Local Market Update – January 2026
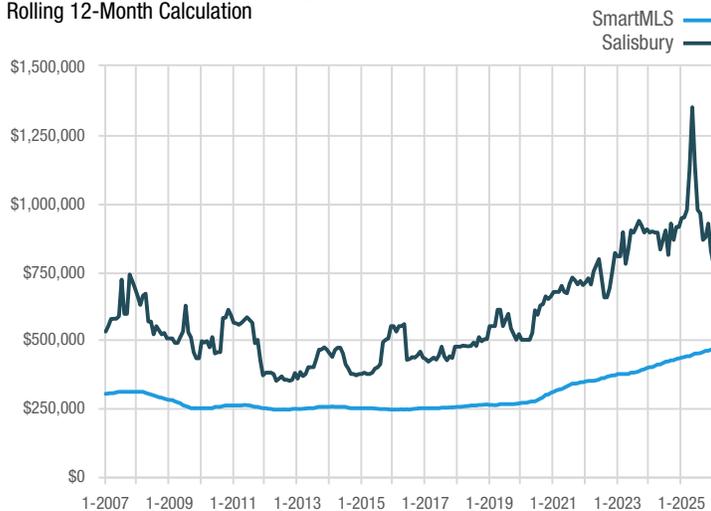A Research Tool Provided by SmartMLS

SMART MLS

Salisbury
Litchfield County

Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	10	4	- 60.0%	10	4	- 60.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	111	96	- 13.5%	111	96	- 13.5%
Median Sales Price*	$1,395,000	$864,500	- 38.0%	$1,395,000	$864,500	- 38.0%
Average Sales Price*	$1,751,667	$864,500	- 50.6%	$1,751,667	$864,500	- 50.6%
Percent of List Price Received*	96.0%	97.2%	+ 1.3%	96.0%	97.2%	+ 1.3%
Inventory of Homes for Sale	22	21	- 4.5%	—	—	—
Months Supply of Inventory	5.0	5.1	+ 2.0%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	89	—	—	89	—
Median Sales Price*	—	$645,000	—	—	$645,000	—
Average Sales Price*	—	$645,000	—	—	$645,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.
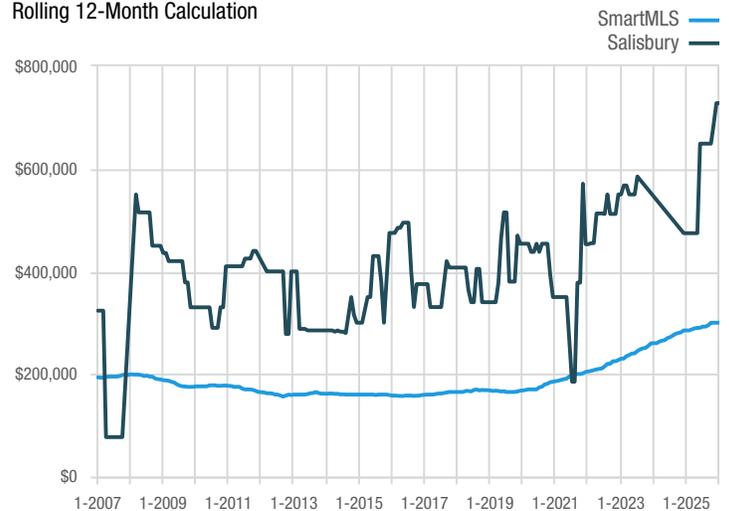
Median Sales Price - Single Family
Rolling 12-Month Calculation

SmartMLS ——
Salisbury ——

Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

SmartMLS ——
Salisbury ——

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.