

## North Branford

### New Haven County

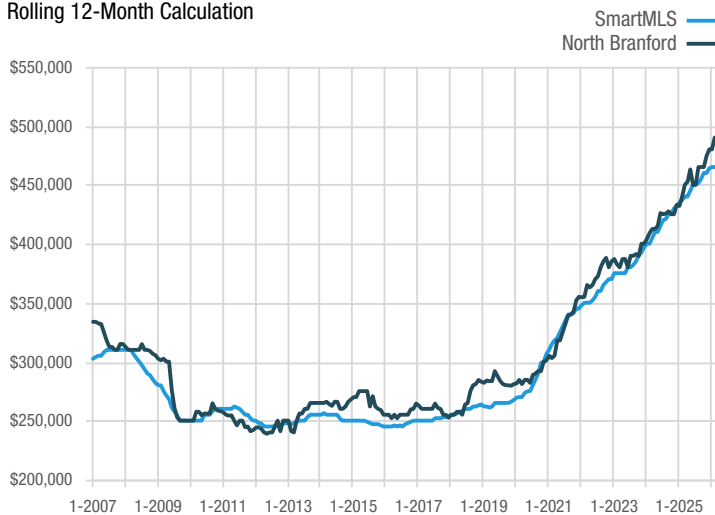
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	8	10	+ 25.0%	18	20	+ 11.1%
Pending Sales	4	7	+ 75.0%	19	19	0.0%
Closed Sales	4	4	0.0%	16	17	+ 6.3%
Days on Market Until Sale	5	10	+ 100.0%	19	17	- 10.5%
Median Sales Price*	\$591,250	<b>\$430,000</b>	- 27.3%	\$431,000	<b>\$520,000</b>	+ 20.6%
Average Sales Price*	\$639,150	<b>\$455,000</b>	- 28.8%	\$482,663	<b>\$496,524</b>	+ 2.9%
Percent of List Price Received*	106.0%	<b>107.5%</b>	+ 1.4%	103.7%	<b>102.0%</b>	- 1.6%
Inventory of Homes for Sale	18	11	- 38.9%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1	3	+ 200.0%	4	3	- 25.0%
Pending Sales	2	2	0.0%	5	4	- 20.0%
Closed Sales	0	1	—	3	4	+ 33.3%
Days on Market Until Sale	—	73	—	54	22	- 59.3%
Median Sales Price*	—	<b>\$300,000</b>	—	\$265,000	<b>\$312,500</b>	+ 17.9%
Average Sales Price*	—	<b>\$300,000</b>	—	\$266,633	<b>\$314,625</b>	+ 18.0%
Percent of List Price Received*	—	<b>92.3%</b>	—	99.9%	<b>100.4%</b>	+ 0.5%
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.

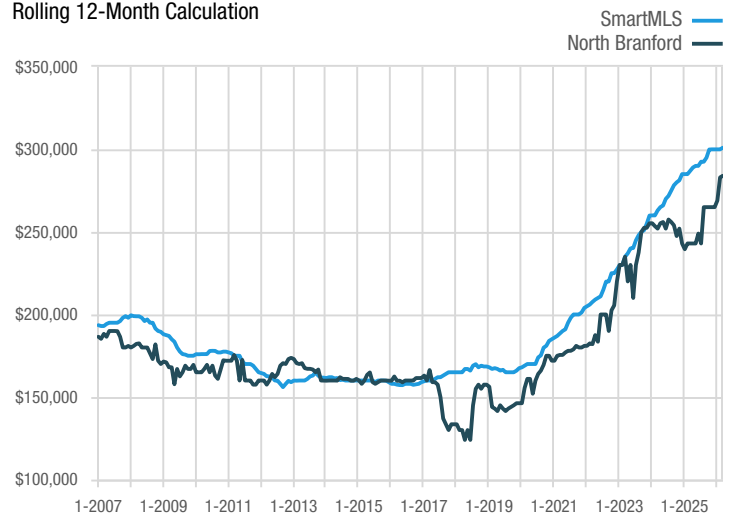
### Median Sales Price - Single Family

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.