

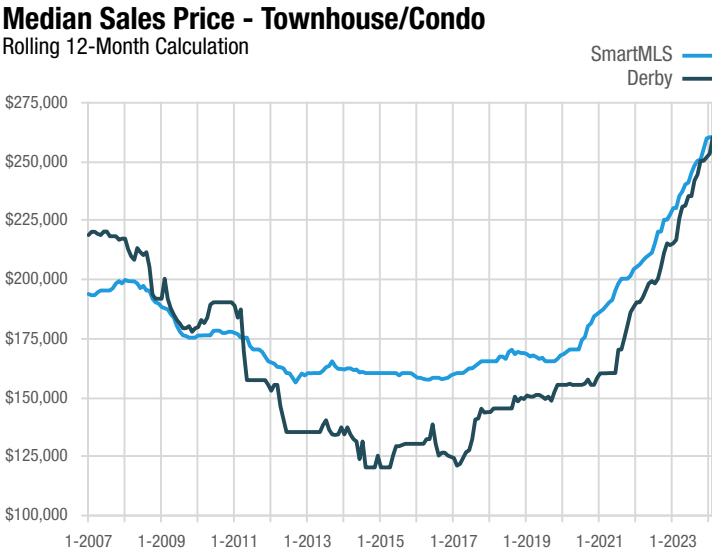
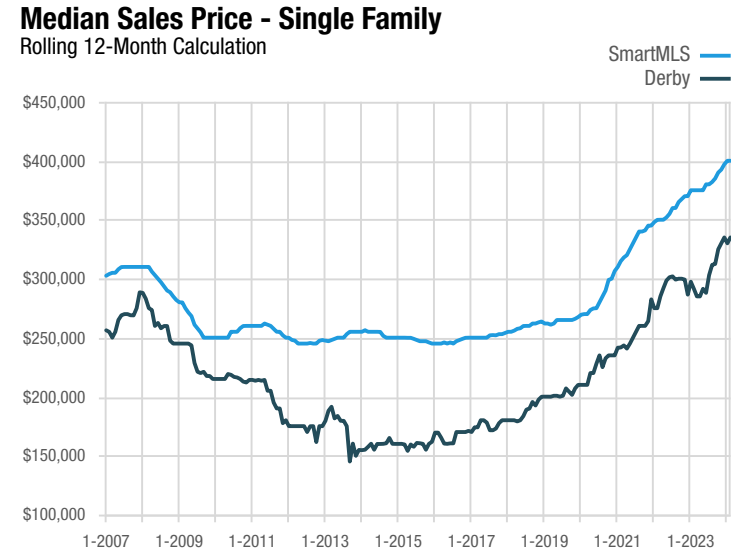
Derby

New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	3	- 50.0%	12	7	- 41.7%
Pending Sales	8	1	- 87.5%	14	5	- 64.3%
Closed Sales	8	1	- 87.5%	13	7	- 46.2%
Days on Market Until Sale	60	60	0.0%	55	32	- 41.8%
Median Sales Price*	\$210,000	\$246,900	+ 17.6%	\$275,000	\$320,000	+ 16.4%
Average Sales Price*	\$236,488	\$246,900	+ 4.4%	\$273,569	\$318,543	+ 16.4%
Percent of List Price Received*	97.6%	99.2%	+ 1.6%	97.1%	100.2%	+ 3.2%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	2	4	+ 100.0%
Pending Sales	0	4	—	3	4	+ 33.3%
Closed Sales	1	5	+ 400.0%	4	5	+ 25.0%
Days on Market Until Sale	2	52	+ 2,500.0%	36	52	+ 44.4%
Median Sales Price*	\$230,000	\$283,000	+ 23.0%	\$235,000	\$283,000	+ 20.4%
Average Sales Price*	\$230,000	\$353,950	+ 53.9%	\$229,225	\$353,950	+ 54.4%
Percent of List Price Received*	104.6%	99.2%	- 5.2%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

* 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.



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.