

## Branford

### New Haven County

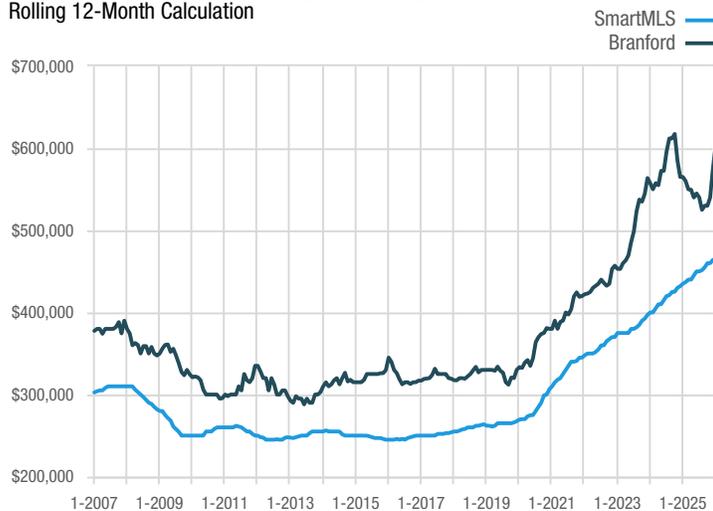
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	11	17	+ 54.5%	11	17	+ 54.5%
Pending Sales	12	9	- 25.0%	12	9	- 25.0%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Days on Market Until Sale	27	90	+ 233.3%	27	90	+ 233.3%
Median Sales Price*	\$490,000	<b>\$950,000</b>	+ 93.9%	\$490,000	<b>\$950,000</b>	+ 93.9%
Average Sales Price*	\$599,900	<b>\$986,435</b>	+ 64.4%	\$599,900	<b>\$986,435</b>	+ 64.4%
Percent of List Price Received*	92.5%	<b>97.6%</b>	+ 5.5%	92.5%	<b>97.6%</b>	+ 5.5%
Inventory of Homes for Sale	25	27	+ 8.0%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	13	16	+ 23.1%	13	16	+ 23.1%
Pending Sales	19	12	- 36.8%	19	12	- 36.8%
Closed Sales	17	9	- 47.1%	17	9	- 47.1%
Days on Market Until Sale	27	9	- 66.7%	27	9	- 66.7%
Median Sales Price*	\$296,000	<b>\$310,000</b>	+ 4.7%	\$296,000	<b>\$310,000</b>	+ 4.7%
Average Sales Price*	\$281,624	<b>\$336,500</b>	+ 19.5%	\$281,624	<b>\$336,500</b>	+ 19.5%
Percent of List Price Received*	102.4%	<b>101.0%</b>	- 1.4%	102.4%	<b>101.0%</b>	- 1.4%
Inventory of Homes for Sale	19	27	+ 42.1%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

\* 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.

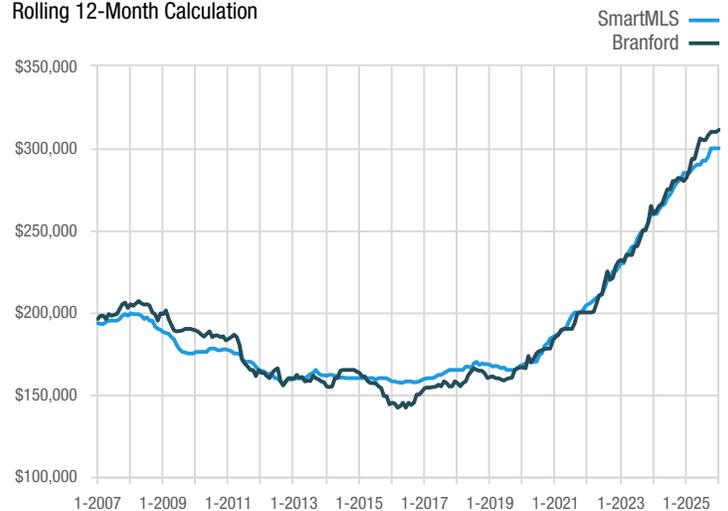
### Median Sales Price - Single Family

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.