

Middlebury

New Haven County

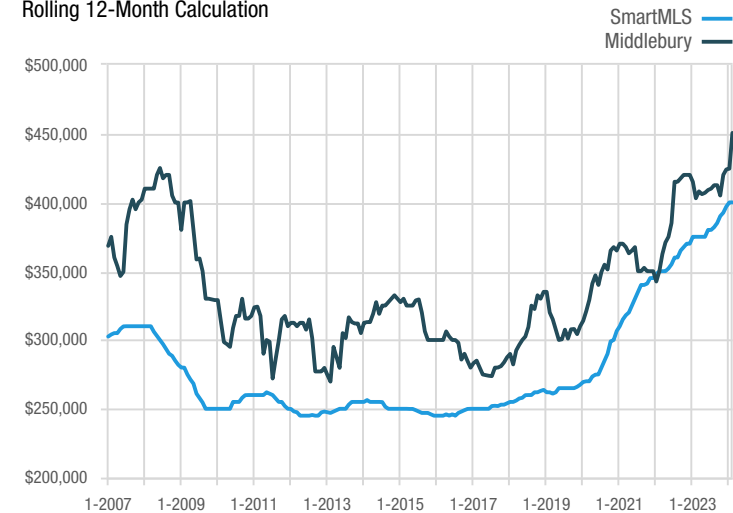
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	6	+ 100.0%	9	19	+ 111.1%
Pending Sales	6	7	+ 16.7%	14	11	- 21.4%
Closed Sales	8	6	- 25.0%	18	9	- 50.0%
Days on Market Until Sale	43	53	+ 23.3%	51	76	+ 49.0%
Median Sales Price*	\$335,500	\$542,500	+ 61.7%	\$355,000	\$525,000	+ 47.9%
Average Sales Price*	\$324,188	\$604,000	+ 86.3%	\$390,472	\$683,778	+ 75.1%
Percent of List Price Received*	95.2%	94.5%	- 0.7%	96.7%	95.4%	- 1.3%
Inventory of Homes for Sale	18	34	+ 88.9%	—	—	—
Months Supply of Inventory	2.0	6.3	+ 215.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	11	4	- 63.6%
Pending Sales	3	3	0.0%	4	3	- 25.0%
Closed Sales	1	6	+ 500.0%	2	7	+ 250.0%
Days on Market Until Sale	75	117	+ 56.0%	106	102	- 3.8%
Median Sales Price*	\$460,000	\$555,000	+ 20.7%	\$495,000	\$550,000	+ 11.1%
Average Sales Price*	\$460,000	\$566,533	+ 23.2%	\$495,000	\$560,599	+ 13.3%
Percent of List Price Received*	98.1%	104.8%	+ 6.8%	97.2%	104.1%	+ 7.1%
Inventory of Homes for Sale	17	6	- 64.7%	—	—	—
Months Supply of Inventory	6.0	1.6	- 73.3%	—	—	—

* 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.

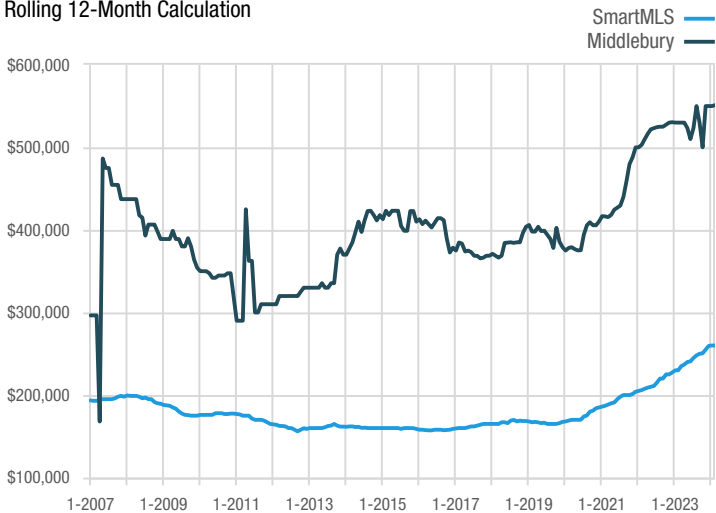
Median Sales Price - Single Family

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.