

Derby

New Haven County

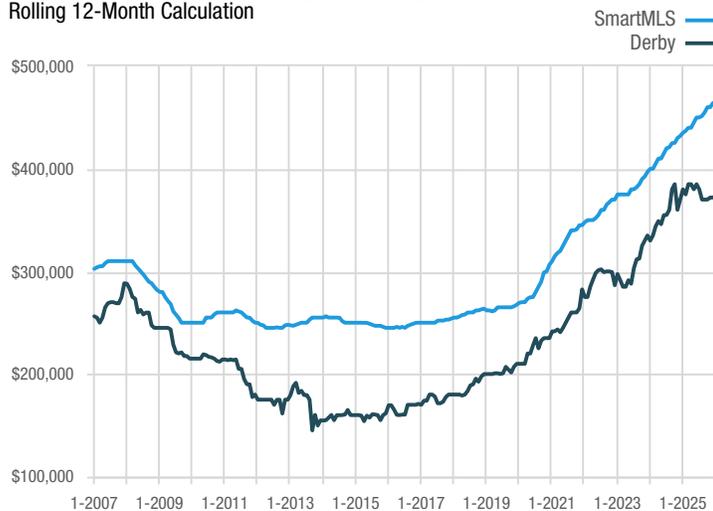
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	6	2	- 66.7%	6	2	- 66.7%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	50	40	- 20.0%	50	40	- 20.0%
Median Sales Price*	\$375,000	\$417,450	+ 11.3%	\$375,000	\$417,450	+ 11.3%
Average Sales Price*	\$385,000	\$388,475	+ 0.9%	\$385,000	\$388,475	+ 0.9%
Percent of List Price Received*	98.4%	102.9%	+ 4.6%	98.4%	102.9%	+ 4.6%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	3	0.0%	3	3	0.0%
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Days on Market Until Sale	30	23	- 23.3%	30	23	- 23.3%
Median Sales Price*	\$279,900	\$280,000	+ 0.0%	\$279,900	\$280,000	+ 0.0%
Average Sales Price*	\$282,543	\$283,333	+ 0.3%	\$282,543	\$283,333	+ 0.3%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	100.1%	99.6%	- 0.5%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

* 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.

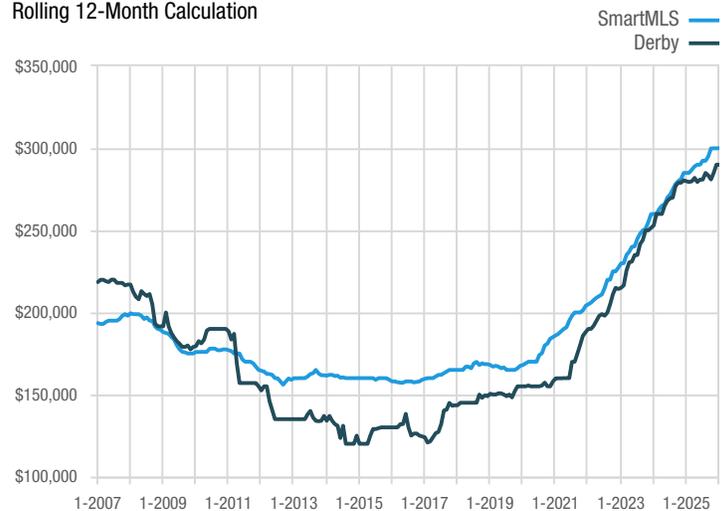
Median Sales Price - Single Family

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.