

Southbury

New Haven County

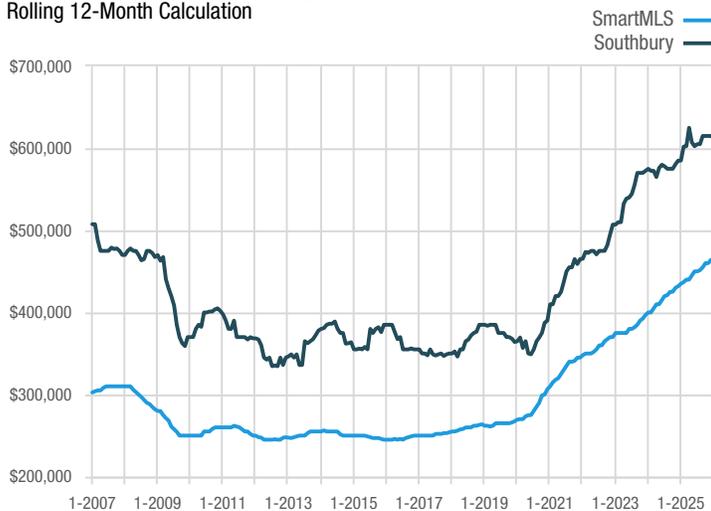
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 9 | 13 | + 44.4% | 9 | 13 | + 44.4% |
| Pending Sales | 12 | 10 | - 16.7% | 12 | 10 | - 16.7% |
| Closed Sales | 13 | 13 | 0.0% | 13 | 13 | 0.0% |
| Days on Market Until Sale | 52 | 38 | - 26.9% | 52 | 38 | - 26.9% |
| Median Sales Price* | \$585,000 | \$565,000 | - 3.4% | \$585,000 | \$565,000 | - 3.4% |
| Average Sales Price* | \$623,862 | \$568,935 | - 8.8% | \$623,862 | \$568,935 | - 8.8% |
| Percent of List Price Received* | 98.2% | 97.3% | - 0.9% | 98.2% | 97.3% | - 0.9% |
| Inventory of Homes for Sale | 31 | 31 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.7 | 2.3 | - 14.8% | — | — | — |

| Townhouse/Condo | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 27 | 16 | - 40.7% | 27 | 16 | - 40.7% |
| Pending Sales | 10 | 13 | + 30.0% | 10 | 13 | + 30.0% |
| Closed Sales | 9 | 15 | + 66.7% | 9 | 15 | + 66.7% |
| Days on Market Until Sale | 43 | 75 | + 74.4% | 43 | 75 | + 74.4% |
| Median Sales Price* | \$375,000 | \$325,000 | - 13.3% | \$375,000 | \$325,000 | - 13.3% |
| Average Sales Price* | \$360,889 | \$308,853 | - 14.4% | \$360,889 | \$308,853 | - 14.4% |
| Percent of List Price Received* | 97.4% | 98.2% | + 0.8% | 97.4% | 98.2% | + 0.8% |
| Inventory of Homes for Sale | 65 | 59 | - 9.2% | — | — | — |
| Months Supply of Inventory | 3.8 | 2.7 | - 28.9% | — | — | — |

* 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.

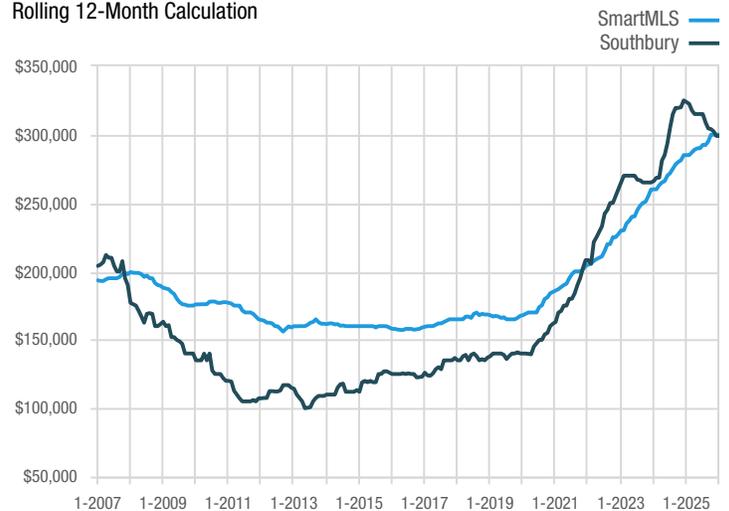
Median Sales Price - Single Family

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.