

Beacon Falls

New Haven County

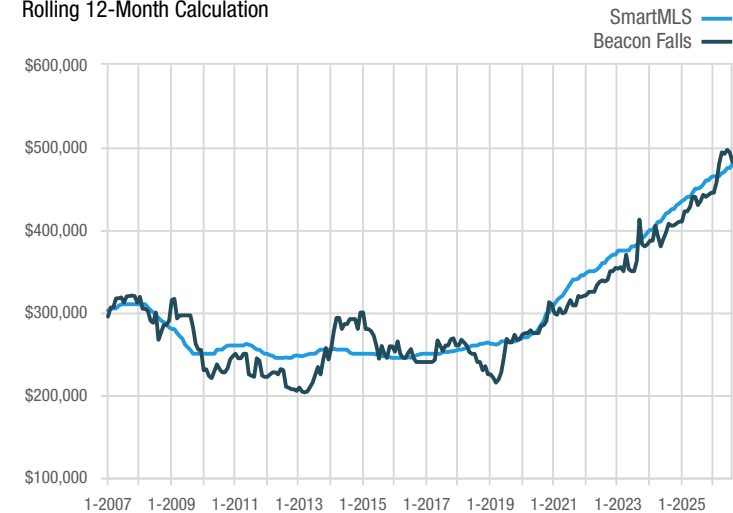
| Single Family                   | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 3         | 4         | + 33.3%  | 31           | 40          | + 29.0%  |
| Pending Sales                   | 0         | 7         | —        | 20           | 37          | + 85.0%  |
| Closed Sales                    | 3         | 8         | + 166.7% | 22           | 35          | + 59.1%  |
| Days on Market Until Sale       | 81        | 32        | - 60.5%  | 23           | 27          | + 17.4%  |
| Median Sales Price*             | \$520,000 | \$435,750 | - 16.2%  | \$442,500    | \$485,000   | + 9.6%   |
| Average Sales Price*            | \$635,000 | \$490,875 | - 22.7%  | \$479,482    | \$501,526   | + 4.6%   |
| Percent of List Price Received* | 89.4%     | 102.7%    | + 14.9%  | 101.4%       | 101.9%      | + 0.5%   |
| Inventory of Homes for Sale     | 7         | 5         | - 28.6%  | —            | —           | —        |
| Months Supply of Inventory      | 2.2       | 1.2       | - 45.5%  | —            | —           | —        |

| Townhouse/Condo                 | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 0         | 0         | 0.0%     | 15           | 19          | + 26.7%  |
| Pending Sales                   | 2         | 1         | - 50.0%  | 16           | 12          | - 25.0%  |
| Closed Sales                    | 1         | 2         | + 100.0% | 15           | 15          | 0.0%     |
| Days on Market Until Sale       | 3         | 20        | + 566.7% | 14           | 24          | + 71.4%  |
| Median Sales Price*             | \$421,500 | \$642,250 | + 52.4%  | \$325,000    | \$445,000   | + 36.9%  |
| Average Sales Price*            | \$421,500 | \$642,250 | + 52.4%  | \$379,027    | \$468,760   | + 23.7%  |
| Percent of List Price Received* | 105.4%    | 100.7%    | - 4.5%   | 101.7%       | 100.5%      | - 1.2%   |
| Inventory of Homes for Sale     | 0         | 5         | —        | —            | —           | —        |
| Months Supply of Inventory      | —         | 2.6       | —        | —            | —           | —        |

\* 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.

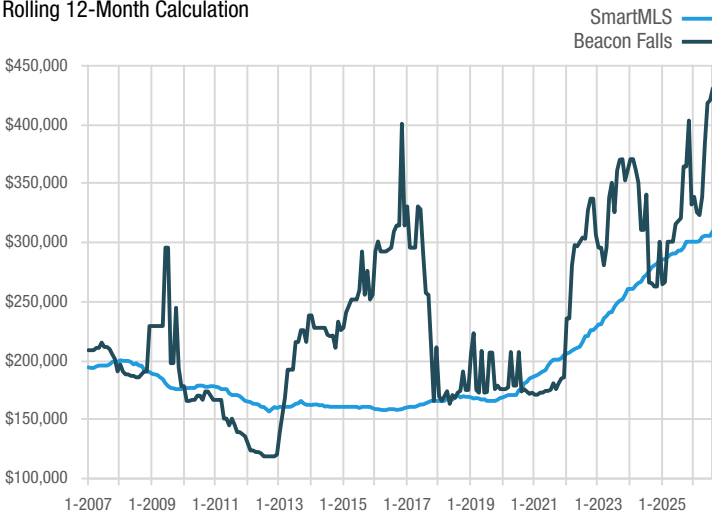
Median Sales Price - Single Family

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.