

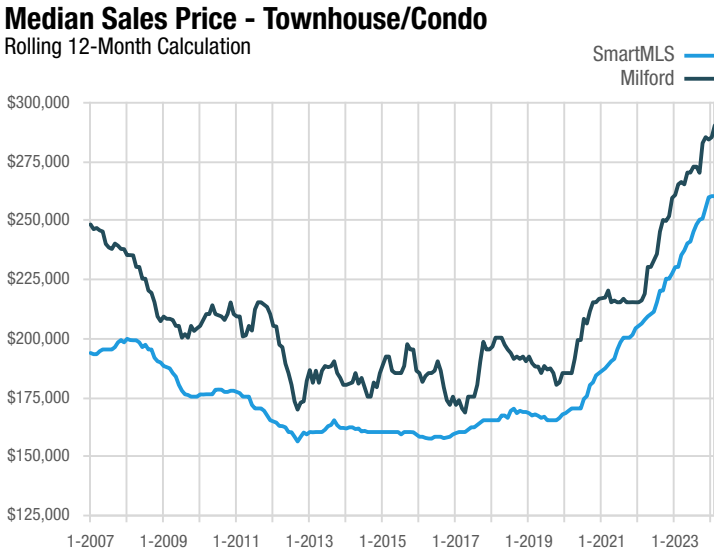
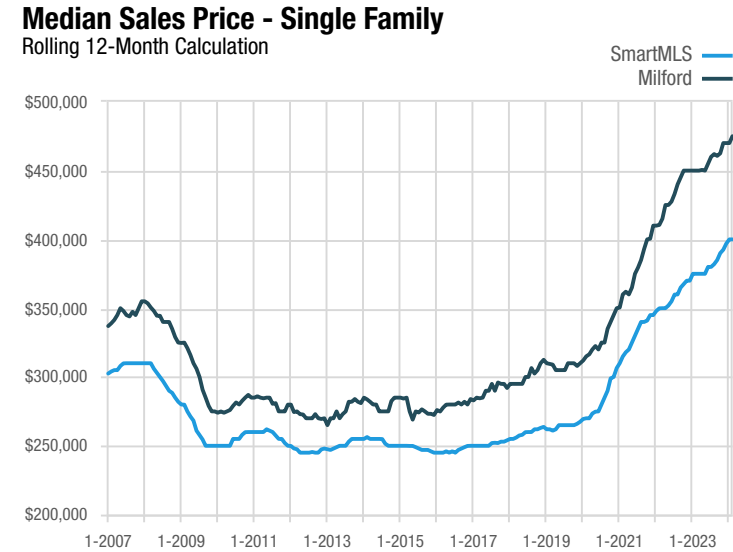
Milford

New Haven County

Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	31	30	- 3.2%	67	66	- 1.5%
Pending Sales	29	30	+ 3.4%	61	48	- 21.3%
Closed Sales	24	22	- 8.3%	58	40	- 31.0%
Days on Market Until Sale	45	47	+ 4.4%	47	48	+ 2.1%
Median Sales Price*	\$369,950	\$457,500	+ 23.7%	\$406,250	\$459,900	+ 13.2%
Average Sales Price*	\$479,194	\$487,582	+ 1.8%	\$485,241	\$491,100	+ 1.2%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	75	64	- 14.7%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	15	11	- 26.7%	27	22	- 18.5%
Pending Sales	15	12	- 20.0%	27	23	- 14.8%
Closed Sales	10	5	- 50.0%	17	16	- 5.9%
Days on Market Until Sale	32	25	- 21.9%	36	35	- 2.8%
Median Sales Price*	\$262,000	\$415,000	+ 58.4%	\$264,000	\$340,000	+ 28.8%
Average Sales Price*	\$277,300	\$349,450	+ 26.0%	\$283,471	\$336,453	+ 18.7%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	20	15	- 25.0%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

* 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.



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.