

Southbury

New Haven County

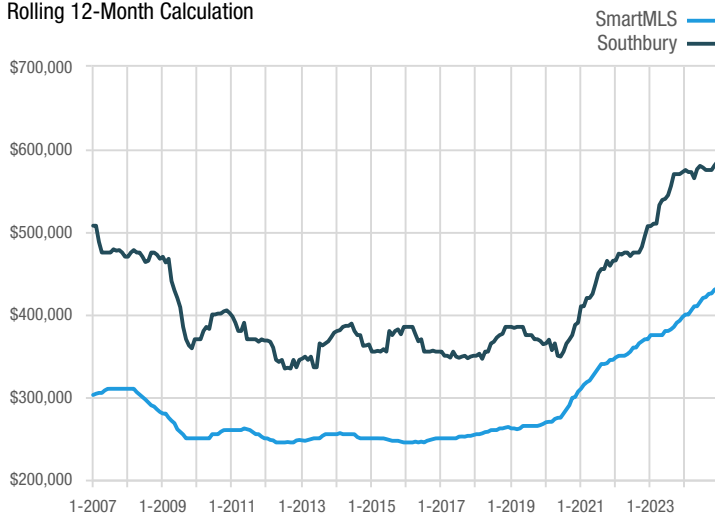
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	5	2	- 60.0%	204	185	- 9.3%
Pending Sales	7	12	+ 71.4%	153	137	- 10.5%
Closed Sales	7	14	+ 100.0%	146	139	- 4.8%
Days on Market Until Sale	44	47	+ 6.8%	48	31	- 35.4%
Median Sales Price*	\$445,000	\$624,500	+ 40.3%	\$572,500	\$585,000	+ 2.2%
Average Sales Price*	\$486,286	\$668,710	+ 37.5%	\$607,760	\$619,952	+ 2.0%
Percent of List Price Received*	96.9%	103.2%	+ 6.5%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	37	37	0.0%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	12	14	+ 16.7%	269	262	- 2.6%
Pending Sales	12	17	+ 41.7%	248	203	- 18.1%
Closed Sales	14	18	+ 28.6%	250	199	- 20.4%
Days on Market Until Sale	13	52	+ 300.0%	33	40	+ 21.2%
Median Sales Price*	\$262,100	\$333,500	+ 27.2%	\$265,000	\$325,000	+ 22.6%
Average Sales Price*	\$296,643	\$320,139	+ 7.9%	\$285,134	\$332,161	+ 16.5%
Percent of List Price Received*	105.6%	98.2%	- 7.0%	100.7%	99.4%	- 1.3%
Inventory of Homes for Sale	33	51	+ 54.5%	—	—	—
Months Supply of Inventory	1.6	3.0	+ 87.5%	—	—	—

* 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.

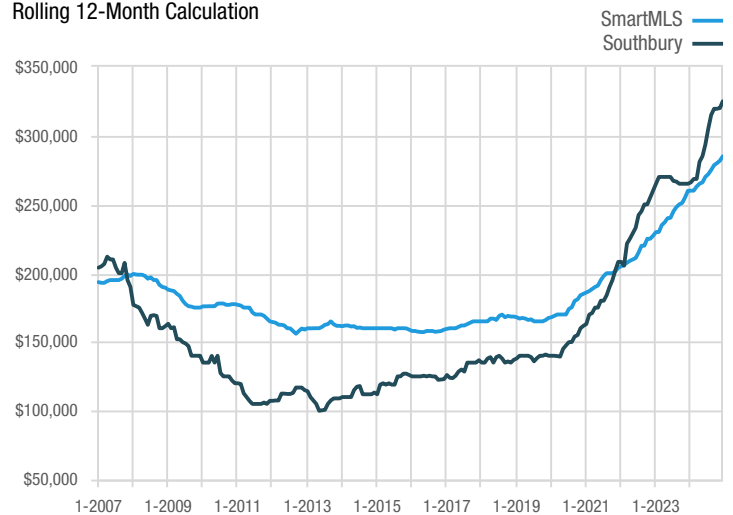
Median Sales Price - Single Family

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.