

North Branford

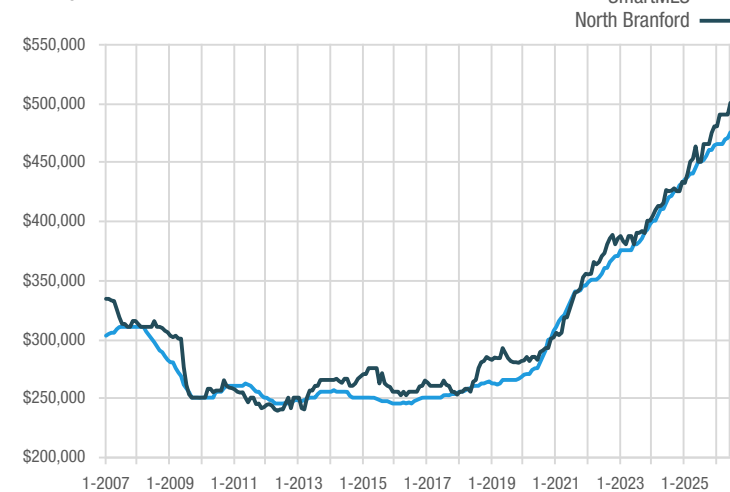
New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	7	- 56.3%	63	52	- 17.5%
Pending Sales	19	14	- 26.3%	54	49	- 9.3%
Closed Sales	15	10	- 33.3%	45	45	0.0%
Days on Market Until Sale	10	14	+ 40.0%	19	14	- 26.3%
Median Sales Price*	\$435,000	\$512,500	+ 17.8%	\$465,000	\$499,900	+ 7.5%
Average Sales Price*	\$473,323	\$538,250	+ 13.7%	\$487,121	\$508,406	+ 4.4%
Percent of List Price Received*	106.9%	107.0%	+ 0.1%	104.2%	104.7%	+ 0.5%
Inventory of Homes for Sale	25	10	- 60.0%	—	—	—
Months Supply of Inventory	2.8	1.2	- 57.1%	—	—	—

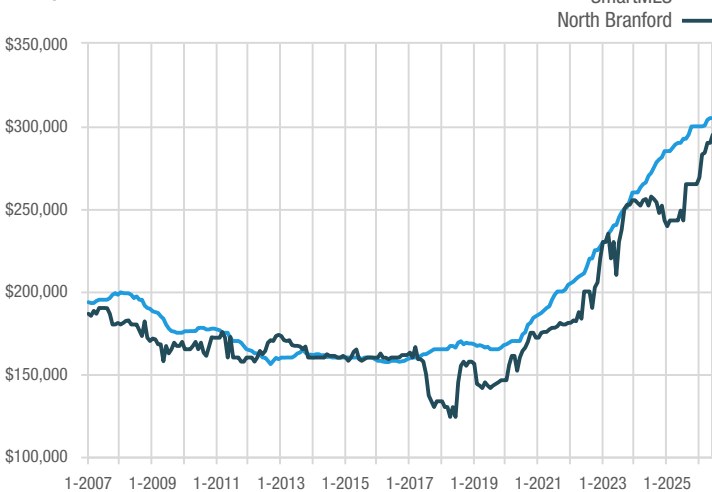
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	3	0.0%	10	12	+ 20.0%
Pending Sales	4	2	- 50.0%	10	7	- 30.0%
Closed Sales	3	2	- 33.3%	9	8	- 11.1%
Days on Market Until Sale	18	25	+ 38.9%	26	18	- 30.8%
Median Sales Price*	\$215,000	\$287,500	+ 33.7%	\$265,000	\$307,500	+ 16.0%
Average Sales Price*	\$230,000	\$287,500	+ 25.0%	\$253,433	\$299,813	+ 18.3%
Percent of List Price Received*	93.4%	100.2%	+ 7.3%	99.4%	101.8%	+ 2.4%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	1.0	4.1	+ 310.0%	—	—	—

* 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.