

Thomaston

Litchfield County

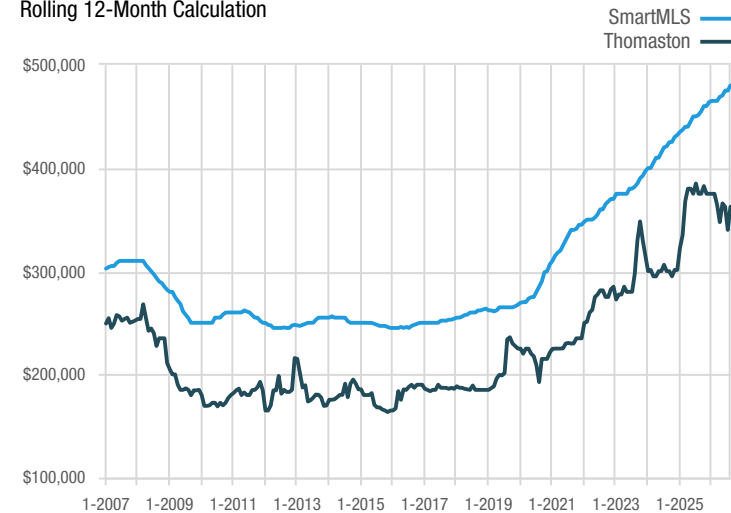
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	7	+ 75.0%	44	48	+ 9.1%
Pending Sales	9	7	- 22.2%	35	37	+ 5.7%
Closed Sales	10	9	- 10.0%	34	41	+ 20.6%
Days on Market Until Sale	14	14	0.0%	35	28	- 20.0%
Median Sales Price*	\$315,500	\$400,000	+ 26.8%	\$377,500	\$350,000	- 7.3%
Average Sales Price*	\$336,300	\$438,347	+ 30.3%	\$371,306	\$378,806	+ 2.0%
Percent of List Price Received*	99.7%	100.9%	+ 1.2%	99.9%	102.4%	+ 2.5%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	2	—	13	13	0.0%
Pending Sales	2	2	0.0%	13	10	- 23.1%
Closed Sales	2	2	0.0%	13	10	- 23.1%
Days on Market Until Sale	13	7	- 46.2%	14	8	- 42.9%
Median Sales Price*	\$197,875	\$210,000	+ 6.1%	\$226,575	\$225,750	- 0.4%
Average Sales Price*	\$197,875	\$210,000	+ 6.1%	\$241,410	\$252,240	+ 4.5%
Percent of List Price Received*	98.2%	95.5%	- 2.7%	105.0%	102.4%	- 2.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

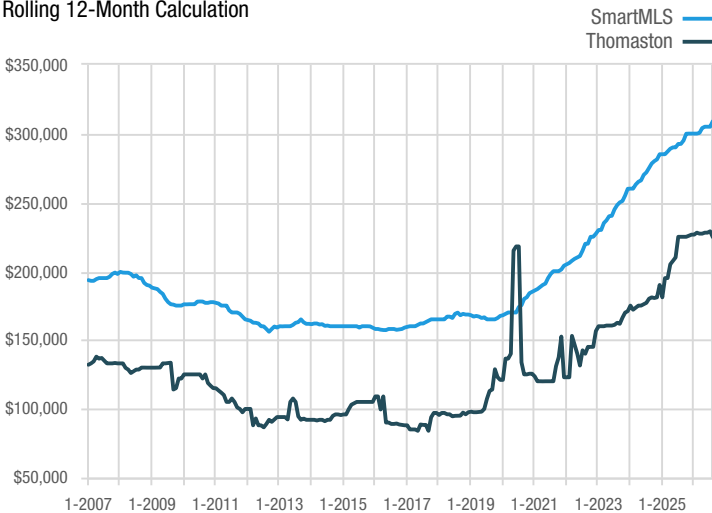
Median Sales Price - Single Family

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.