

Derby

New Haven County

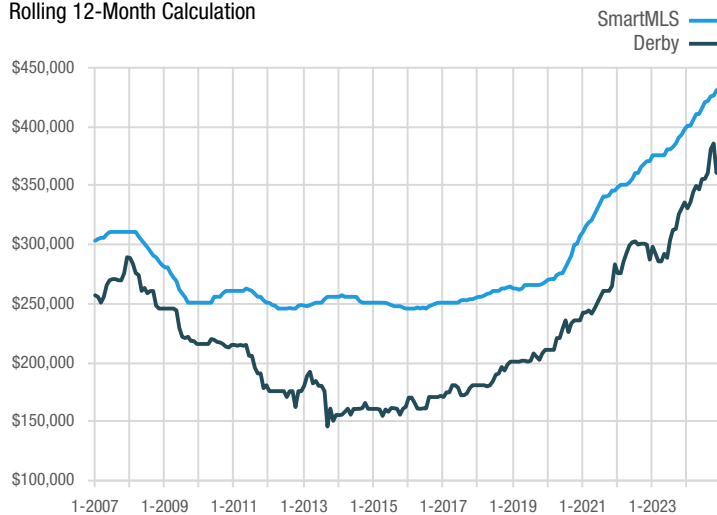
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	3	+ 200.0%	77	65	- 15.6%
Pending Sales	6	4	- 33.3%	77	61	- 20.8%
Closed Sales	6	5	- 16.7%	77	65	- 15.6%
Days on Market Until Sale	32	40	+ 25.0%	38	32	- 15.8%
Median Sales Price*	\$313,000	\$425,000	+ 35.8%	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$339,815	\$424,400	+ 24.9%	\$329,398	\$384,694	+ 16.8%
Percent of List Price Received*	102.9%	97.6%	- 5.2%	101.4%	101.4%	0.0%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	1	- 50.0%	47	52	+ 10.6%
Pending Sales	4	7	+ 75.0%	46	47	+ 2.2%
Closed Sales	3	6	+ 100.0%	44	46	+ 4.5%
Days on Market Until Sale	24	29	+ 20.8%	21	25	+ 19.0%
Median Sales Price*	\$200,000	\$265,950	+ 33.0%	\$251,500	\$280,500	+ 11.5%
Average Sales Price*	\$217,667	\$253,650	+ 16.5%	\$241,173	\$282,720	+ 17.2%
Percent of List Price Received*	100.7%	99.4%	- 1.3%	103.4%	100.5%	- 2.8%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

* 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.

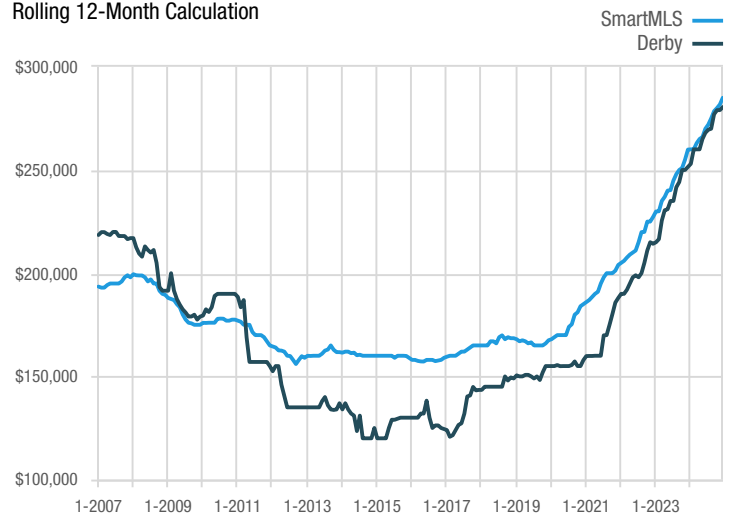
Median Sales Price - Single Family

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.