

## Southbury

New Haven County

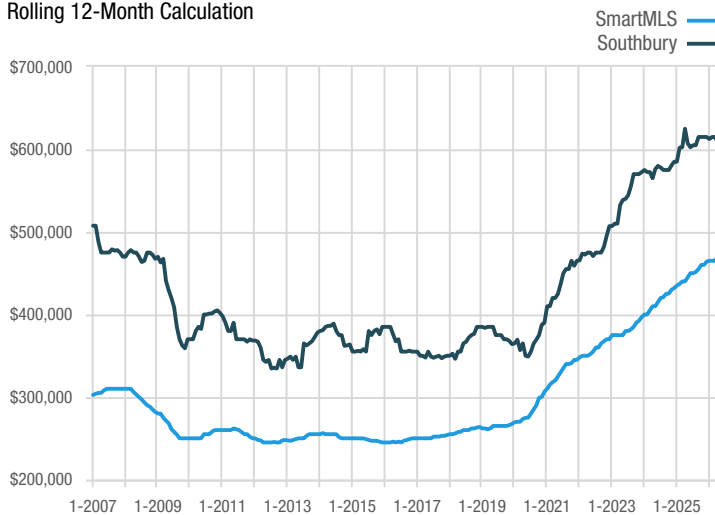
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	27	22	- 18.5%	68	56	- 17.6%
Pending Sales	17	14	- 17.6%	51	46	- 9.8%
Closed Sales	12	11	- 8.3%	45	45	0.0%
Days on Market Until Sale	44	44	0.0%	61	51	- 16.4%
Median Sales Price*	\$731,250	<b>\$649,900</b>	- 11.1%	\$650,000	<b>\$620,000</b>	- 4.6%
Average Sales Price*	\$772,247	<b>\$675,264</b>	- 12.6%	\$689,373	<b>\$674,384</b>	- 2.2%
Percent of List Price Received*	101.9%	<b>99.8%</b>	- 2.1%	100.1%	<b>98.0%</b>	- 2.1%
Inventory of Homes for Sale	42	32	- 23.8%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	28	30	+ 7.1%	117	91	- 22.2%
Pending Sales	26	18	- 30.8%	73	63	- 13.7%
Closed Sales	24	14	- 41.7%	70	56	- 20.0%
Days on Market Until Sale	59	90	+ 52.5%	55	76	+ 38.2%
Median Sales Price*	\$272,500	<b>\$257,000</b>	- 5.7%	\$283,500	<b>\$272,000</b>	- 4.1%
Average Sales Price*	\$289,621	<b>\$272,250</b>	- 6.0%	\$303,433	<b>\$303,878</b>	+ 0.1%
Percent of List Price Received*	97.3%	<b>96.3%</b>	- 1.0%	97.4%	<b>97.5%</b>	+ 0.1%
Inventory of Homes for Sale	81	66	- 18.5%	—	—	—
Months Supply of Inventory	4.7	3.2	- 31.9%	—	—	—

\* 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.

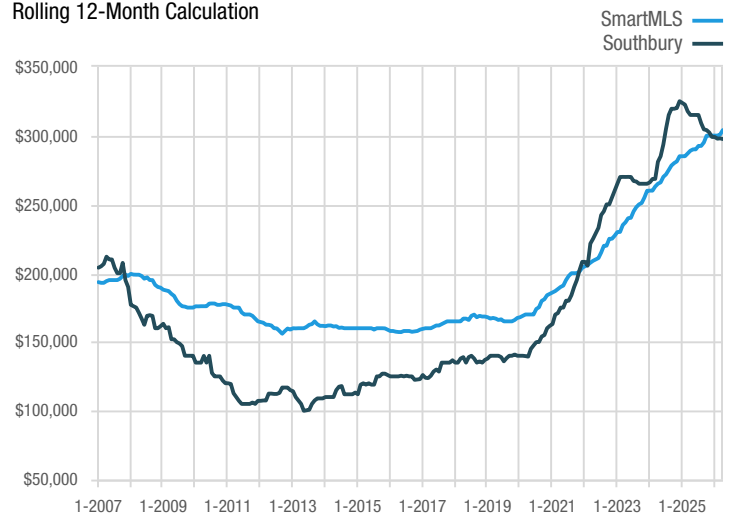
### Median Sales Price - Single Family

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.