

Madison

New Haven County

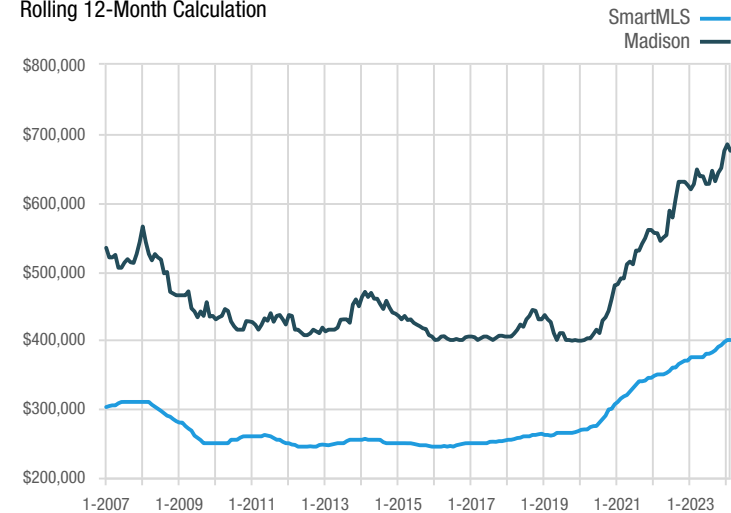
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	21	15	- 28.6%	34	37	+ 8.8%
Pending Sales	13	13	0.0%	26	22	- 15.4%
Closed Sales	13	8	- 38.5%	26	20	- 23.1%
Days on Market Until Sale	45	72	+ 60.0%	55	60	+ 9.1%
Median Sales Price*	\$705,000	\$548,000	- 22.3%	\$593,000	\$645,000	+ 8.8%
Average Sales Price*	\$763,615	\$716,125	- 6.2%	\$655,942	\$771,150	+ 17.6%
Percent of List Price Received*	97.0%	101.8%	+ 4.9%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	35	39	+ 11.4%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	2	- 33.3%	3	3	0.0%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	71	70	- 1.4%	71	70	- 1.4%
Median Sales Price*	\$796,336	\$429,000	- 46.1%	\$796,336	\$429,000	- 46.1%
Average Sales Price*	\$796,336	\$429,000	- 46.1%	\$796,336	\$429,000	- 46.1%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

\* 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.

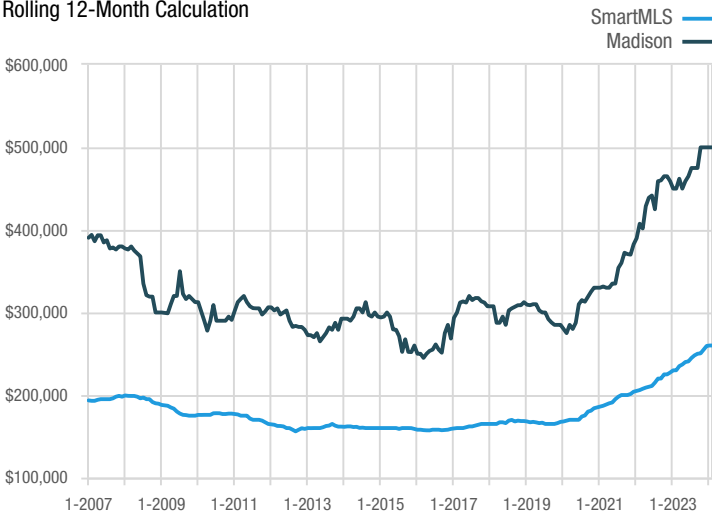
Median Sales Price - Single Family

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.