

Milford

New Haven County

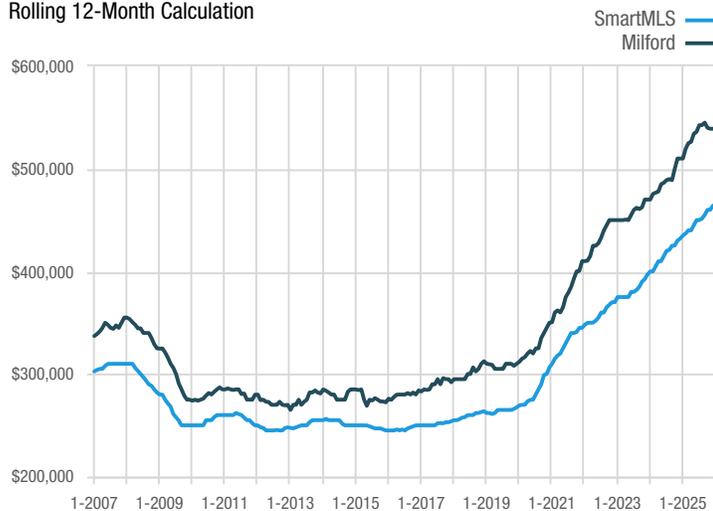
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	42	30	- 28.6%	42	30	- 28.6%
Pending Sales	25	25	0.0%	25	25	0.0%
Closed Sales	25	17	- 32.0%	25	17	- 32.0%
Days on Market Until Sale	21	48	+ 128.6%	21	48	+ 128.6%
Median Sales Price*	\$478,200	\$525,000	+ 9.8%	\$478,200	\$525,000	+ 9.8%
Average Sales Price*	\$523,677	\$621,000	+ 18.6%	\$523,677	\$621,000	+ 18.6%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	83	61	- 26.5%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	16	14	- 12.5%	16	14	- 12.5%
Pending Sales	17	9	- 47.1%	17	9	- 47.1%
Closed Sales	17	9	- 47.1%	17	9	- 47.1%
Days on Market Until Sale	23	23	0.0%	23	23	0.0%
Median Sales Price*	\$280,000	\$300,000	+ 7.1%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$380,353	\$307,877	- 19.1%	\$380,353	\$307,877	- 19.1%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	98.7%	100.1%	+ 1.4%
Inventory of Homes for Sale	23	30	+ 30.4%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

* 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.

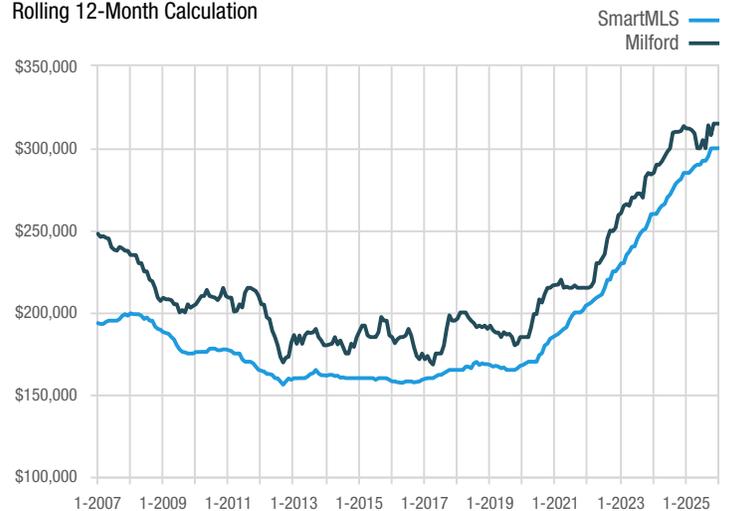
Median Sales Price - Single Family

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.