

Milford

New Haven County

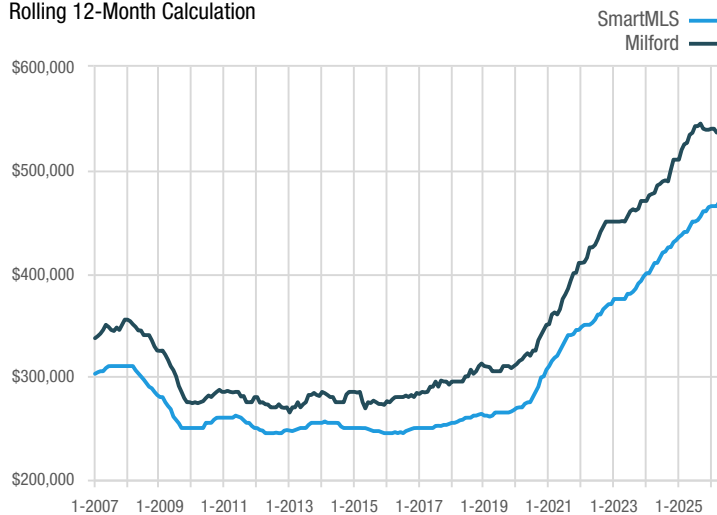
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	52	65	+ 25.0%	177	175	- 1.1%
Pending Sales	39	42	+ 7.7%	132	128	- 3.0%
Closed Sales	35	39	+ 11.4%	121	100	- 17.4%
Days on Market Until Sale	23	44	+ 91.3%	35	46	+ 31.4%
Median Sales Price*	\$580,000	\$580,000	0.0%	\$535,000	\$530,000	- 0.9%
Average Sales Price*	\$681,440	\$661,321	- 3.0%	\$595,869	\$654,569	+ 9.9%
Percent of List Price Received*	102.8%	102.7%	- 0.1%	101.1%	101.1%	0.0%
Inventory of Homes for Sale	97	87	- 10.3%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	15	23	+ 53.3%	57	64	+ 12.3%
Pending Sales	7	10	+ 42.9%	55	49	- 10.9%
Closed Sales	11	10	- 9.1%	57	41	- 28.1%
Days on Market Until Sale	13	40	+ 207.7%	22	44	+ 100.0%
Median Sales Price*	\$280,000	\$278,500	- 0.5%	\$280,000	\$308,000	+ 10.0%
Average Sales Price*	\$297,955	\$311,190	+ 4.4%	\$345,884	\$314,032	- 9.2%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	23	35	+ 52.2%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

* 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.

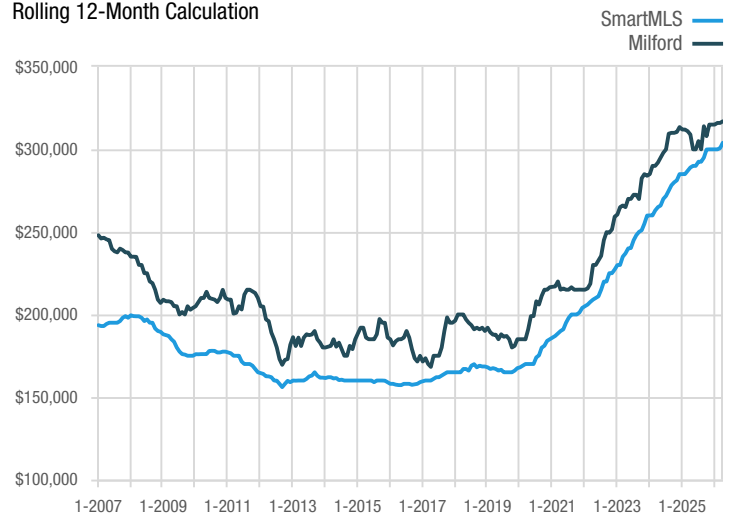
Median Sales Price - Single Family

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.