Weekly Market Activity Report

Litchfield County

For Week Ending November 7, 2026

Data current as of November 17, 2026

There were 1.4 million homes for sale nationwide in October, 3.4% higher than a year earlier and 0.4% above September, according to Zillow's October Market Report. The typical U.S. home value was $364,812, down 0.6% from September and 0.7% higher than a year earlier. Homes took a median of 31 days to go pending, two days longer than both a year earlier and September, and the share of listings with a price cut was 26.5%, down from 26.9% a year earlier.

SINGLE FAMILY

For the week ending November 7:

- New Listings decreased 11.1% to 32
- Pending Sales increased 2.9% to 35
- Inventory increased 8.5% to 679

For the month of October:

- Median Sales Price increased 2.3% to $440,000
- Days on Market decreased 6.5% to 43
- Pct of List Price Rec'd increased 0.6% to 99.6%
- Months Supply increased 9.5% to 4.6

TOWNHOUSE/CONDO

For the week ending November 7:

- New Listings increased 25.0% to 10
- Pending Sales increased 33.3% to 8
- Inventory increased 26.1% to 116

For the month of October:

- Median Sales Price increased 41.5% to $300,000
- Days on Market increased 82.8% to 53
- Pct of List Price Rec'd decreased 2.0% to 97.9%
- Months Supply increased 12.5% to 3.6

Quick Facts

- 11.1%	+ 25.0%	+ 2.9%	+ 33.3%	+ 8.5%	+ 26.1%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change **New Listings**		Year-Over-Year Change **Pending Sales**		Year-Over-Year Change **Homes for Sale**	

A research tool provided by SmartMLS covering Litchfield County.

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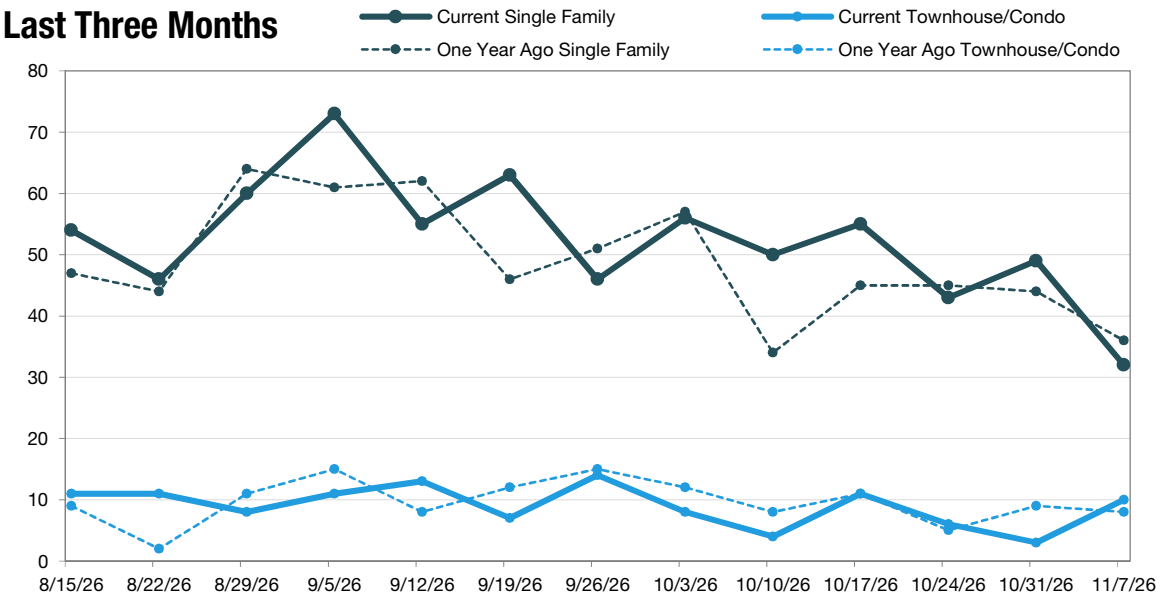
Current as of November 17, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.

New Listings

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

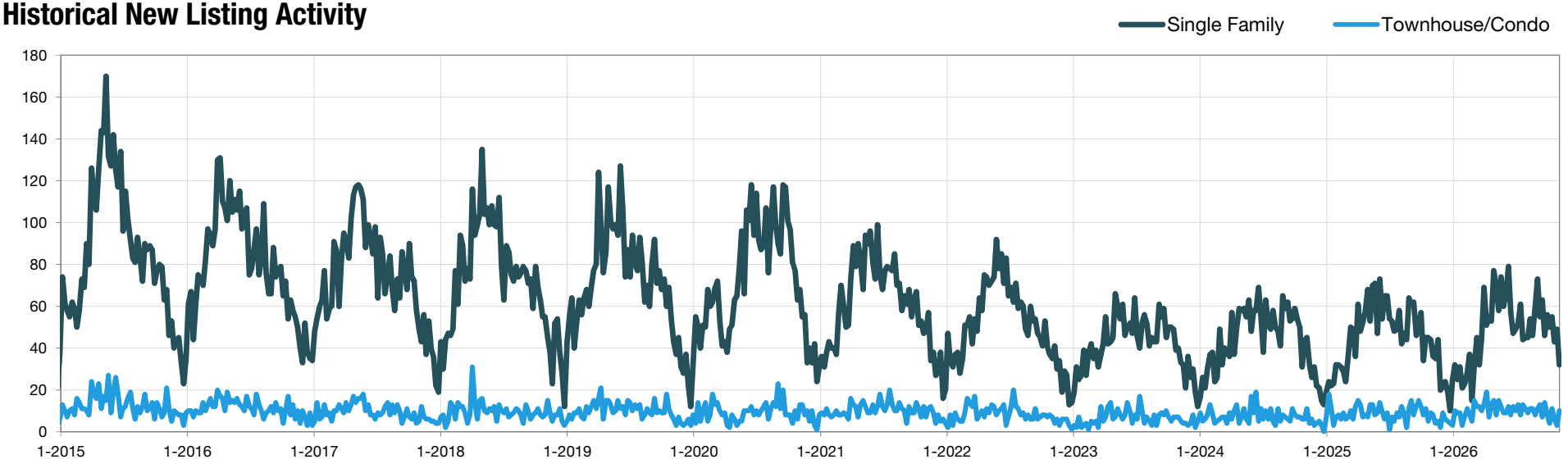
SMART MLS
Litchfield County

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
8/15/2026	**54**	+ 14.9%	**11**	+ 22.2%
8/22/2026	**46**	+ 4.5%	**11**	+ 450.0%
8/29/2026	**60**	- 6.3%	**8**	- 27.3%
9/5/2026	**73**	+ 19.7%	**11**	- 26.7%
9/12/2026	**55**	- 11.3%	**13**	+ 62.5%
9/19/2026	**63**	+ 37.0%	**7**	- 41.7%
9/26/2026	**46**	- 9.8%	**14**	- 6.7%
10/3/2026	**56**	- 1.8%	**8**	- 33.3%
10/10/2026	**50**	+ 47.1%	**4**	- 50.0%
10/17/2026	**55**	+ 22.2%	**11**	0.0%
10/24/2026	**43**	- 4.4%	**6**	+ 20.0%
10/31/2026	**49**	+ 11.4%	**3**	- 66.7%
11/7/2026	**32**	- 11.1%	**10**	+ 25.0%
3-Month Avg.	**52**	+ 7.2%	**9**	- 6.4%

Historical New Listing Activity

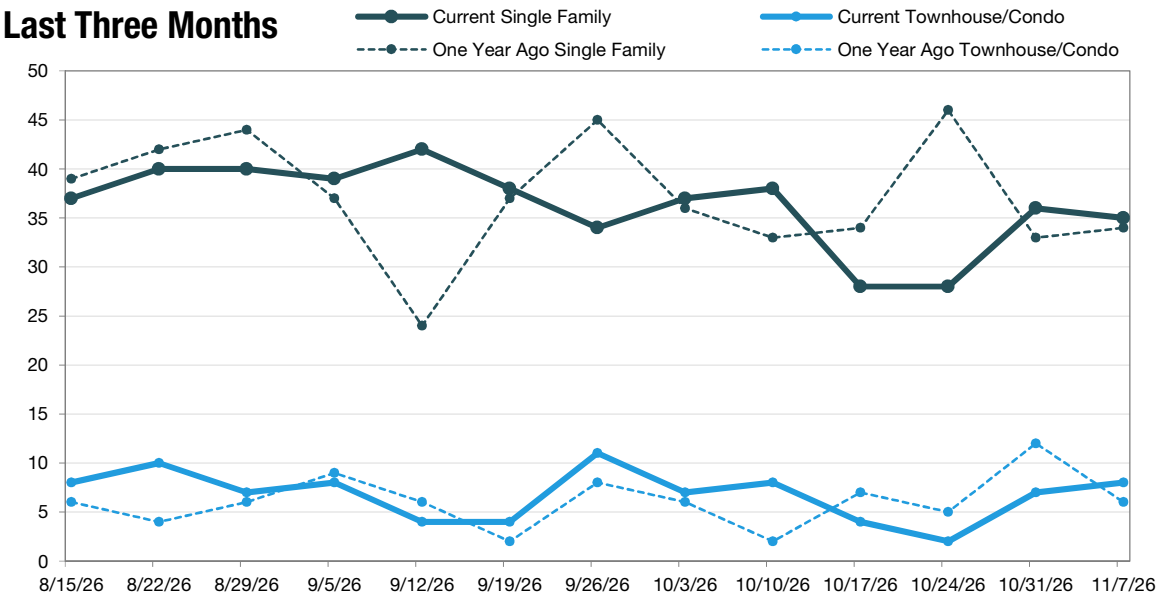


Pending Sales

A count of the properties in either a contingent or pending status in a given week.

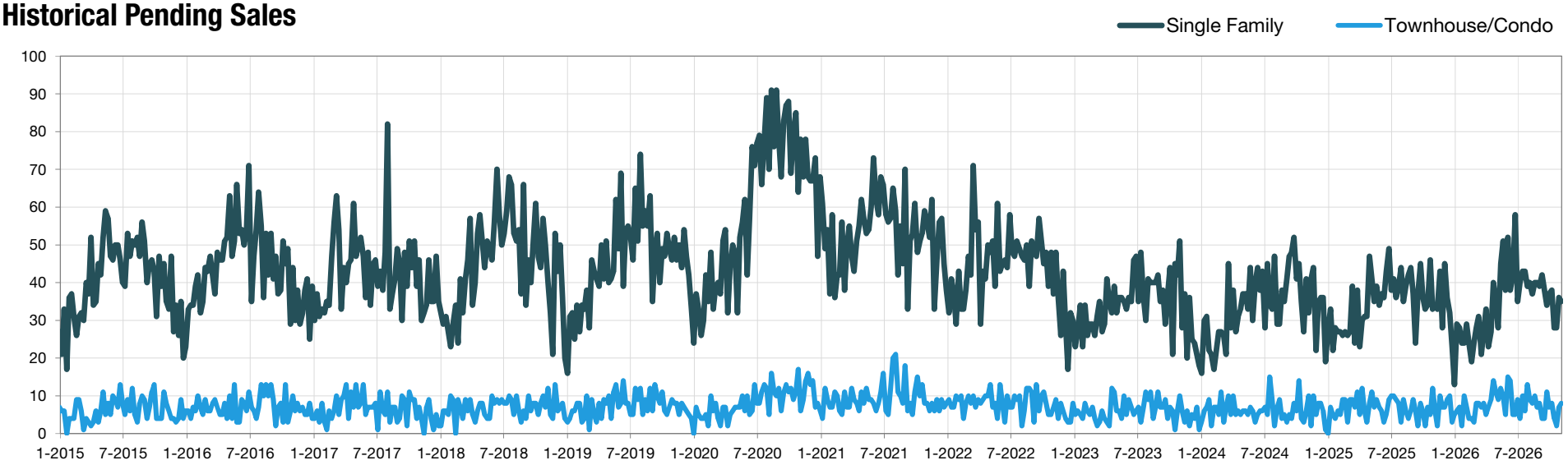
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Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
8/15/2026	**37**	- 5.1%	**8**	+ 33.3%
8/22/2026	**40**	- 4.8%	**10**	+ 150.0%
8/29/2026	**40**	- 9.1%	**7**	+ 16.7%
9/5/2026	**39**	+ 5.4%	**8**	- 11.1%
9/12/2026	**42**	+ 75.0%	**4**	- 33.3%
9/19/2026	**38**	+ 2.7%	**4**	+ 100.0%
9/26/2026	**34**	- 24.4%	**11**	+ 37.5%
10/3/2026	**37**	+ 2.8%	**7**	+ 16.7%
10/10/2026	**38**	+ 15.2%	**8**	+ 300.0%
10/17/2026	**28**	- 17.6%	**4**	- 42.9%
10/24/2026	**28**	- 39.1%	**2**	- 60.0%
10/31/2026	**36**	+ 9.1%	**7**	- 41.7%
11/7/2026	**35**	+ 2.9%	**8**	+ 33.3%
3-Month Avg.	**36**	- 2.5%	**7**	+ 11.4%

Historical Pending Sales

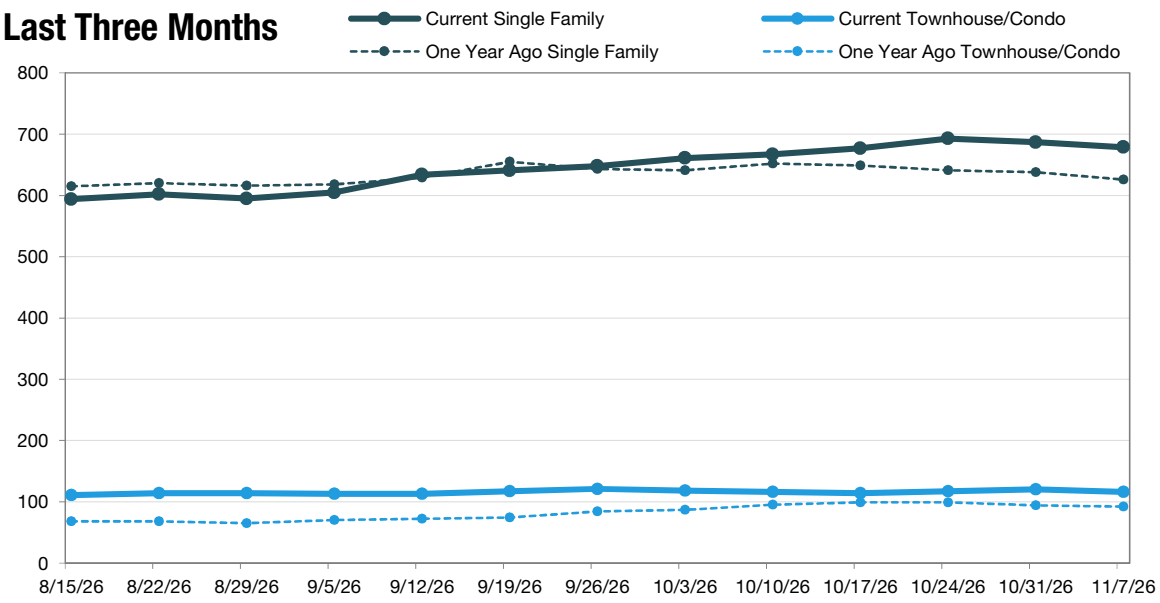


Inventory of Homes for Sale

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

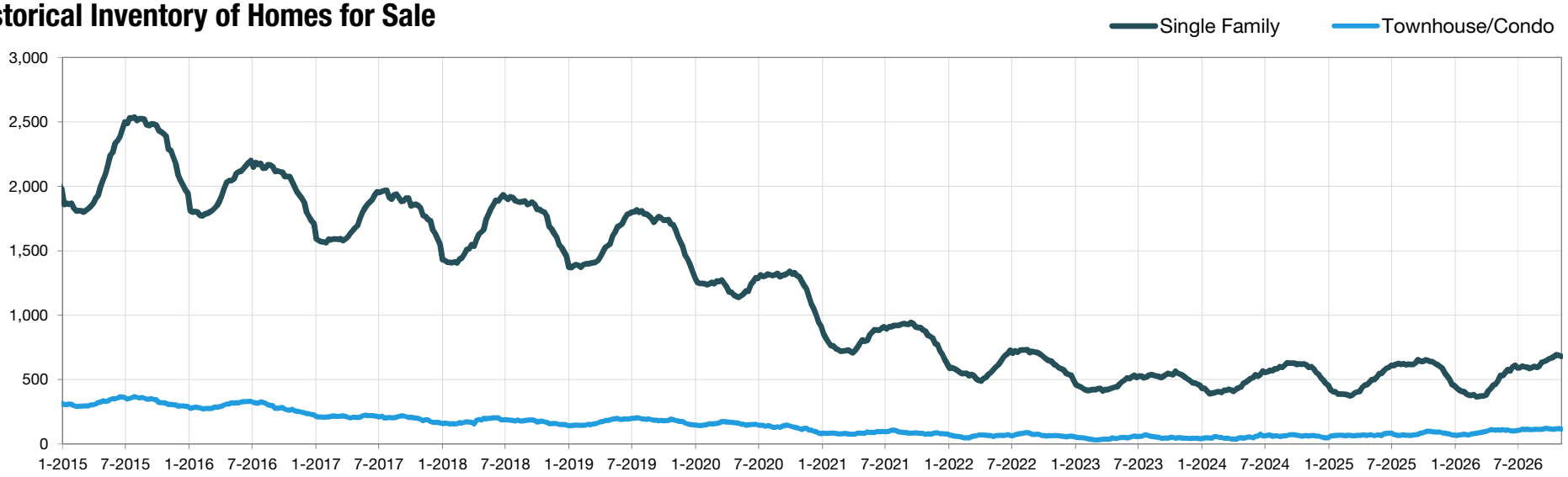
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Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
8/15/2026	**594**	- 3.4%	**111**	+ 63.2%
8/22/2026	**602**	- 2.9%	**114**	+ 67.6%
8/29/2026	**595**	- 3.4%	**114**	+ 75.4%
9/5/2026	**605**	- 2.1%	**113**	+ 61.4%
9/12/2026	**634**	+ 0.8%	**113**	+ 56.9%
9/19/2026	**641**	- 2.1%	**117**	+ 58.1%
9/26/2026	**648**	+ 0.8%	**121**	+ 44.0%
10/3/2026	**661**	+ 3.1%	**118**	+ 35.6%
10/10/2026	**667**	+ 2.3%	**116**	+ 22.1%
10/17/2026	**677**	+ 4.3%	**114**	+ 15.2%
10/24/2026	**693**	+ 8.1%	**117**	+ 18.2%
10/31/2026	**687**	+ 7.7%	**120**	+ 27.7%
11/7/2026	**679**	+ 8.5%	**116**	+ 26.1%
3-Month Avg.	**645**	+ 1.7%	**116**	+ 41.0%

Historical Inventory of Homes for Sale

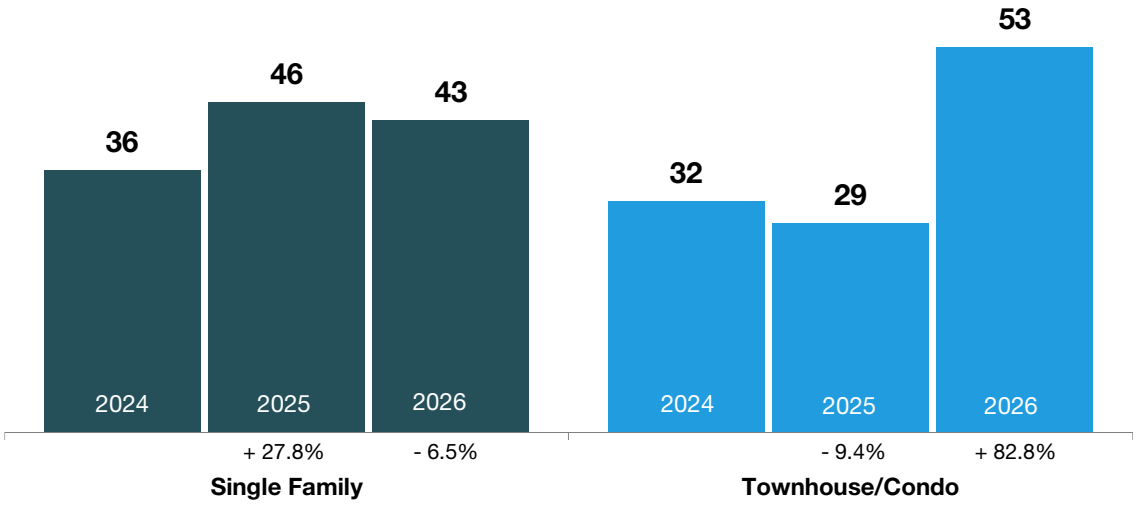


Days on Market Until Sale

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

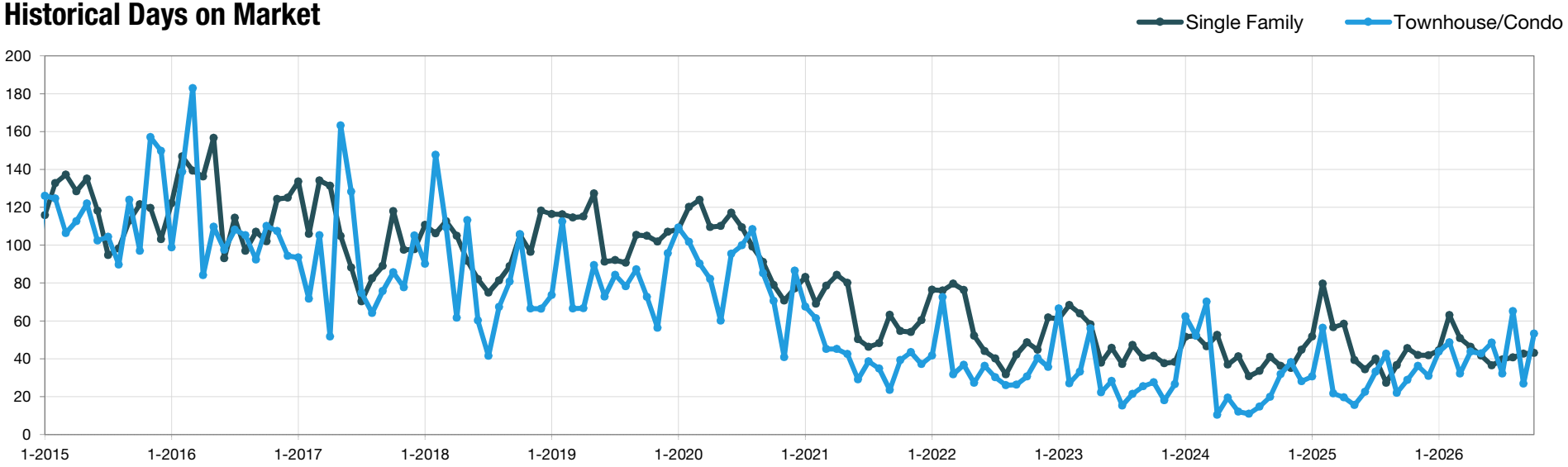
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October



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Nov-2025	**42**	+ 20.0%	**36**	- 5.3%
Dec-2025	**42**	- 6.7%	**31**	+ 10.7%
Jan-2026	**44**	- 15.4%	**44**	+ 41.9%
Feb-2026	**63**	- 21.3%	**49**	- 12.5%
Mar-2026	**51**	- 10.5%	**32**	+ 45.5%
Apr-2026	**46**	- 20.7%	**44**	+ 120.0%
May-2026	**42**	+ 7.7%	**43**	+ 168.8%
Jun-2026	**36**	+ 5.9%	**48**	+ 108.7%
Jul-2026	**40**	0.0%	**32**	- 3.0%
Aug-2026	**41**	+ 51.9%	**65**	+ 51.2%
Sep-2026	**43**	+ 16.2%	**27**	+ 22.7%
Oct-2026	**43**	- 6.5%	**53**	+ 82.8%
Average	**44**	**+1.7%**	**42**	**+52.6%**

Historical Days on Market

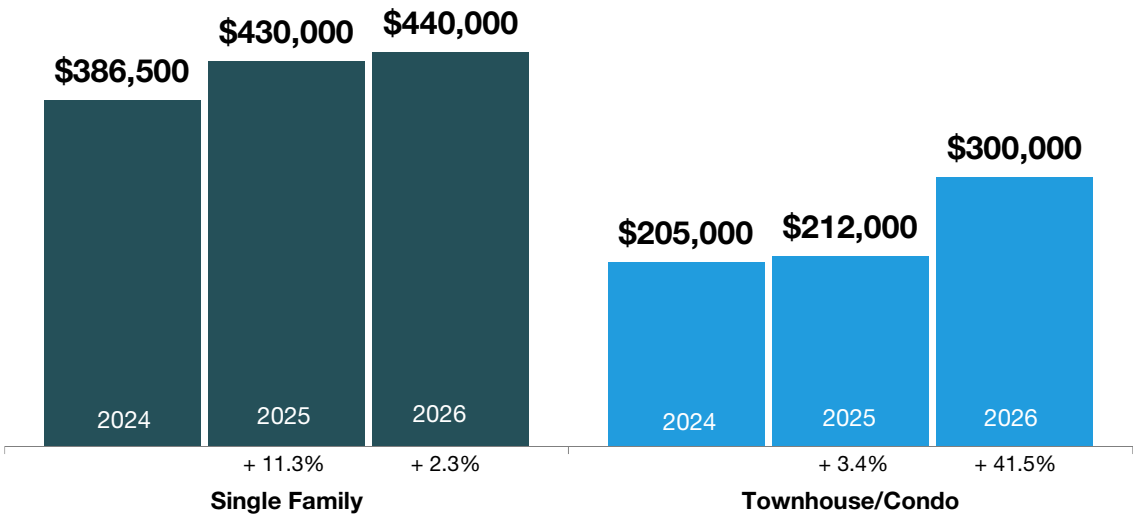


Median Sales Price

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

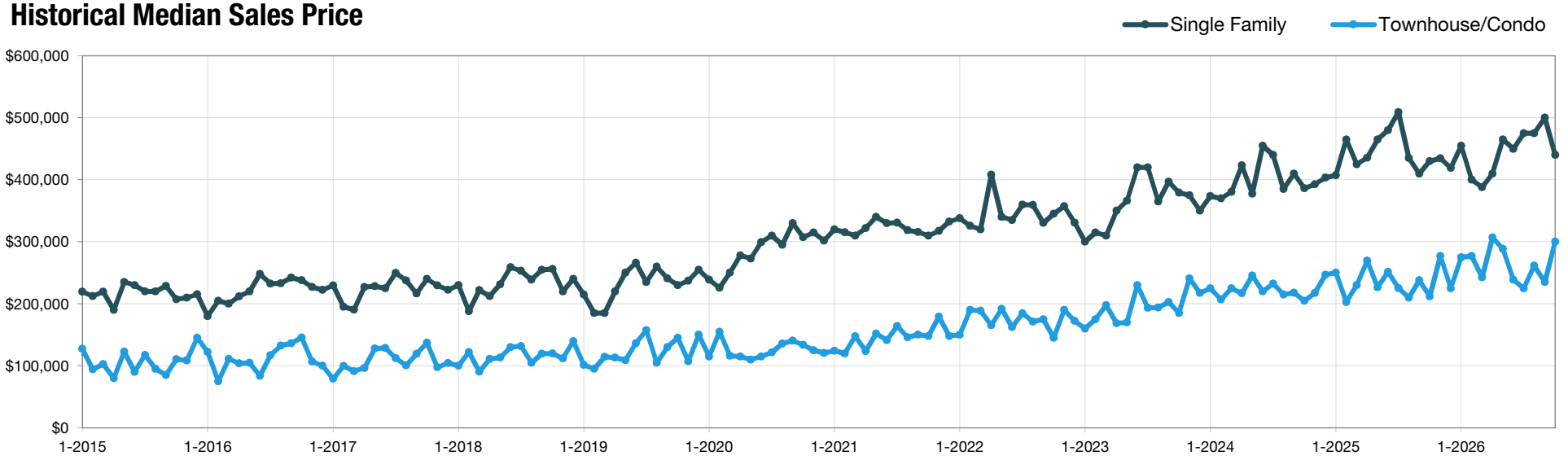
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October



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Nov-2025	$434,500	+ 10.7%	$277,000	+ 27.4%
Dec-2025	$419,000	+ 3.8%	$225,000	- 8.9%
Jan-2026	$455,000	+ 11.7%	$275,000	+ 10.0%
Feb-2026	$400,000	- 14.0%	$277,000	+ 36.8%
Mar-2026	$388,000	- 8.7%	$242,500	+ 5.4%
Apr-2026	$409,950	- 5.9%	$307,000	+ 13.9%
May-2026	$465,000	0.0%	$288,500	+ 27.3%
Jun-2026	$449,900	- 6.3%	$238,750	- 5.1%
Jul-2026	$475,000	- 6.7%	$225,000	- 0.2%
Aug-2026	$475,000	+ 9.2%	$261,500	+ 24.5%
Sep-2026	$500,000	+ 22.0%	$235,000	- 1.3%
Oct-2026	$440,000	+ 2.3%	$300,000	+ 41.5%
Median	**$444,950**	**+ 1.2%**	**$268,250**	**+ 12.0%**

Historical Median Sales Price

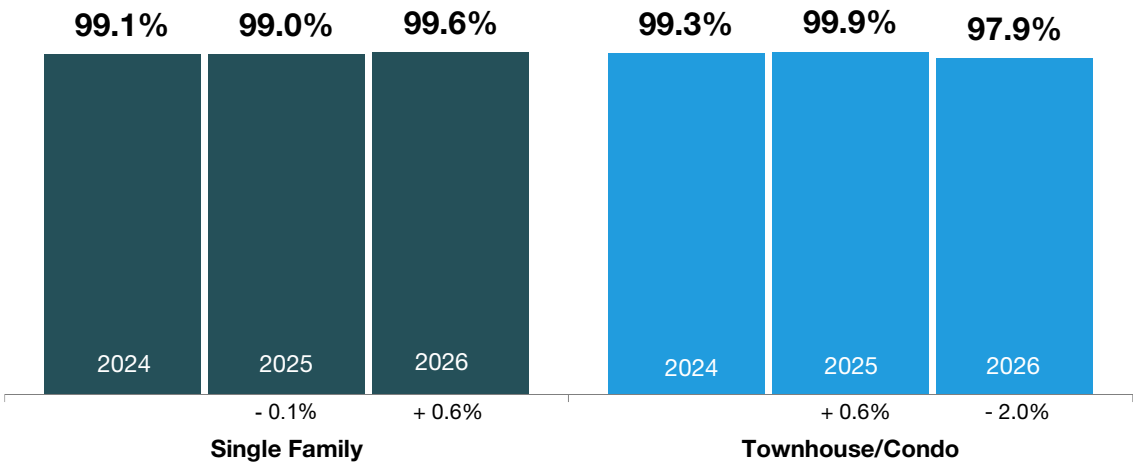


Percent of List Price Received

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.

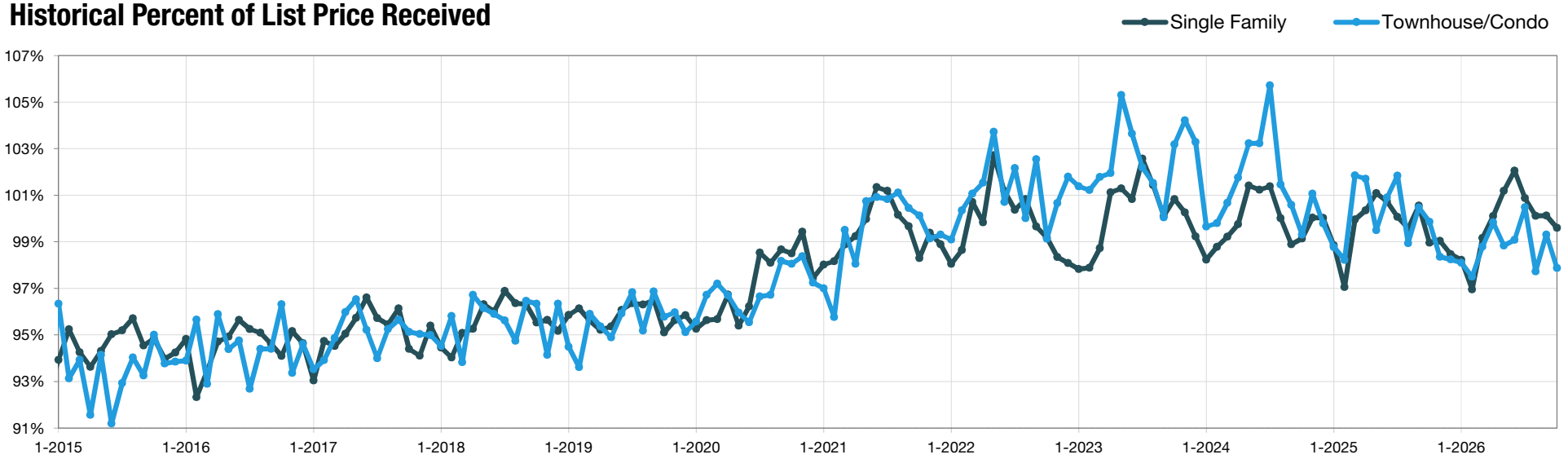
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October



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Nov-2025	**99.0%**	- 1.0%	**98.3%**	- 2.8%
Dec-2025	**98.5%**	- 1.5%	**98.2%**	- 1.6%
Jan-2026	**98.2%**	- 0.7%	**98.1%**	- 0.7%
Feb-2026	**97.0%**	- 0.1%	**97.5%**	- 0.7%
Mar-2026	**99.2%**	- 0.8%	**98.8%**	- 2.9%
Apr-2026	**100.1%**	- 0.2%	**99.8%**	- 1.9%
May-2026	**101.2%**	+ 0.1%	**98.8%**	- 0.7%
Jun-2026	**102.1%**	+ 1.4%	**99.1%**	- 1.8%
Jul-2026	**100.9%**	+ 0.8%	**100.5%**	- 1.3%
Aug-2026	**100.1%**	+ 0.5%	**97.7%**	- 1.2%
Sep-2026	**100.1%**	- 0.5%	**99.3%**	- 1.2%
Oct-2026	**99.6%**	+ 0.6%	**97.9%**	- 2.0%
Average	**99.7%**	**- 0.1%**	**98.7%**	**- 1.6%**

Historical Percent of List Price Received

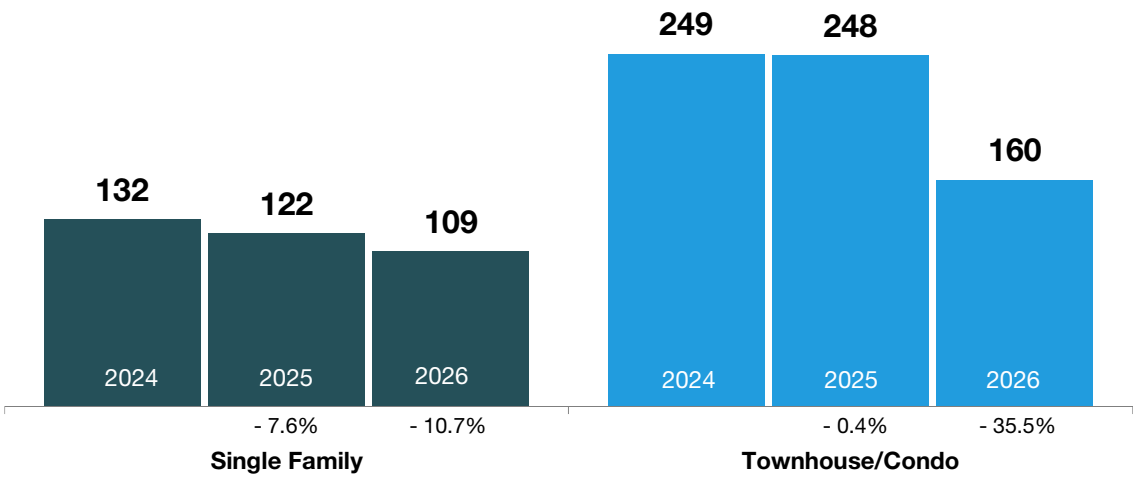


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

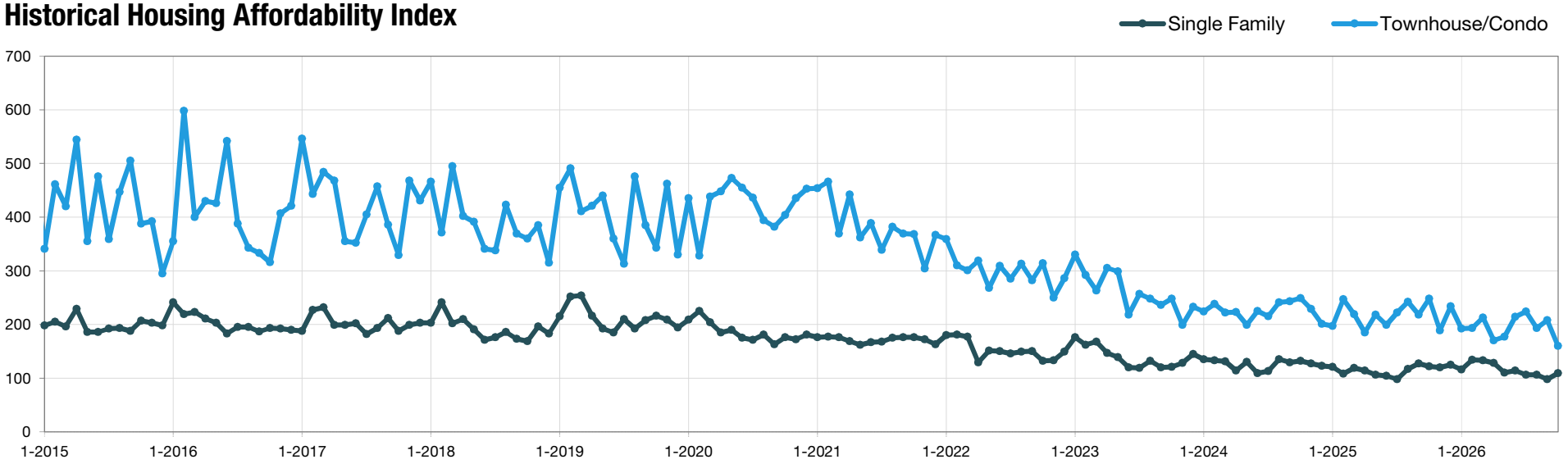
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October



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Nov-2025	**120**	- 5.5%	**189**	- 17.5%
Dec-2025	**125**	+ 1.6%	**234**	+ 16.4%
Jan-2026	**116**	- 4.1%	**192**	- 2.5%
Feb-2026	**134**	+ 24.1%	**193**	- 21.9%
Mar-2026	**133**	+ 11.8%	**213**	- 2.7%
Apr-2026	**128**	+ 12.3%	**170**	- 8.1%
May-2026	**110**	+ 3.8%	**177**	- 18.8%
Jun-2026	**114**	+ 9.6%	**214**	+ 7.5%
Jul-2026	**106**	+ 8.2%	**224**	+ 0.9%
Aug-2026	**106**	- 9.4%	**193**	- 20.2%
Sep-2026	**98**	- 22.8%	**208**	- 4.6%
Oct-2026	**109**	- 10.7%	**160**	- 35.5%
Average	**117**	+ 1.6%	**197**	- 8.9%

Historical Housing Affordability Index

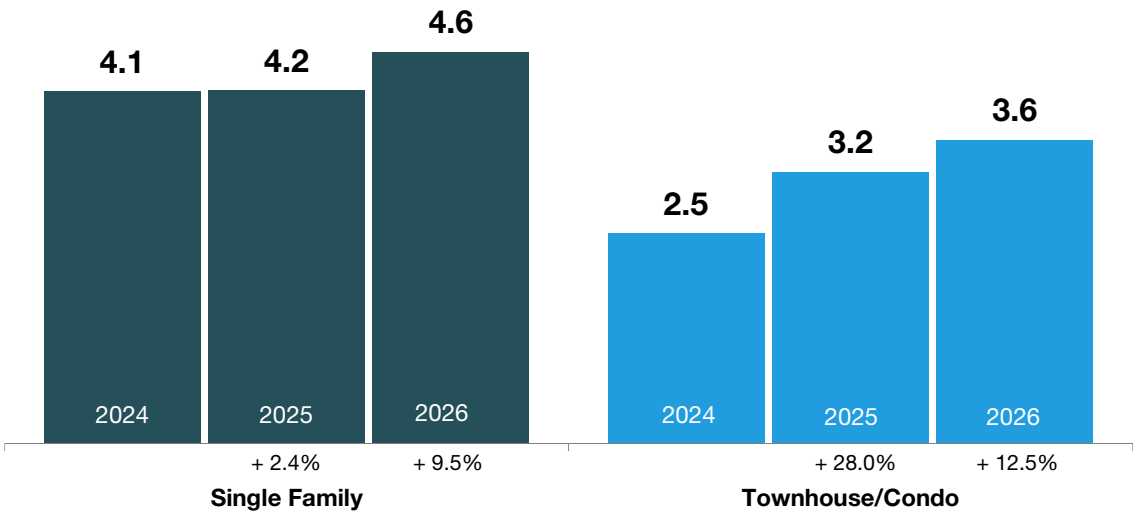


Months Supply of Inventory

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.

SMART MLS Litchfield County

October



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Nov-2025	3.7	- 2.6%	2.7	+ 17.4%
Dec-2025	2.9	0.0%	2.2	+ 22.2%
Jan-2026	2.6	0.0%	2.3	- 4.2%
Feb-2026	2.5	0.0%	2.7	+ 3.8%
Mar-2026	2.5	- 7.4%	3.3	+ 37.5%
Apr-2026	3.3	+ 6.5%	3.7	+ 54.2%
May-2026	3.9	+ 8.3%	3.6	+ 50.0%
Jun-2026	3.9	- 2.5%	3.3	+ 10.0%
Jul-2026	3.9	- 4.9%	3.6	+ 63.6%
Aug-2026	4.0	0.0%	3.5	+ 45.8%
Sep-2026	4.4	+ 2.3%	3.7	+ 23.3%
Oct-2026	4.6	+ 9.5%	3.6	+ 12.5%
Average	3.5	+ 0.8%	3.2	+ 28.0%

Historical Months Supply of Inventory

