

North Branford

New Haven County

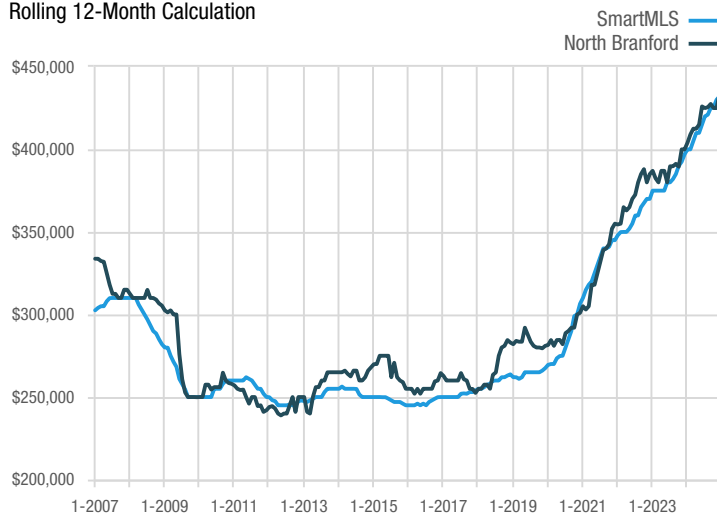
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	8	+ 14.3%	118	130	+ 10.2%
Pending Sales	6	3	- 50.0%	88	114	+ 29.5%
Closed Sales	9	8	- 11.1%	91	114	+ 25.3%
Days on Market Until Sale	37	24	- 35.1%	36	28	- 22.2%
Median Sales Price*	\$335,000	\$450,000	+ 34.3%	\$400,000	\$433,000	+ 8.3%
Average Sales Price*	\$336,000	\$427,750	+ 27.3%	\$402,866	\$443,926	+ 10.2%
Percent of List Price Received*	101.0%	105.8%	+ 4.8%	101.6%	102.6%	+ 1.0%
Inventory of Homes for Sale	26	21	- 19.2%	—	—	—
Months Supply of Inventory	3.5	2.2	- 37.1%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	17	23	+ 35.3%
Pending Sales	0	2	—	15	23	+ 53.3%
Closed Sales	1	3	+ 200.0%	16	23	+ 43.8%
Days on Market Until Sale	6	41	+ 583.3%	13	19	+ 46.2%
Median Sales Price*	\$321,000	\$200,000	- 37.7%	\$255,250	\$243,000	- 4.8%
Average Sales Price*	\$321,000	\$227,333	- 29.2%	\$254,156	\$272,930	+ 7.4%
Percent of List Price Received*	107.4%	99.8%	- 7.1%	106.1%	102.8%	- 3.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

* 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.

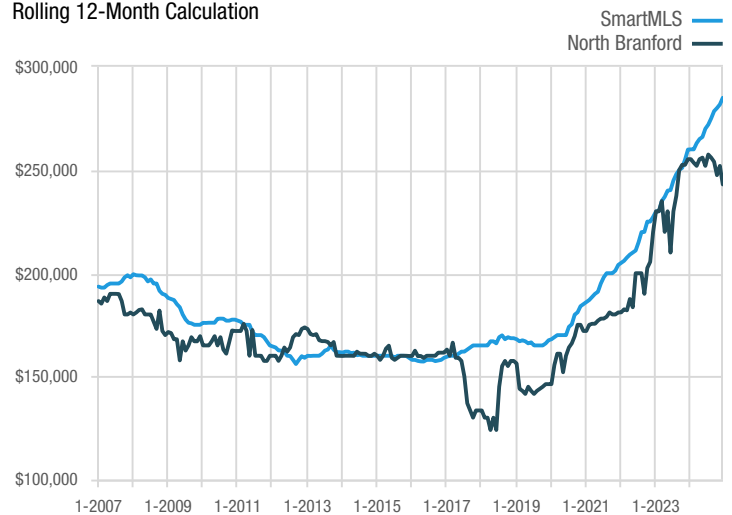
Median Sales Price - Single Family

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.