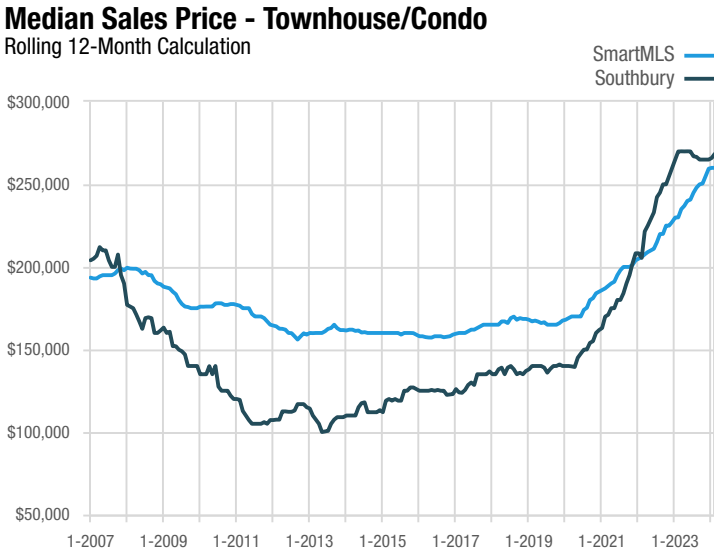
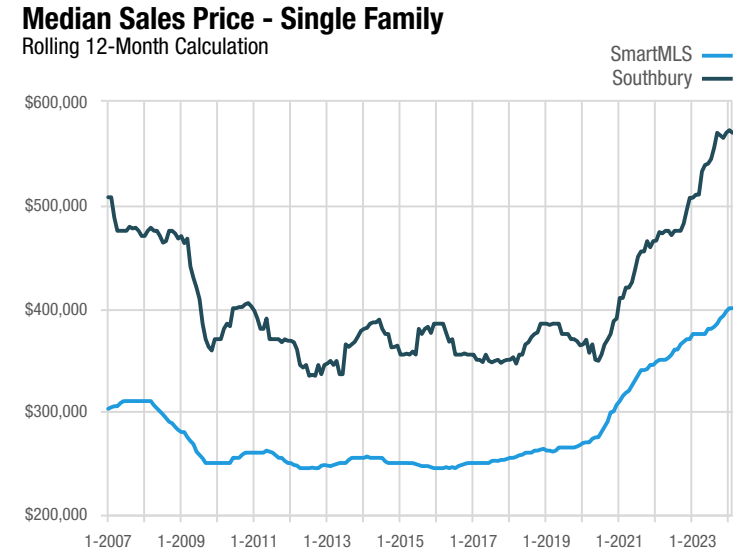


Southbury  
New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	9	- 18.2%	20	19	- 5.0%
Pending Sales	10	8	- 20.0%	20	20	0.0%
Closed Sales	10	5	- 50.0%	21	20	- 4.8%
Days on Market Until Sale	68	44	- 35.3%	54	49	- 9.3%
Median Sales Price*	\$585,000	\$465,000	- 20.5%	\$570,000	\$547,500	- 3.9%
Average Sales Price*	\$561,400	\$394,400	- 29.7%	\$559,294	\$576,450	+ 3.1%
Percent of List Price Received*	102.7%	105.3%	+ 2.5%	101.0%	102.5%	+ 1.5%
Inventory of Homes for Sale	32	30	- 6.3%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	17	16	- 5.9%	41	30	- 26.8%
Pending Sales	11	23	+ 109.1%	31	32	+ 3.2%
Closed Sales	19	15	- 21.1%	31	25	- 19.4%
Days on Market Until Sale	33	54	+ 63.6%	38	57	+ 50.0%
Median Sales Price*	\$279,900	\$322,500	+ 15.2%	\$280,000	\$330,500	+ 18.0%
Average Sales Price*	\$287,626	\$320,947	+ 11.6%	\$297,542	\$333,488	+ 12.1%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	38	25	- 34.2%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

\* 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.