

Branford

New Haven County

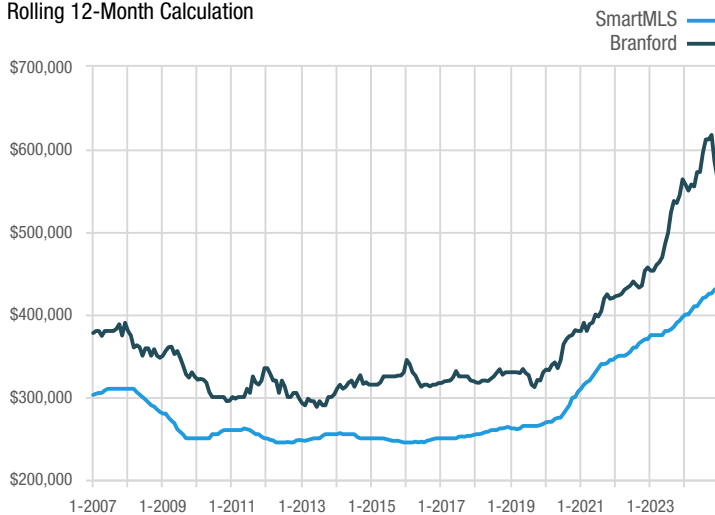
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	6	+ 50.0%	184	220	+ 19.6%
Pending Sales	7	15	+ 114.3%	139	170	+ 22.3%
Closed Sales	11	14	+ 27.3%	144	169	+ 17.4%
Days on Market Until Sale	94	32	- 66.0%	46	42	- 8.7%
Median Sales Price*	\$755,000	\$450,000	- 40.4%	\$563,750	\$565,000	+ 0.2%
Average Sales Price*	\$829,455	\$560,421	- 32.4%	\$671,893	\$744,357	+ 10.8%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	103.2%	100.2%	- 2.9%
Inventory of Homes for Sale	28	29	+ 3.6%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	11	+ 22.2%	163	170	+ 4.3%
Pending Sales	4	8	+ 100.0%	147	147	0.0%
Closed Sales	10	8	- 20.0%	151	142	- 6.0%
Days on Market Until Sale	16	13	- 18.8%	15	16	+ 6.7%
Median Sales Price*	\$289,500	\$257,750	- 11.0%	\$264,900	\$280,000	+ 5.7%
Average Sales Price*	\$314,900	\$248,675	- 21.0%	\$289,587	\$310,614	+ 7.3%
Percent of List Price Received*	105.3%	101.4%	- 3.7%	104.2%	103.5%	- 0.7%
Inventory of Homes for Sale	16	27	+ 68.8%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

* 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.

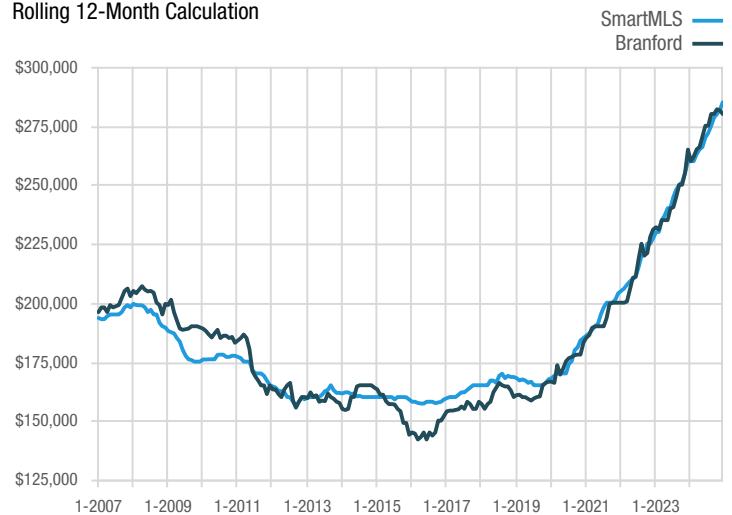
Median Sales Price - Single Family

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.