

Branford

New Haven County

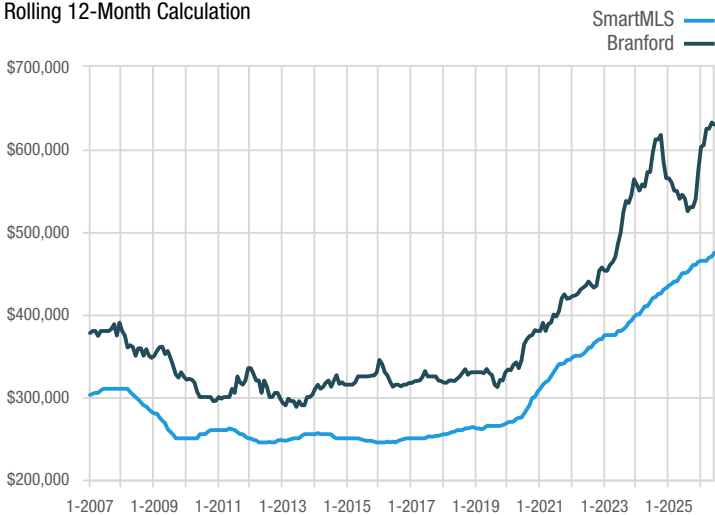
Single Family	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	21	+ 31.3%	106	118	+ 11.3%
Pending Sales	17	17	0.0%	70	71	+ 1.4%
Closed Sales	14	23	+ 64.3%	67	67	0.0%
Days on Market Until Sale	34	13	- 61.8%	29	30	+ 3.4%
Median Sales Price*	\$692,500	\$580,500	- 16.2%	\$525,000	\$630,000	+ 20.0%
Average Sales Price*	\$699,207	\$818,524	+ 17.1%	\$645,712	\$862,868	+ 33.6%
Percent of List Price Received*	97.8%	101.4%	+ 3.7%	98.2%	101.7%	+ 3.6%
Inventory of Homes for Sale	48	49	+ 2.1%	—	—	—
Months Supply of Inventory	3.5	3.7	+ 5.7%	—	—	—

Townhouse/Condo	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	19	+ 46.2%	91	108	+ 18.7%
Pending Sales	13	15	+ 15.4%	93	97	+ 4.3%
Closed Sales	15	16	+ 6.7%	90	95	+ 5.6%
Days on Market Until Sale	13	22	+ 69.2%	21	28	+ 33.3%
Median Sales Price*	\$335,000	\$297,500	- 11.2%	\$310,000	\$305,000	- 1.6%
Average Sales Price*	\$392,892	\$324,791	- 17.3%	\$328,923	\$321,226	- 2.3%
Percent of List Price Received*	103.6%	102.7%	- 0.9%	102.4%	100.7%	- 1.7%
Inventory of Homes for Sale	19	26	+ 36.8%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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.

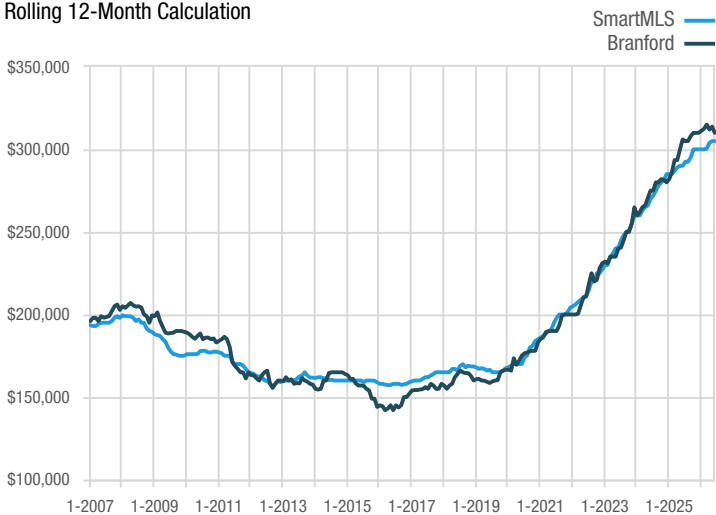
Median Sales Price - Single Family

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.