

North Branford

New Haven County

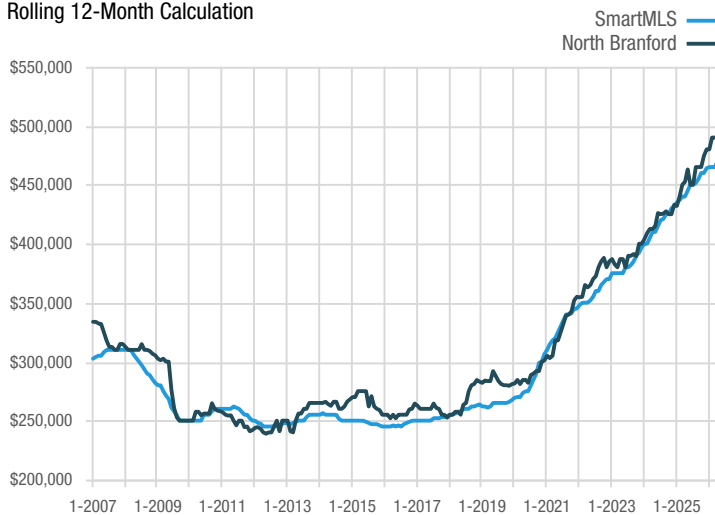
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	12	10	- 16.7%	30	30	0.0%
Pending Sales	10	6	- 40.0%	29	25	- 13.8%
Closed Sales	7	9	+ 28.6%	23	26	+ 13.0%
Days on Market Until Sale	48	15	- 68.8%	28	16	- 42.9%
Median Sales Price*	\$520,000	\$495,000	- 4.8%	\$475,000	\$509,950	+ 7.4%
Average Sales Price*	\$547,571	\$503,096	- 8.1%	\$502,417	\$498,799	- 0.7%
Percent of List Price Received*	101.0%	107.4%	+ 6.3%	102.9%	103.9%	+ 1.0%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	2	—	4	5	+ 25.0%
Pending Sales	1	1	0.0%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	6	6	0.0%
Days on Market Until Sale	6	3	- 50.0%	30	16	- 46.7%
Median Sales Price*	\$269,000	\$282,500	+ 5.0%	\$267,000	\$307,500	+ 15.2%
Average Sales Price*	\$263,667	\$282,500	+ 7.1%	\$265,150	\$303,917	+ 14.6%
Percent of List Price Received*	105.0%	106.4%	+ 1.3%	102.4%	102.4%	0.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

* 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.

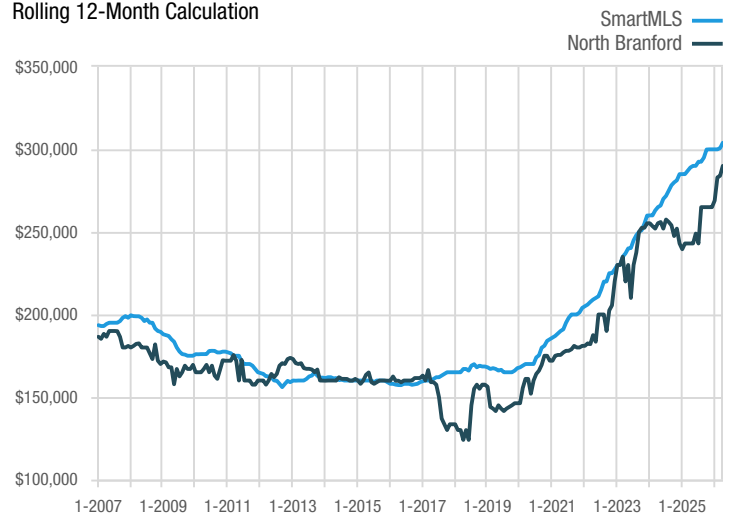
Median Sales Price - Single Family

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.