

Middlebury

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	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Days on Market Until Sale	75	33	- 56.0%	75	33	- 56.0%
Median Sales Price*	\$410,000	\$487,500	+ 18.9%	\$410,000	\$487,500	+ 18.9%
Average Sales Price*	\$410,000	\$1,055,000	+ 157.3%	\$410,000	\$1,055,000	+ 157.3%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	32	18	- 43.8%	—	—	—
Months Supply of Inventory	4.9	2.7	- 44.9%	—	—	—

Townhouse/Condo	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	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	15	7	- 53.3%	15	7	- 53.3%
Median Sales Price*	\$610,000	\$565,000	- 7.4%	\$610,000	\$565,000	- 7.4%
Average Sales Price*	\$610,000	\$565,000	- 7.4%	\$610,000	\$565,000	- 7.4%
Percent of List Price Received*	101.7%	100.0%	- 1.7%	101.7%	100.0%	- 1.7%
Inventory of Homes for Sale	13	4	- 69.2%	—	—	—
Months Supply of Inventory	5.0	1.0	- 80.0%	—	—	—

* 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.

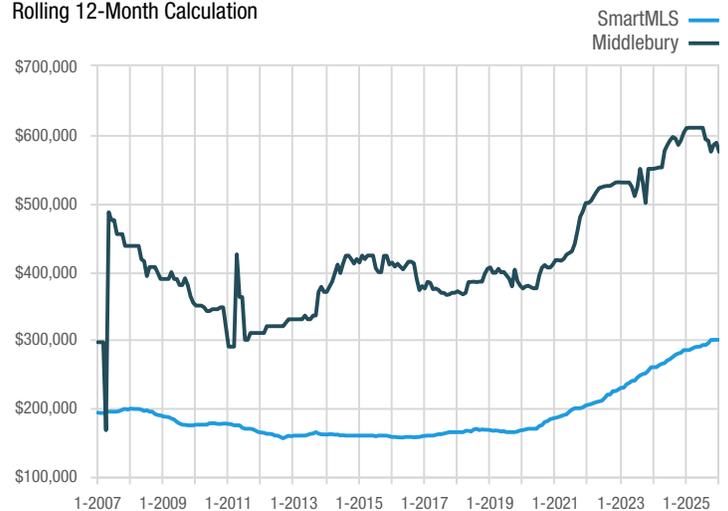
Median Sales Price - Single Family

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.