

Middlebury

New Haven County

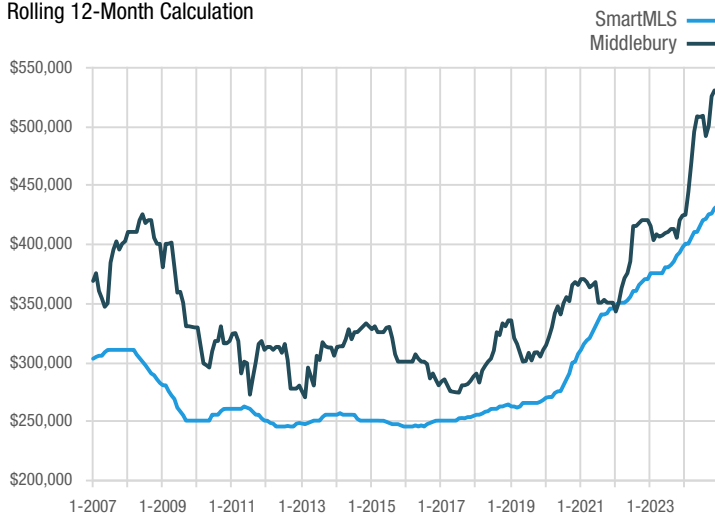
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	4	10	+ 150.0%	87	118	+ 35.6%
Pending Sales	3	5	+ 66.7%	68	81	+ 19.1%
Closed Sales	4	6	+ 50.0%	73	77	+ 5.5%
Days on Market Until Sale	26	101	+ 288.5%	63	61	- 3.2%
Median Sales Price*	\$649,950	\$572,000	- 12.0%	\$424,000	\$528,000	+ 24.5%
Average Sales Price*	\$732,475	\$640,333	- 12.6%	\$491,579	\$613,007	+ 24.7%
Percent of List Price Received*	100.9%	103.0%	+ 2.1%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	28	32	+ 14.3%	—	—	—
Months Supply of Inventory	4.9	4.7	- 4.1%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	0	3	—	44	35	- 20.5%
Pending Sales	5	1	- 80.0%	37	21	- 43.2%
Closed Sales	4	3	- 25.0%	19	36	+ 89.5%
Days on Market Until Sale	102	106	+ 3.9%	61	65	+ 6.6%
Median Sales Price*	\$546,004	\$480,000	- 12.1%	\$550,000	\$602,783	+ 9.6%
Average Sales Price*	\$539,227	\$534,307	- 0.9%	\$524,893	\$592,026	+ 12.8%
Percent of List Price Received*	103.8%	105.4%	+ 1.5%	101.0%	104.5%	+ 3.5%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	1.8	6.0	+ 233.3%	—	—	—

* 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.

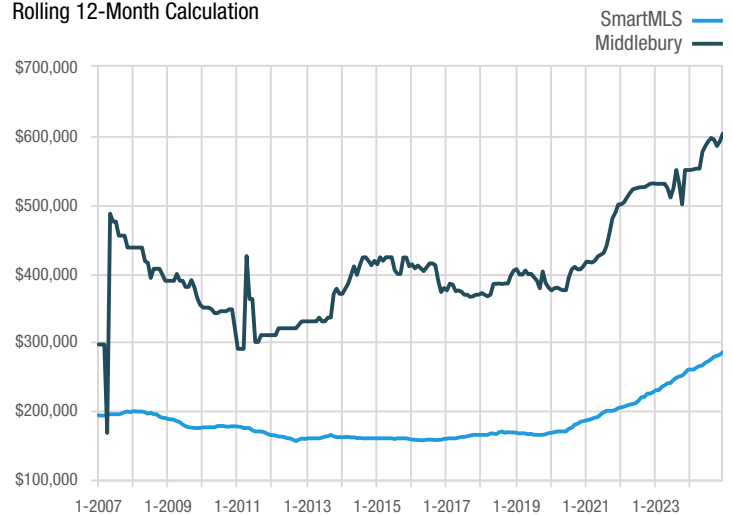
Median Sales Price - Single Family

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.