

Madison

New Haven County

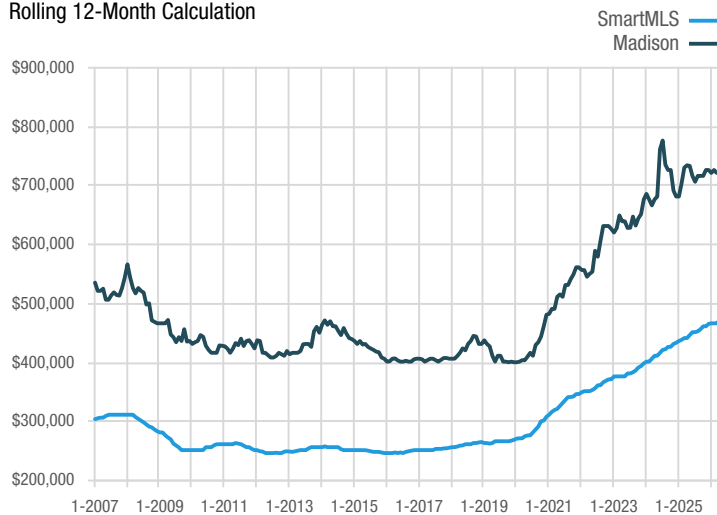
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	30	38	+ 26.7%	89	92	+ 3.4%
Pending Sales	28	23	- 17.9%	69	64	- 7.2%
Closed Sales	18	10	- 44.4%	51	52	+ 2.0%
Days on Market Until Sale	10	40	+ 300.0%	38	41	+ 7.9%
Median Sales Price*	\$792,500	\$750,000	- 5.4%	\$750,000	\$732,500	- 2.3%
Average Sales Price*	\$1,013,578	\$903,800	- 10.8%	\$926,753	\$894,468	- 3.5%
Percent of List Price Received*	100.1%	100.8%	+ 0.7%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	45	52	+ 15.6%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	4	0.0%	22	19	- 13.6%
Pending Sales	5	7	+ 40.0%	15	19	+ 26.7%
Closed Sales	5	4	- 20.0%	13	15	+ 15.4%
Days on Market Until Sale	29	36	+ 24.1%	16	23	+ 43.8%
Median Sales Price*	\$625,000	\$543,750	- 13.0%	\$605,000	\$562,500	- 7.0%
Average Sales Price*	\$789,500	\$712,355	- 9.8%	\$671,500	\$615,128	- 8.4%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	101.2%	99.2%	- 2.0%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

* 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.

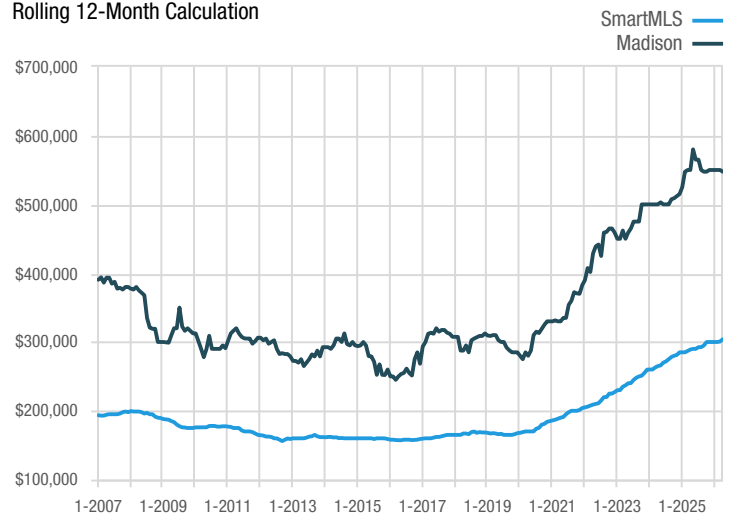
Median Sales Price - Single Family

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.