

Derby

New Haven County

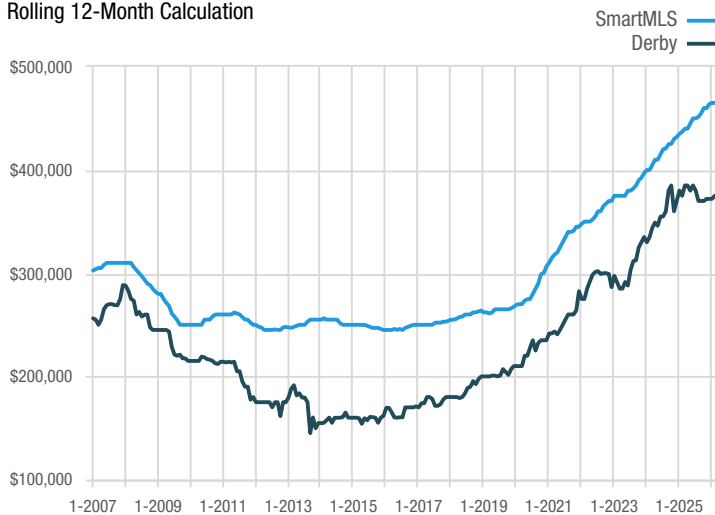
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	8	6	- 25.0%	20	12	- 40.0%
Pending Sales	7	5	- 28.6%	13	11	- 15.4%
Closed Sales	4	1	- 75.0%	9	6	- 33.3%
Days on Market Until Sale	14	139	+ 892.9%	29	66	+ 127.6%
Median Sales Price*	\$410,000	\$400,000	- 2.4%	\$375,000	\$402,500	+ 7.3%
Average Sales Price*	\$404,475	\$400,000	- 1.1%	\$375,878	\$384,817	+ 2.4%
Percent of List Price Received*	101.9%	93.0%	- 8.7%	98.4%	100.3%	+ 1.9%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	2	2	0.0%	7	6	- 14.3%
Pending Sales	2	2	0.0%	9	7	- 22.2%
Closed Sales	3	3	0.0%	12	9	- 25.0%
Days on Market Until Sale	4	14	+ 250.0%	26	18	- 30.8%
Median Sales Price*	\$315,000	\$295,000	- 6.3%	\$292,500	\$285,000	- 2.6%
Average Sales Price*	\$316,333	\$268,333	- 15.2%	\$289,775	\$280,000	- 3.4%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.6%	99.2%	- 1.4%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

* 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.

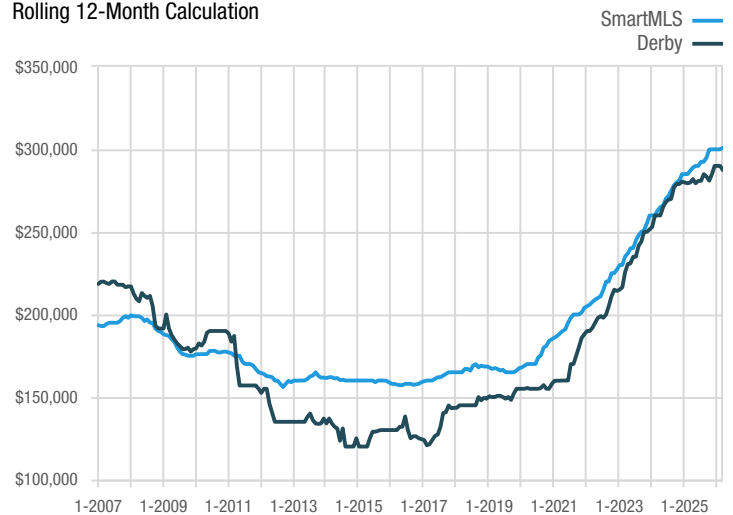
Median Sales Price - Single Family

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.