

Branford

New Haven County

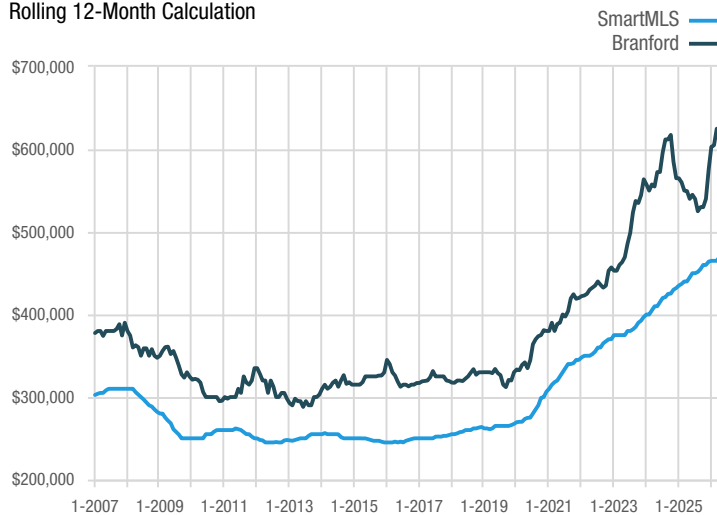
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	20	27	+ 35.0%	64	70	+ 9.4%
Pending Sales	10	10	0.0%	39	40	+ 2.6%
Closed Sales	12	9	- 25.0%	39	35	- 10.3%
Days on Market Until Sale	34	12	- 64.7%	33	47	+ 42.4%
Median Sales Price*	\$617,500	\$655,000	+ 6.1%	\$485,000	\$650,000	+ 34.0%
Average Sales Price*	\$820,917	\$1,014,444	+ 23.6%	\$640,705	\$928,968	+ 45.0%
Percent of List Price Received*	99.6%	102.6%	+ 3.0%	96.9%	100.4%	+ 3.6%
Inventory of Homes for Sale	41	41	0.0%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	22	12	- 45.5%	59	69	+ 16.9%
Pending Sales	18	23	+ 27.8%	65	66	+ 1.5%
Closed Sales	8	19	+ 137.5%	58	57	- 1.7%
Days on Market Until Sale	7	22	+ 214.3%	23	30	+ 30.4%
Median Sales Price*	\$310,000	\$299,000	- 3.5%	\$297,500	\$300,000	+ 0.8%
Average Sales Price*	\$323,613	\$294,500	- 9.0%	\$288,211	\$312,403	+ 8.4%
Percent of List Price Received*	103.9%	99.6%	- 4.1%	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	18	24	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

* 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.

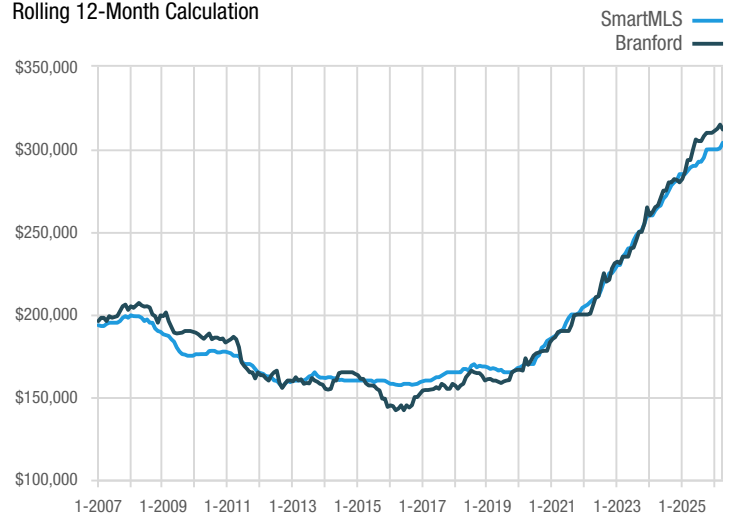
Median Sales Price - Single Family

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.