

North Branford

New Haven County

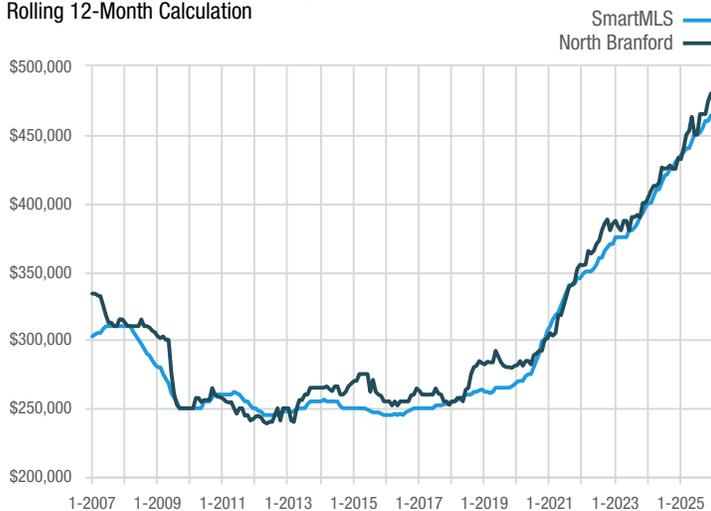
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	7	4	- 42.9%	7	4	- 42.9%
Pending Sales	11	5	- 54.5%	11	5	- 54.5%
Closed Sales	7	7	0.0%	7	7	0.0%
Days on Market Until Sale	33	7	- 78.8%	33	7	- 78.8%
Median Sales Price*	\$397,000	\$499,900	+ 25.9%	\$397,000	\$499,900	+ 25.9%
Average Sales Price*	\$450,557	\$506,414	+ 12.4%	\$450,557	\$506,414	+ 12.4%
Percent of List Price Received*	100.7%	102.6%	+ 1.9%	100.7%	102.6%	+ 1.9%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	68	1	- 98.5%	68	1	- 98.5%
Median Sales Price*	\$267,450	\$334,250	+ 25.0%	\$267,450	\$334,250	+ 25.0%
Average Sales Price*	\$267,450	\$334,250	+ 25.0%	\$267,450	\$334,250	+ 25.0%
Percent of List Price Received*	102.3%	104.5%	+ 2.2%	102.3%	104.5%	+ 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

* 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.

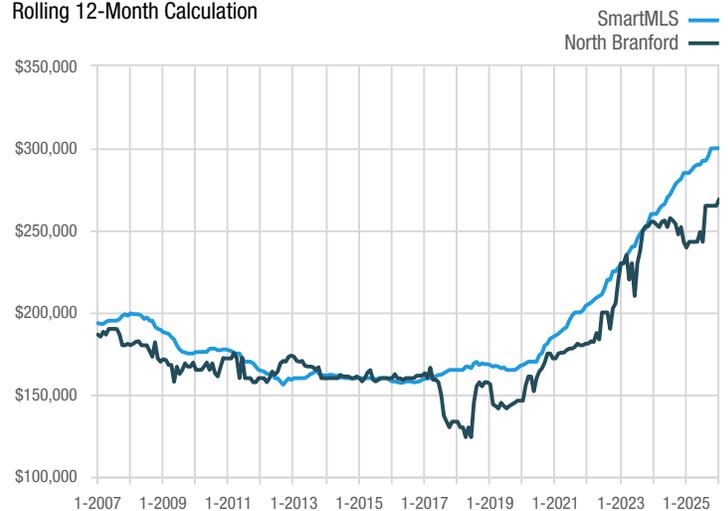
Median Sales Price - Single Family

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.