

Madison

New Haven County

Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	8	15	+ 87.5%	8	15	+ 87.5%
Days on Market Until Sale	43	63	+ 46.5%	43	63	+ 46.5%
Median Sales Price*	\$717,500	\$664,600	- 7.4%	\$717,500	\$664,600	- 7.4%
Average Sales Price*	\$807,344	\$876,323	+ 8.5%	\$807,344	\$876,323	+ 8.5%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	97.0%	100.0%	+ 3.1%
Inventory of Homes for Sale	39	36	- 7.7%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	20	14	- 30.0%	20	14	- 30.0%
Median Sales Price*	\$663,500	\$565,000	- 14.8%	\$663,500	\$565,000	- 14.8%
Average Sales Price*	\$663,500	\$489,200	- 26.3%	\$663,500	\$489,200	- 26.3%
Percent of List Price Received*	96.5%	97.8%	+ 1.3%	96.5%	97.8%	+ 1.3%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* 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.

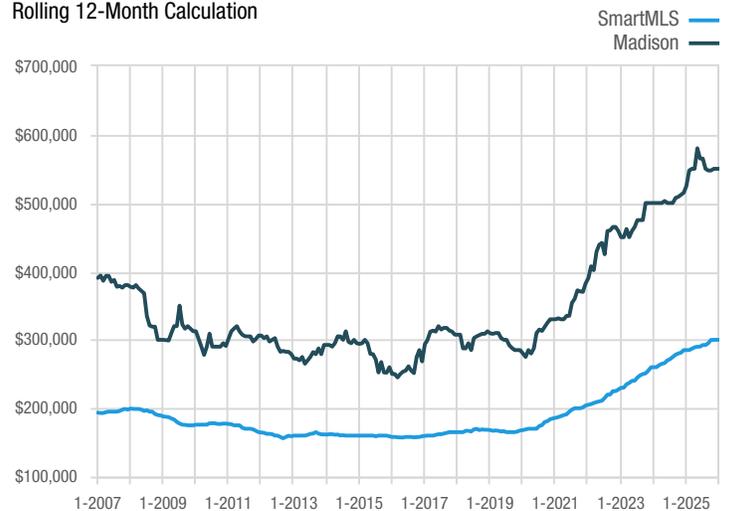
Median Sales Price - Single Family

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.