

Milford

New Haven County

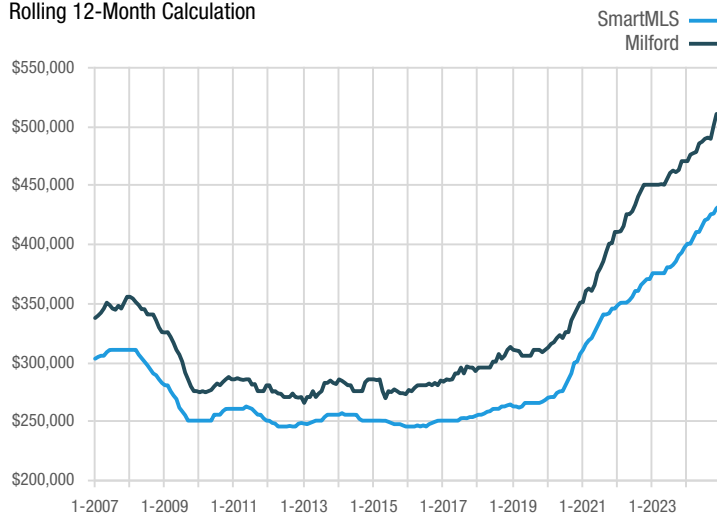
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	17	22	+ 29.4%	543	532	- 2.0%
Pending Sales	26	37	+ 42.3%	466	414	- 11.2%
Closed Sales	36	47	+ 30.6%	470	411	- 12.6%
Days on Market Until Sale	42	25	- 40.5%	37	30	- 18.9%
Median Sales Price*	\$497,500	\$504,800	+ 1.5%	\$470,000	\$510,000	+ 8.5%
Average Sales Price*	\$607,891	\$591,668	- 2.7%	\$548,430	\$602,371	+ 9.8%
Percent of List Price Received*	99.1%	100.5%	+ 1.4%	101.1%	101.1%	0.0%
Inventory of Homes for Sale	62	78	+ 25.8%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	8	+ 14.3%	173	176	+ 1.7%
Pending Sales	7	13	+ 85.7%	163	148	- 9.2%
Closed Sales	10	15	+ 50.0%	161	142	- 11.8%
Days on Market Until Sale	20	24	+ 20.0%	23	21	- 8.7%
Median Sales Price*	\$267,500	\$280,000	+ 4.7%	\$284,000	\$313,500	+ 10.4%
Average Sales Price*	\$260,700	\$341,760	+ 31.1%	\$306,684	\$331,299	+ 8.0%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	20	25	+ 25.0%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

* 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.

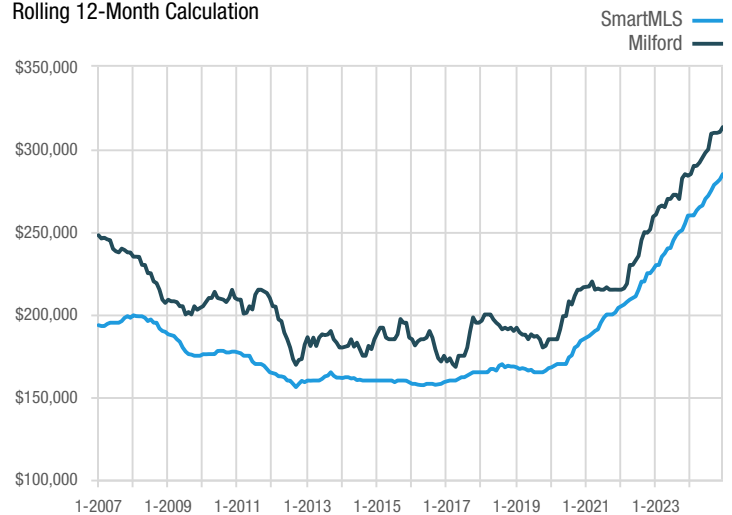
Median Sales Price - Single Family

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.