

Salisbury

Litchfield County

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	3	—	66	81	+ 22.7%
Pending Sales	5	1	- 80.0%	48	49	+ 2.1%
Closed Sales	4	8	+ 100.0%	46	50	+ 8.7%
Days on Market Until Sale	102	32	- 68.6%	58	77	+ 32.8%
Median Sales Price*	\$1,077,500	\$695,000	- 35.5%	\$912,500	\$825,000	- 9.6%
Average Sales Price*	\$1,445,000	\$746,375	- 48.3%	\$1,245,924	\$1,348,242	+ 8.2%
Percent of List Price Received*	99.6%	103.5%	+ 3.9%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	16	23	+ 43.8%	—	—	—
Months Supply of Inventory	3.7	5.6	+ 51.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	1	2	+ 100.0%	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	18	—	—	18	16	- 11.1%
Median Sales Price*	\$474,500	—	—	\$474,500	\$728,000	+ 53.4%
Average Sales Price*	\$474,500	—	—	\$474,500	\$728,000	+ 53.4%
Percent of List Price Received*	100.8%	—	—	100.8%	99.0%	- 1.8%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

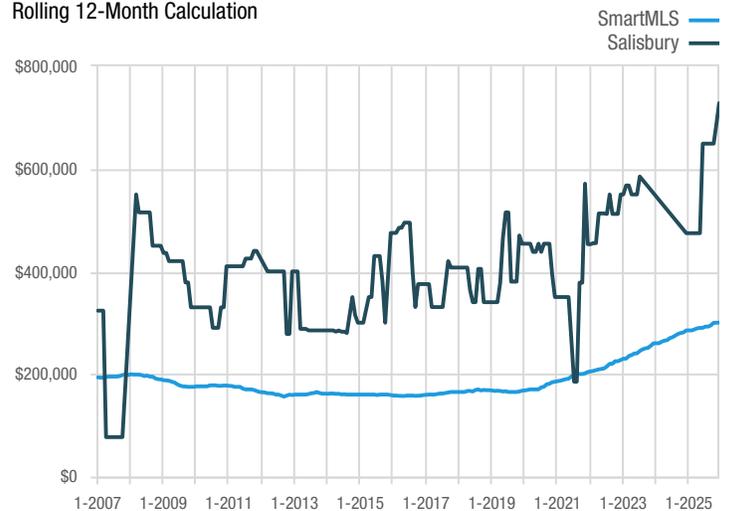
Median Sales Price - Single Family

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.