Local Market Update – October 2026

A Research Tool Provided by SmartMLS

New Milford

Litchfield County

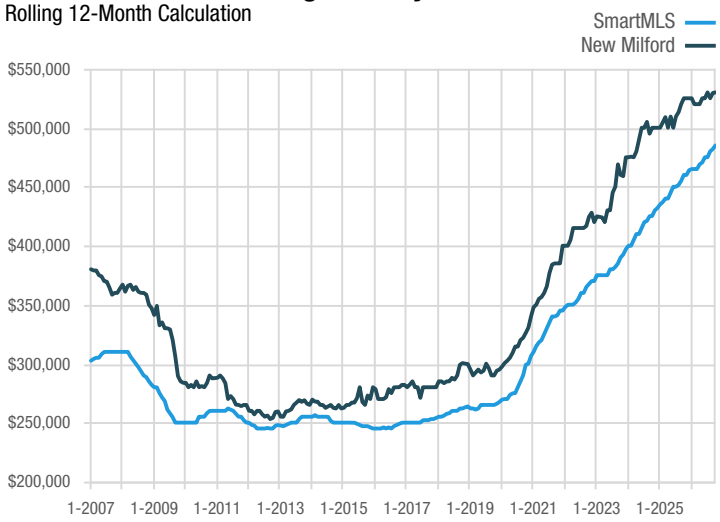
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	35	**28**	- 20.0%	291	**336**	+ 15.5%
Pending Sales	13	**16**	+ 23.1%	206	**232**	+ 12.6%
Closed Sales	23	**18**	- 21.7%	211	**227**	+ 7.6%
Days on Market Until Sale	44	**45**	+ 2.3%	41	**41**	0.0%
Median Sales Price*	$575,000	**$609,500**	+ 6.0%	$525,000	**$549,900**	+ 4.7%
Average Sales Price*	$604,054	**$750,667**	+ 24.3%	$576,859	**$592,661**	+ 2.7%
Percent of List Price Received*	98.4%	**99.9%**	+ 1.5%	100.5%	**100.4%**	- 0.1%
Inventory of Homes for Sale	81	**104**	+ 28.4%	—	—	—
Months Supply of Inventory	3.9	**4.7**	+ 20.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**5**	- 58.3%	94	**114**	+ 21.3%
Pending Sales	7	**4**	- 42.9%	62	**101**	+ 62.9%
Closed Sales	6	**11**	+ 83.3%	61	**101**	+ 65.6%
Days on Market Until Sale	14	**62**	+ 342.9%	24	**47**	+ 95.8%
Median Sales Price*	$230,750	**$290,000**	+ 25.7%	$246,000	**$275,000**	+ 11.8%
Average Sales Price*	$231,500	**$247,182**	+ 6.8%	$271,536	**$304,827**	+ 12.3%
Percent of List Price Received*	98.0%	**97.4%**	- 0.6%	101.3%	**98.9%**	- 2.4%
Inventory of Homes for Sale	26	**22**	- 15.4%	—	—	—
Months Supply of Inventory	4.0	**2.2**	- 45.0%	—	—	—

* 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.

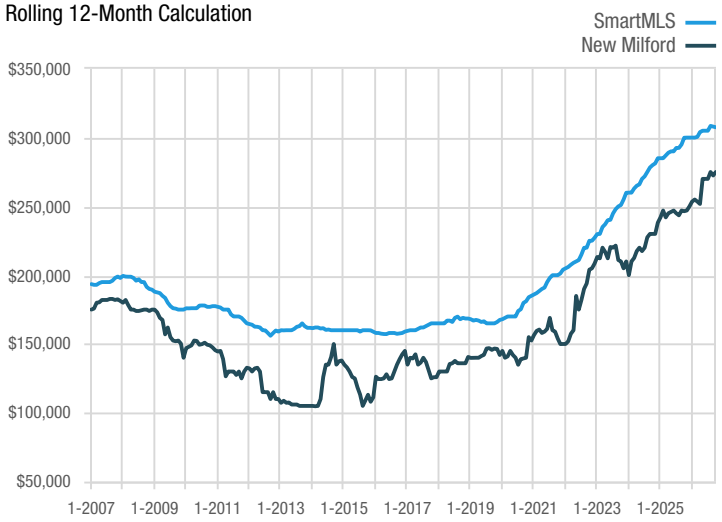
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.