

Middlebury

New Haven County

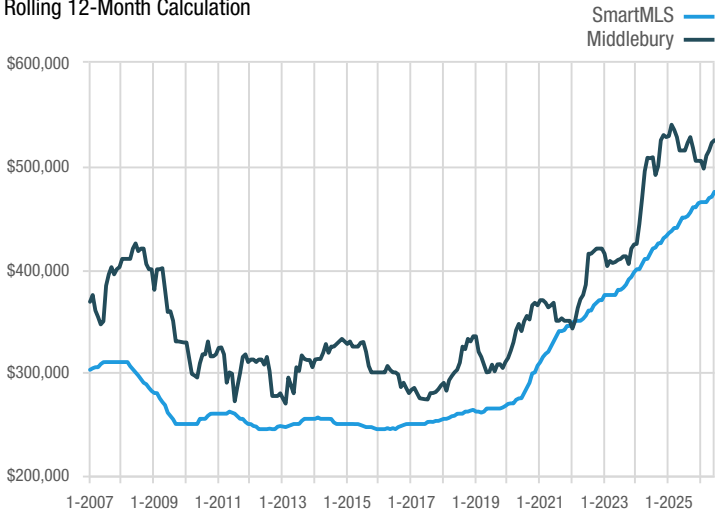
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	9	13	+ 44.4%	64	52	- 18.8%
Pending Sales	6	7	+ 16.7%	38	36	- 5.3%
Closed Sales	8	11	+ 37.5%	38	37	- 2.6%
Days on Market Until Sale	44	45	+ 2.3%	38	48	+ 26.3%
Median Sales Price*	\$557,500	\$670,000	+ 20.2%	\$502,500	\$585,000	+ 16.4%
Average Sales Price*	\$560,250	\$630,673	+ 12.6%	\$558,544	\$666,234	+ 19.3%
Percent of List Price Received*	102.8%	98.5%	- 4.2%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	41	28	- 31.7%	—	—	—
Months Supply of Inventory	6.9	4.4	- 36.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	3	0.0%	38	19	- 50.0%
Pending Sales	4	5	+ 25.0%	31	14	- 54.8%
Closed Sales	4	4	0.0%	15	10	- 33.3%
Days on Market Until Sale	83	49	- 41.0%	79	49	- 38.0%
Median Sales Price*	\$580,000	\$564,750	- 2.6%	\$620,000	\$565,000	- 8.9%
Average Sales Price*	\$590,875	\$577,125	- 2.3%	\$612,213	\$545,100	- 11.0%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	12	8	- 33.3%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

* 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.

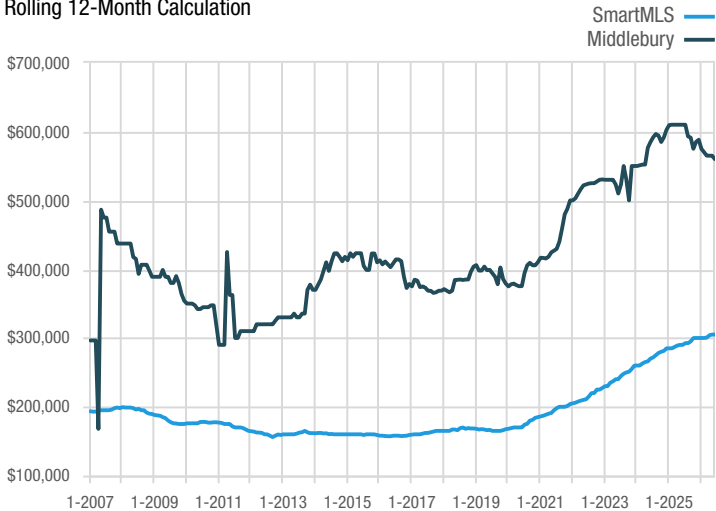
Median Sales Price - Single Family

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.