

Middlebury

New Haven County

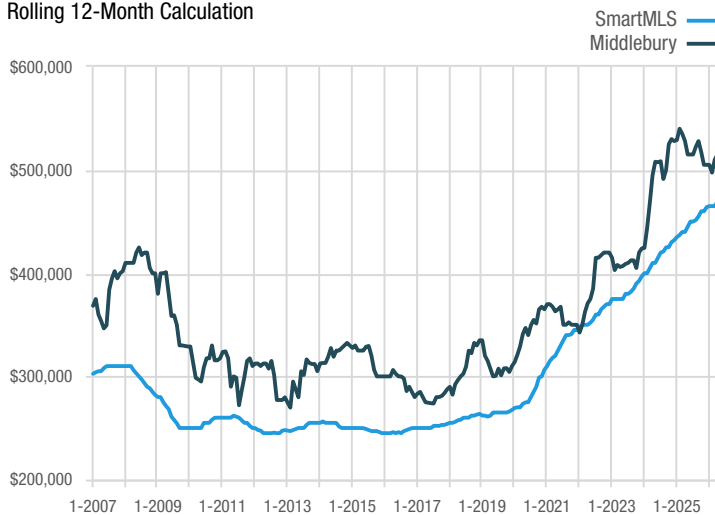
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	14	16	+ 14.3%	39	33	- 15.4%
Pending Sales	10	10	0.0%	26	23	- 11.5%
Closed Sales	3	2	- 33.3%	22	15	- 31.8%
Days on Market Until Sale	47	107	+ 127.7%	42	69	+ 64.3%
Median Sales Price*	\$480,000	\$537,500	+ 12.0%	\$507,500	\$585,000	+ 15.3%
Average Sales Price*	\$527,167	\$537,500	+ 2.0%	\$555,485	\$775,387	+ 39.6%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	101.5%	99.0%	- 2.5%
Inventory of Homes for Sale	33	28	- 15.2%	—	—	—
Months Supply of Inventory	5.1	4.5	- 11.8%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	10	4	- 60.0%	26	10	- 61.5%
Pending Sales	6	4	- 33.3%	21	7	- 66.7%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Days on Market Until Sale	194	25	- 87.1%	75	52	- 30.7%
Median Sales Price*	\$707,200	\$423,750	- 40.1%	\$615,000	\$565,000	- 8.1%
Average Sales Price*	\$707,200	\$423,750	- 40.1%	\$607,775	\$504,500	- 17.0%
Percent of List Price Received*	107.1%	98.6%	- 7.9%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	3.6	2.1	- 41.7%	—	—	—

* 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.

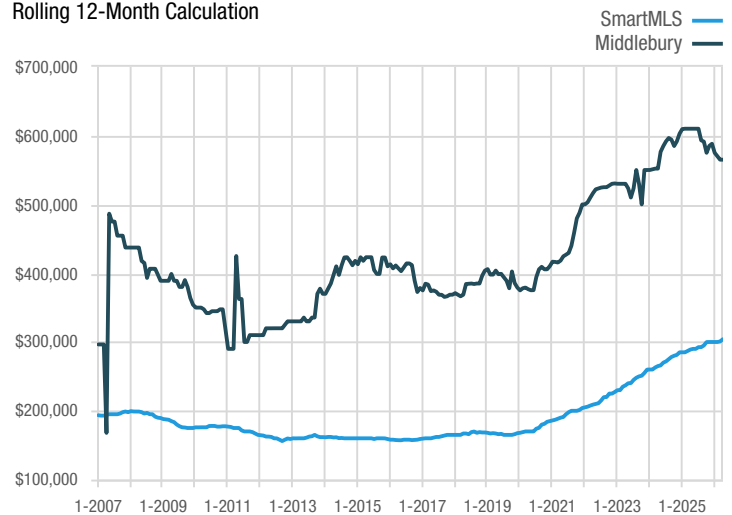
Median Sales Price - Single Family

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.