

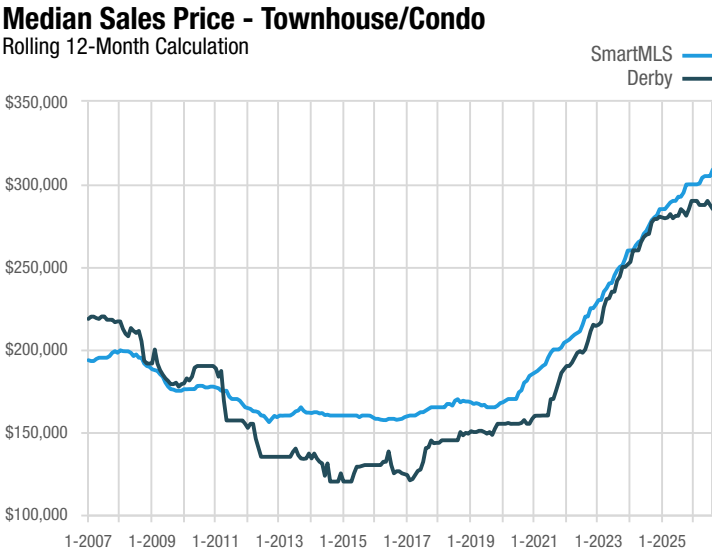
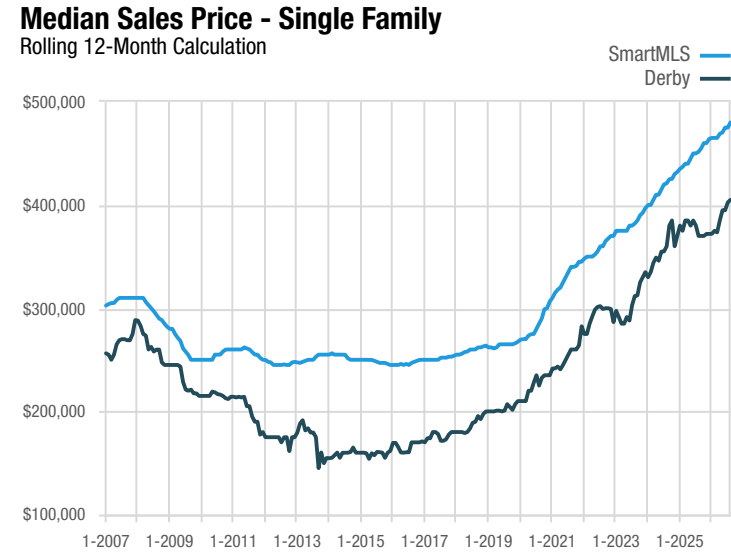
Derby

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	5	+ 25.0%	55	49	- 10.9%
Pending Sales	4	9	+ 125.0%	38	43	+ 13.2%
Closed Sales	4	7	+ 75.0%	35	41	+ 17.1%
Days on Market Until Sale	29	25	- 13.8%	22	34	+ 54.5%
Median Sales Price*	\$305,000	\$365,000	+ 19.7%	\$367,000	\$405,000	+ 10.4%
Average Sales Price*	\$351,250	\$401,571	+ 14.3%	\$370,889	\$413,012	+ 11.4%
Percent of List Price Received*	100.3%	98.4%	- 1.9%	100.9%	100.7%	- 0.2%
Inventory of Homes for Sale	15	11	- 26.7%	—	—	—
Months Supply of Inventory	3.2	2.0	- 37.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	6	7	+ 16.7%	32	33	+ 3.1%
Pending Sales	3	5	+ 66.7%	25	24	- 4.0%
Closed Sales	4	4	0.0%	27	26	- 3.7%
Days on Market Until Sale	23	34	+ 47.8%	28	24	- 14.3%
Median Sales Price*	\$309,950	\$280,000	- 9.7%	\$290,000	\$287,450	- 0.9%
Average Sales Price*	\$312,475	\$278,750	- 10.8%	\$290,304	\$283,508	- 2.3%
Percent of List Price Received*	101.0%	100.0%	- 1.0%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

* 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.



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.