Guilford
New Haven County

Single Family	February			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 2-2023**	**Thru 2-2024**	**% Change**
New Listings	18	**16**	- 11.1%	36	**29**	- 19.4%
Pending Sales	16	**15**	- 6.3%	27	**23**	- 14.8%
Closed Sales	13	**10**	- 23.1%	27	**21**	- 22.2%
Days on Market Until Sale	44	**51**	+ 15.9%	37	**43**	+ 16.2%
Median Sales Price*	$430,000	**$605,500**	+ 40.8%	$451,000	**$550,000**	+ 22.0%
Average Sales Price*	$515,377	**$610,590**	+ 18.5%	$534,984	**$587,779**	+ 9.9%
Percent of List Price Received*	96.2%	**99.8%**	+ 3.7%	97.7%	**99.5%**	+ 1.8%
Inventory of Homes for Sale	41	**36**	- 12.2%	—	**—**	—
Months Supply of Inventory	1.8	**1.7**	- 5.6%	—	**—**	—

Townhouse/Condo	February			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 2-2023**	**Thru 2-2024**	**% Change**
New Listings	4	**5**	+ 25.0%	10	**9**	- 10.0%
Pending Sales	4	**1**	- 75.0%	6	**7**	+ 16.7%
Closed Sales	1	**1**	0.0%	2	**8**	+ 300.0%
Days on Market Until Sale	2	**12**	+ 500.0%	41	**42**	+ 2.4%
Median Sales Price*	$341,000	**$190,000**	- 44.3%	$1,063,000	**$249,000**	- 76.6%
Average Sales Price*	$341,000	**$190,000**	- 44.3%	$1,063,000	**$384,313**	- 63.8%
Percent of List Price Received*	104.9%	**95.5%**	- 9.0%	102.2%	**97.8%**	- 4.3%
Inventory of Homes for Sale	13	**24**	+ 84.6%	—	**—**	—
Months Supply of Inventory	3.6	**6.7**	+ 86.1%	—	**—**	—

* 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

SmartMLS —
Guilford —
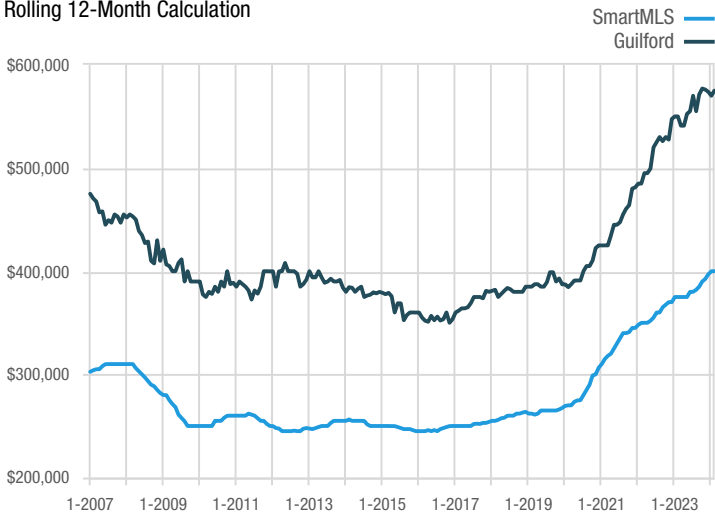
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

SmartMLS —
Guilford —
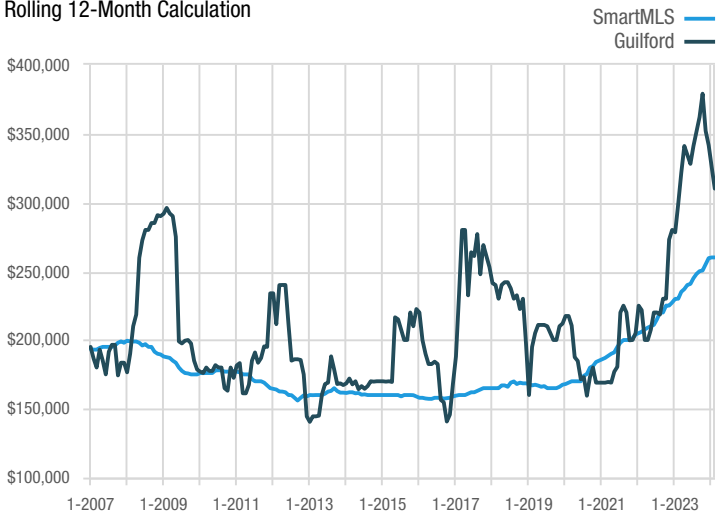
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.