

Southbury

New Haven County

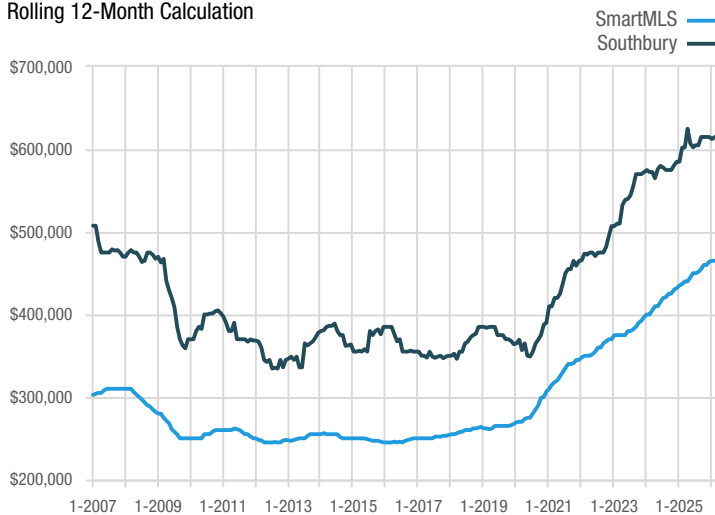
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	14	12	- 14.3%	41	35	- 14.6%
Pending Sales	15	11	- 26.7%	34	32	- 5.9%
Closed Sales	11	9	- 18.2%	33	34	+ 3.0%
Days on Market Until Sale	61	49	- 19.7%	67	54	- 19.4%
Median Sales Price*	\$615,000	\$615,000	0.0%	\$625,000	\$617,500	- 1.2%
Average Sales Price*	\$618,032	\$678,333	+ 9.8%	\$659,237	\$674,100	+ 2.3%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	99.4%	97.4%	- 2.0%
Inventory of Homes for Sale	33	27	- 18.2%	—	—	—
Months Supply of Inventory	2.8	2.0	- 28.6%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	29	24	- 17.2%	89	60	- 32.6%
Pending Sales	23	21	- 8.7%	47	45	- 4.3%
Closed Sales	22	19	- 13.6%	46	42	- 8.7%
Days on Market Until Sale	61	75	+ 23.0%	53	71	+ 34.0%
Median Sales Price*	\$249,000	\$290,000	+ 16.5%	\$310,000	\$304,500	- 1.8%
Average Sales Price*	\$272,602	\$325,144	+ 19.3%	\$310,639	\$314,420	+ 1.2%
Percent of List Price Received*	96.5%	98.9%	+ 2.5%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	84	60	- 28.6%	—	—	—
Months Supply of Inventory	5.1	2.8	- 45.1%	—	—	—

* 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.

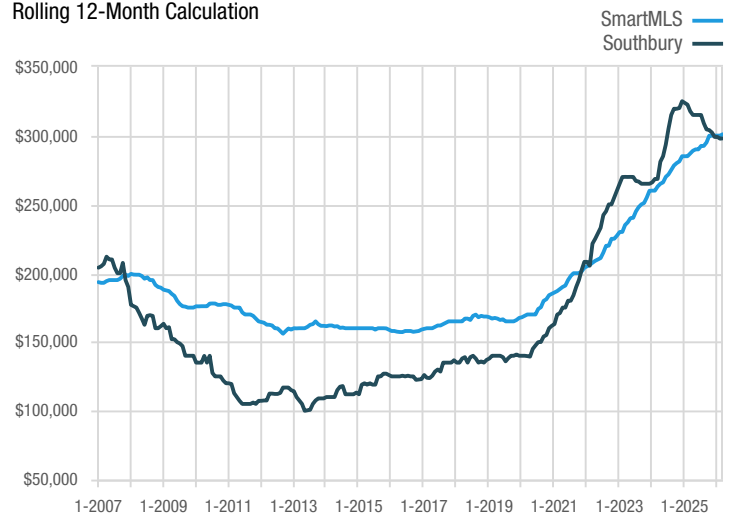
Median Sales Price - Single Family

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.