

Southbury

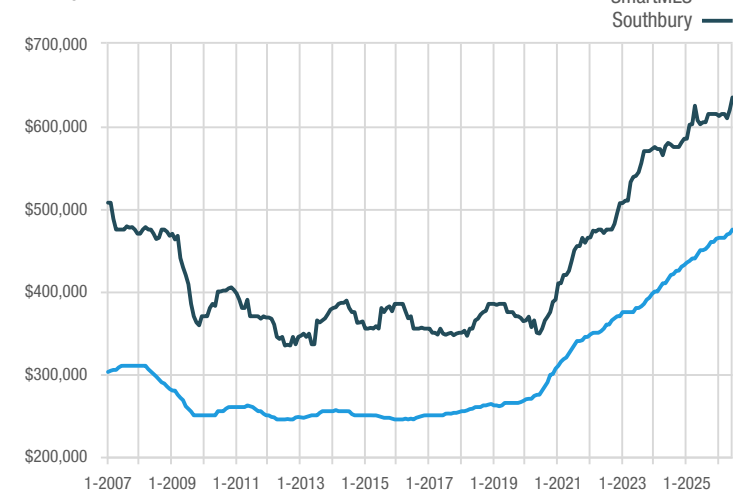
New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	29	29	0.0%	114	110	- 3.5%
Pending Sales	9	21	+ 133.3%	71	80	+ 12.7%
Closed Sales	15	15	0.0%	72	75	+ 4.2%
Days on Market Until Sale	41	21	- 48.8%	51	48	- 5.9%
Median Sales Price*	\$550,000	\$641,000	+ 16.5%	\$615,000	\$649,900	+ 5.7%
Average Sales Price*	\$604,267	\$775,981	+ 28.4%	\$656,839	\$736,727	+ 12.2%
Percent of List Price Received*	102.0%	103.1%	+ 1.1%	100.9%	99.5%	- 1.4%
Inventory of Homes for Sale	63	48	- 23.8%	—	—	—
Months Supply of Inventory	5.3	3.3	- 37.7%	—	—	—

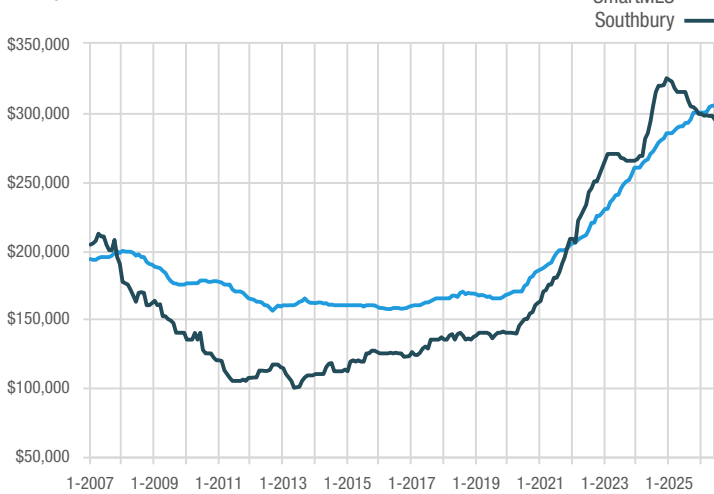
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	34	32	- 5.9%	190	152	- 20.0%
Pending Sales	22	27	+ 22.7%	125	105	- 16.0%
Closed Sales	19	32	+ 68.4%	120	104	- 13.3%
Days on Market Until Sale	56	75	+ 33.9%	54	73	+ 35.2%
Median Sales Price*	\$315,000	\$291,150	- 7.6%	\$304,500	\$289,500	- 4.9%
Average Sales Price*	\$322,368	\$319,019	- 1.0%	\$307,358	\$318,516	+ 3.6%
Percent of List Price Received*	96.5%	98.5%	+ 2.1%	97.1%	98.0%	+ 0.9%
Inventory of Homes for Sale	84	74	- 11.9%	—	—	—
Months Supply of Inventory	4.3	3.8	- 11.6%	—	—	—

* 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.