

Beacon Falls

New Haven County

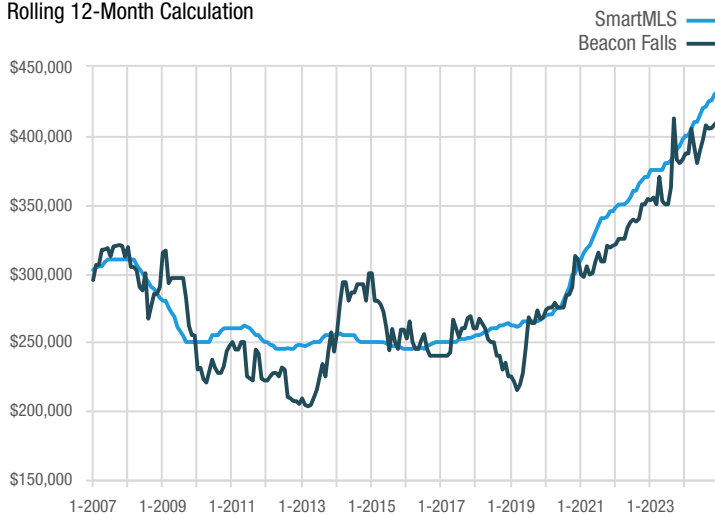
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	1	- 50.0%	57	49	- 14.0%
Pending Sales	1	2	+ 100.0%	44	42	- 4.5%
Closed Sales	3	3	0.0%	44	42	- 4.5%
Days on Market Until Sale	12	22	+ 83.3%	31	25	- 19.4%
Median Sales Price*	\$365,000	\$481,000	+ 31.8%	\$382,500	\$410,000	+ 7.2%
Average Sales Price*	\$350,000	\$500,333	+ 43.0%	\$437,665	\$452,076	+ 3.3%
Percent of List Price Received*	97.7%	100.0%	+ 2.4%	100.8%	103.7%	+ 2.9%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	34	17	- 50.0%
Pending Sales	3	1	- 66.7%	36	16	- 55.6%
Closed Sales	1	3	+ 200.0%	34	19	- 44.1%
Days on Market Until Sale	8	30	+ 275.0%	71	38	- 46.5%
Median Sales Price*	\$235,000	\$615,000	+ 161.7%	\$361,000	\$300,000	- 16.9%
Average Sales Price*	\$235,000	\$547,500	+ 133.0%	\$409,579	\$375,979	- 8.2%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	102.8%	100.8%	- 1.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.6	+ 100.0%	—	—	—

* 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.

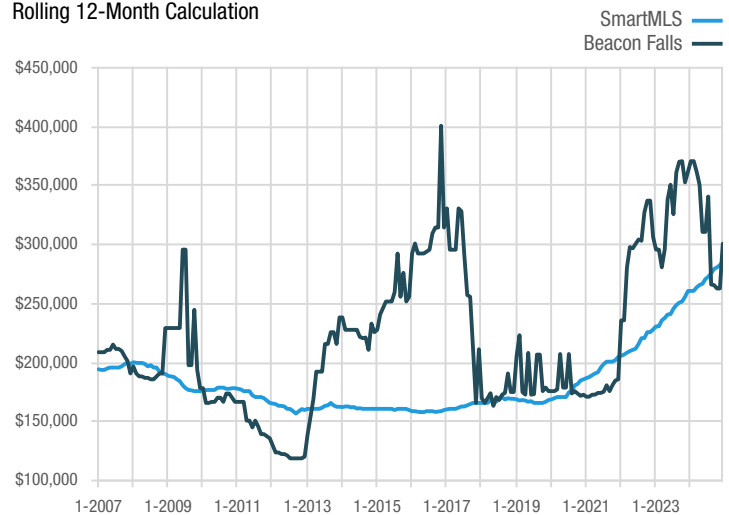
Median Sales Price - Single Family

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.