

Beacon Falls

New Haven County

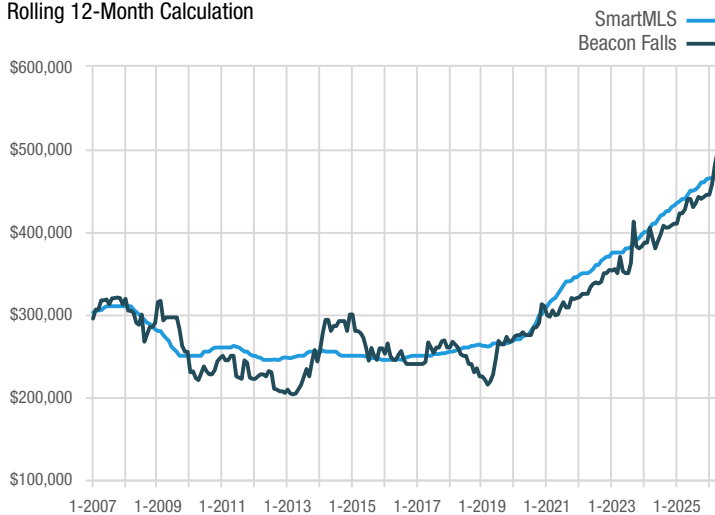
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	6	+ 50.0%	16	18	+ 12.5%
Pending Sales	2	4	+ 100.0%	8	16	+ 100.0%
Closed Sales	3	4	+ 33.3%	9	14	+ 55.6%
Days on Market Until Sale	18	19	+ 5.6%	20	35	+ 75.0%
Median Sales Price*	\$399,000	\$575,750	+ 44.3%	\$440,000	\$530,000	+ 20.5%
Average Sales Price*	\$396,300	\$537,875	+ 35.7%	\$422,633	\$521,893	+ 23.5%
Percent of List Price Received*	102.6%	100.2%	- 2.3%	100.2%	100.3%	+ 0.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	3	- 40.0%	11	7	- 36.4%
Pending Sales	2	3	+ 50.0%	7	6	- 14.3%
Closed Sales	2	3	+ 50.0%	6	7	+ 16.7%
Days on Market Until Sale	19	53	+ 178.9%	24	32	+ 33.3%
Median Sales Price*	\$285,000	\$493,000	+ 73.0%	\$351,500	\$340,000	- 3.3%
Average Sales Price*	\$285,000	\$491,833	+ 72.6%	\$360,317	\$429,571	+ 19.2%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.9	0.8	- 72.4%	—	—	—

* 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.

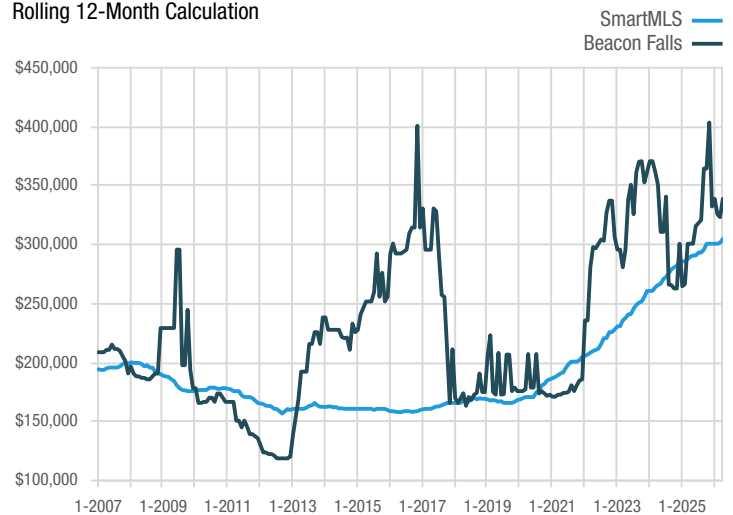
Median Sales Price - Single Family

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.