

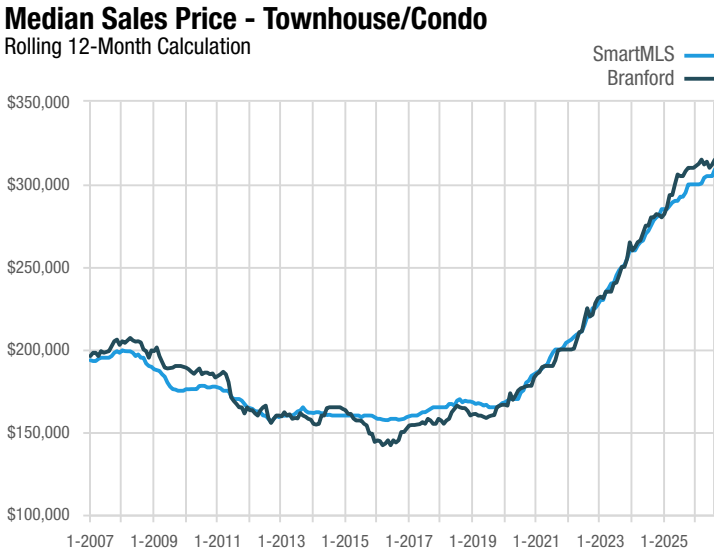
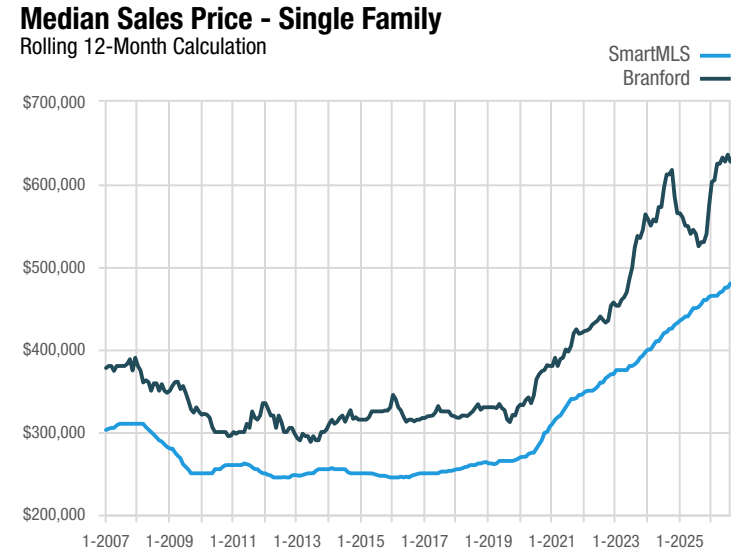
Branford

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	20	21	+ 5.0%	146	162	+ 11.0%
Pending Sales	20	21	+ 5.0%	106	110	+ 3.8%
Closed Sales	17	13	- 23.5%	104	99	- 4.8%
Days on Market Until Sale	39	19	- 51.3%	33	30	- 9.1%
Median Sales Price*	\$640,000	\$599,000	- 6.4%	\$537,500	\$625,000	+ 16.3%
Average Sales Price*	\$901,500	\$1,031,962	+ 14.5%	\$709,478	\$835,931	+ 17.8%
Percent of List Price Received*	98.3%	104.7%	+ 6.5%	98.4%	102.3%	+ 4.0%
Inventory of Homes for Sale	43	43	0.0%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	10	26	+ 160.0%	119	152	+ 27.7%
Pending Sales	19	17	- 10.5%	128	128	0.0%
Closed Sales	18	10	- 44.4%	123	123	0.0%
Days on Market Until Sale	17	18	+ 5.9%	20	27	+ 35.0%
Median Sales Price*	\$302,000	\$326,500	+ 8.1%	\$310,000	\$315,000	+ 1.6%
Average Sales Price*	\$314,297	\$417,090	+ 32.7%	\$327,519	\$336,211	+ 2.7%
Percent of List Price Received*	102.3%	108.6%	+ 6.2%	102.5%	101.4%	- 1.1%
Inventory of Homes for Sale	10	33	+ 230.0%	—	—	—
Months Supply of Inventory	0.7	2.4	+ 242.9%	—	—	—

* 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.



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.