

Beacon Falls

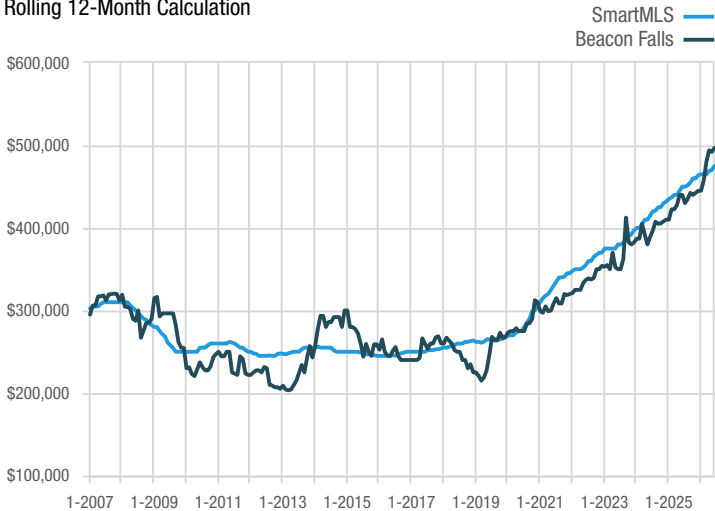
New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	4	6	+ 50.0%	27	31	+ 14.8%
Pending Sales	2	4	+ 100.0%	17	23	+ 35.3%
Closed Sales	4	6	+ 50.0%	16	21	+ 31.3%
Days on Market Until Sale	12	20	+ 66.7%	15	27	+ 80.0%
Median Sales Price*	\$467,450	\$514,500	+ 10.1%	\$442,500	\$509,000	+ 15.0%
Average Sales Price*	\$503,725	\$494,833	- 1.8%	\$463,663	\$513,119	+ 10.7%
Percent of List Price Received*	102.6%	105.4%	+ 2.7%	101.6%	101.8%	+ 0.2%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

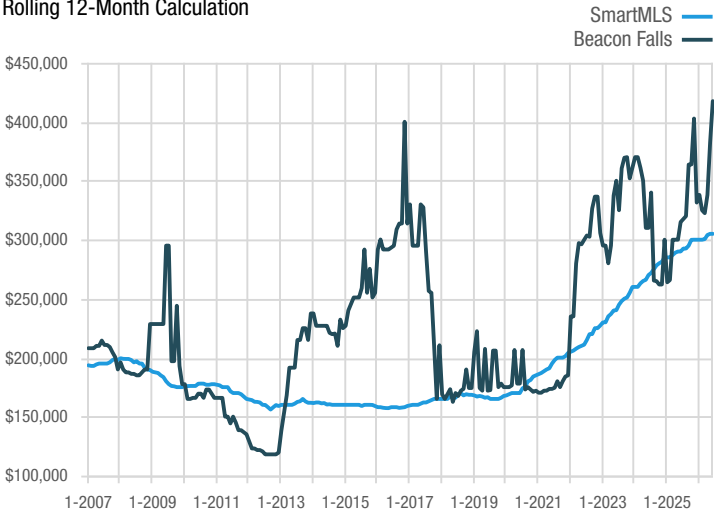
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	2	—	13	15	+ 15.4%
Pending Sales	3	2	- 33.3%	14	9	- 35.7%
Closed Sales	5	1	- 80.0%	13	11	- 15.4%
Days on Market Until Sale	10	5	- 50.0%	15	23	+ 53.3%
Median Sales Price*	\$325,000	\$735,000	+ 126.2%	\$320,000	\$420,000	+ 31.3%
Average Sales Price*	\$416,400	\$735,000	+ 76.5%	\$372,992	\$453,355	+ 21.5%
Percent of List Price Received*	99.8%	101.4%	+ 1.6%	101.2%	100.9%	- 0.3%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	2.5	—	—	—	—

* 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.