

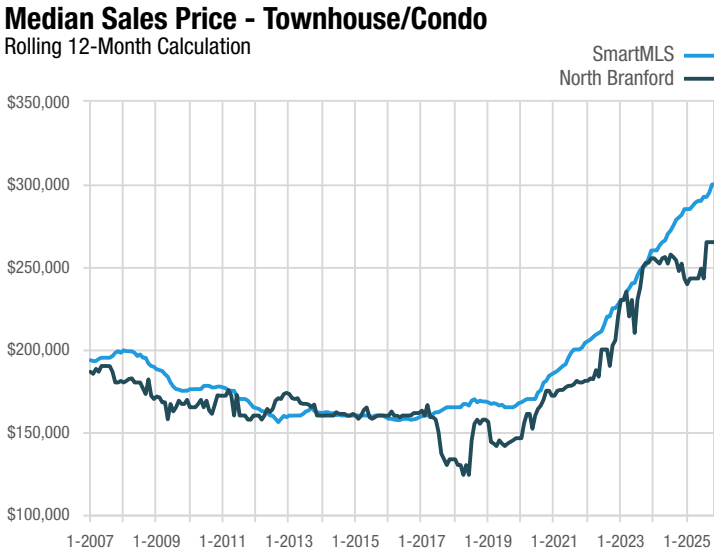
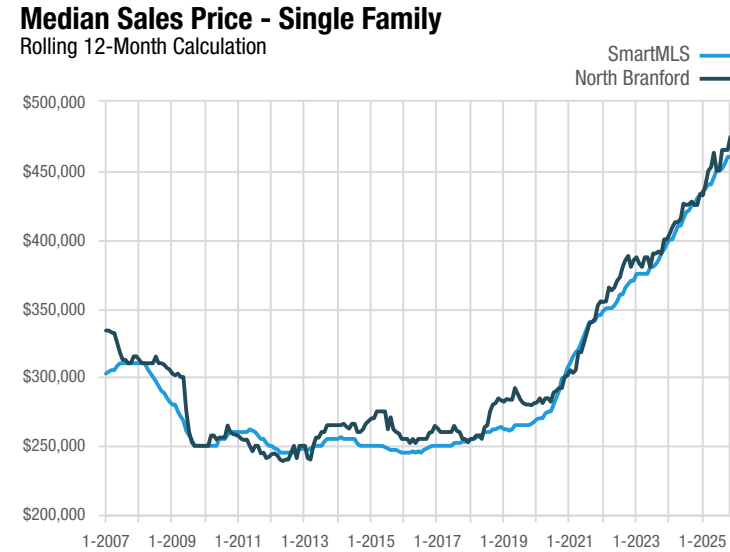
# North Branford

New Haven County

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 2024      | 2025      | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings                    | 7         | 6         | - 14.3%  | 122          | 108          | - 11.5%  |
| Pending Sales                   | 8         | 3         | - 62.5%  | 111          | 98           | - 11.7%  |
| Closed Sales                    | 6         | 7         | + 16.7%  | 106          | 94           | - 11.3%  |
| Days on Market Until Sale       | 16        | 97        | + 506.3% | 28           | 26           | - 7.1%   |
| Median Sales Price*             | \$467,400 | \$515,000 | + 10.2%  | \$433,000    | \$474,500    | + 9.6%   |
| Average Sales Price*            | \$466,633 | \$561,414 | + 20.3%  | \$445,147    | \$491,222    | + 10.4%  |
| Percent of List Price Received* | 101.5%    | 97.8%     | - 3.6%   | 102.4%       | 103.0%       | + 0.6%   |
| Inventory of Homes for Sale     | 18        | 16        | - 11.1%  | —            | —            | —        |
| Months Supply of Inventory      | 1.8       | 1.9       | + 5.6%   | —            | —            | —        |

| Townhouse/Condo                 | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 2024      | 2025      | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings                    | 0         | 4         | —        | 23           | 22           | - 4.3%   |
| Pending Sales                   | 3         | 1         | - 66.7%  | 21           | 20           | - 4.8%   |
| Closed Sales                    | 3         | 1         | - 66.7%  | 20           | 20           | 0.0%     |
| Days on Market Until Sale       | 8         | 0         | - 100.0% | 16           | 16           | 0.0%     |
| Median Sales Price*             | \$255,000 | \$260,000 | + 2.0%   | \$247,500    | \$265,000    | + 7.1%   |
| Average Sales Price*            | \$323,333 | \$260,000 | - 19.6%  | \$279,770    | \$264,790    | - 5.4%   |
| Percent of List Price Received* | 97.9%     | 108.4%    | + 10.7%  | 103.2%       | 101.1%       | - 2.0%   |
| Inventory of Homes for Sale     | 4         | 3         | - 25.0%  | —            | —            | —        |
| Months Supply of Inventory      | 2.1       | 1.5       | - 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.



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.