

## Madison

### New Haven County

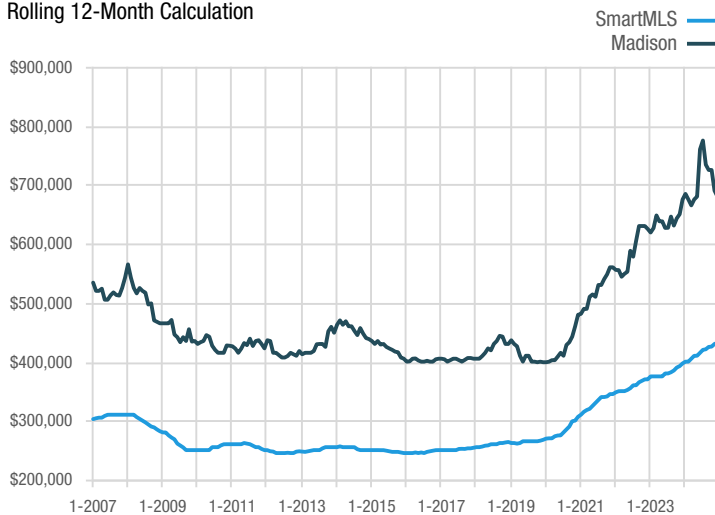
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	7	+ 75.0%	253	291	+ 15.0%
Pending Sales	11	9	- 18.2%	214	212	- 0.9%
Closed Sales	8	14	+ 75.0%	215	217	+ 0.9%
Days on Market Until Sale	27	25	- 7.4%	35	31	- 11.4%
Median Sales Price*	\$1,212,500	<b>\$735,250</b>	- 39.4%	\$675,000	<b>\$680,000</b>	+ 0.7%
Average Sales Price*	\$1,393,094	<b>\$864,214</b>	- 38.0%	\$837,116	<b>\$850,825</b>	+ 1.6%
Percent of List Price Received*	102.6%	<b>99.8%</b>	- 2.7%	100.7%	<b>100.5%</b>	- 0.2%
Inventory of Homes for Sale	26	43	+ 65.4%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	3	—	39	67	+ 71.8%
Pending Sales	1	4	+ 300.0%	31	36	+ 16.1%
Closed Sales	1	4	+ 300.0%	33	35	+ 6.1%
Days on Market Until Sale	5	52	+ 940.0%	26	24	- 7.7%
Median Sales Price*	\$660,000	<b>\$606,000</b>	- 8.2%	\$500,000	<b>\$515,000</b>	+ 3.0%
Average Sales Price*	\$660,000	<b>\$671,750</b>	+ 1.8%	\$562,455	<b>\$573,190</b>	+ 1.9%
Percent of List Price Received*	91.0%	<b>97.5%</b>	+ 7.1%	104.4%	<b>101.2%</b>	- 3.1%
Inventory of Homes for Sale	4	30	+ 650.0%	—	—	—
Months Supply of Inventory	1.5	10.0	+ 566.7%	—	—	—

\* 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.

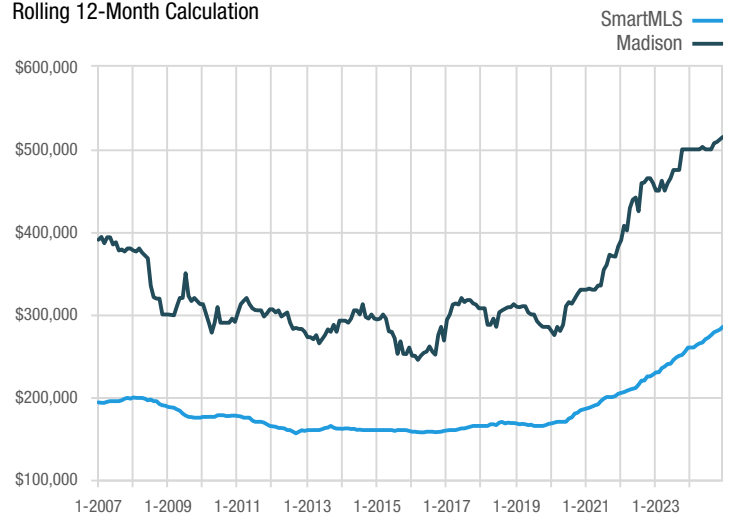
### Median Sales Price - Single Family

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.