

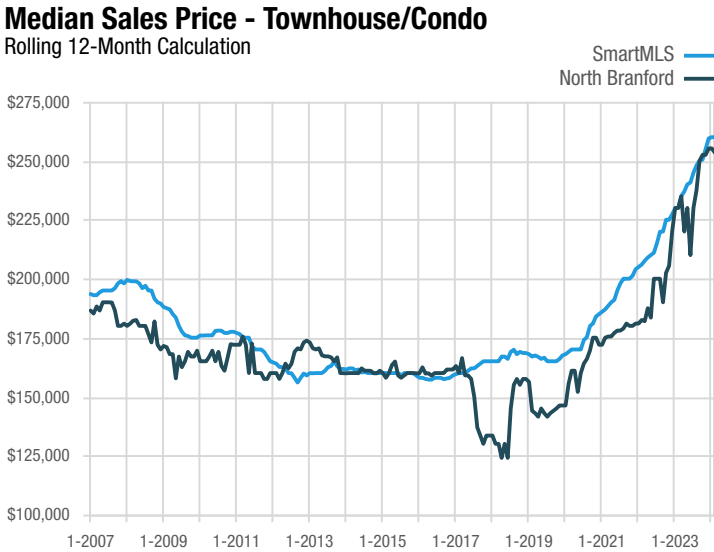
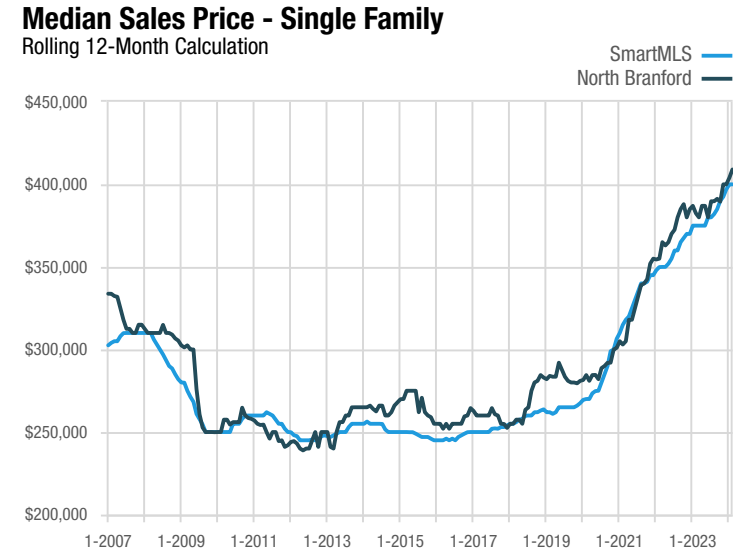
# North Branford

New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	9	+ 28.6%	15	20	+ 33.3%
Pending Sales	9	5	- 44.4%	13	15	+ 15.4%
Closed Sales	7	9	+ 28.6%	14	13	- 7.1%
Days on Market Until Sale	36	48	+ 33.3%	26	44	+ 69.2%
Median Sales Price*	\$307,000	\$340,000	+ 10.7%	\$305,000	\$340,000	+ 11.5%
Average Sales Price*	\$311,000	\$366,722	+ 17.9%	\$336,714	\$377,192	+ 12.0%
Percent of List Price Received*	98.2%	99.2%	+ 1.0%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	14	25	+ 78.6%	—	—	—
Months Supply of Inventory	1.4	3.3	+ 135.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	2	—	0	3	—
Closed Sales	0	2	—	1	3	+ 200.0%
Days on Market Until Sale	—	71	—	7	53	+ 657.1%
Median Sales Price*	—	\$233,500	—	\$310,000	\$252,000	- 18.7%
Average Sales Price*	—	\$233,500	—	\$310,000	\$255,667	- 17.5%
Percent of List Price Received*	—	104.8%	—	103.3%	100.2%	- 3.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

\* 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.