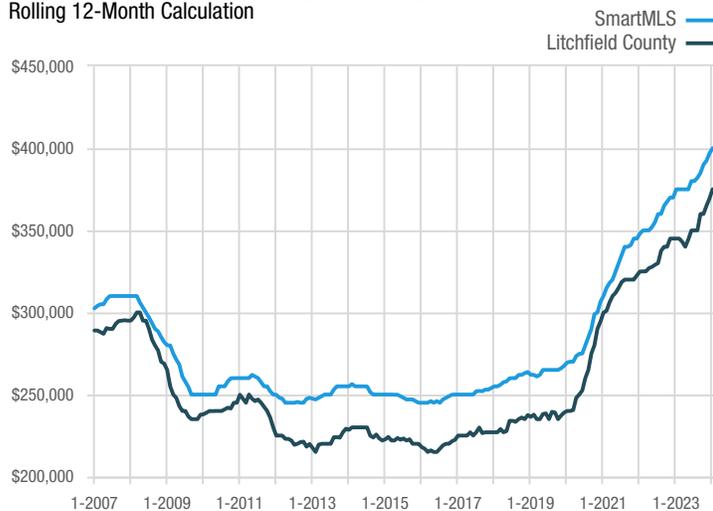
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation
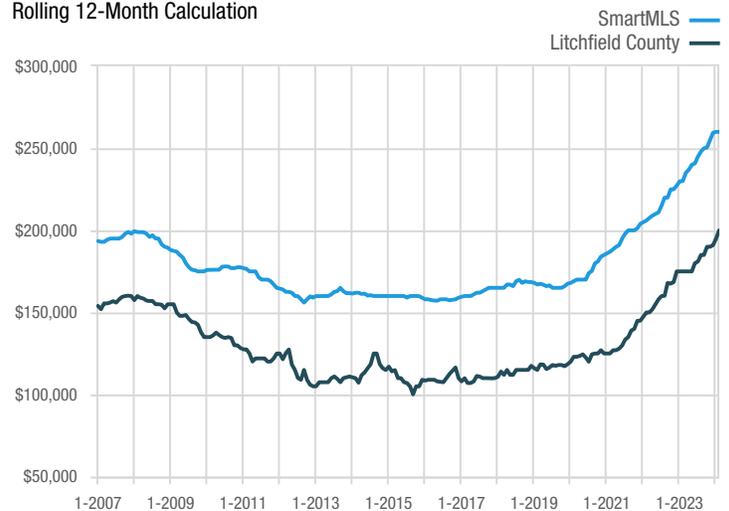
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.