

Guilford

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	27	16	- 40.7%	234	187	- 20.1%
Pending Sales	22	24	+ 9.1%	174	146	- 16.1%
Closed Sales	22	24	+ 9.1%	173	146	- 15.6%
Days on Market Until Sale	23	19	- 17.4%	27	26	- 3.7%
Median Sales Price*	\$722,000	\$712,500	- 1.3%	\$655,000	\$705,000	+ 7.6%
Average Sales Price*	\$938,815	\$813,188	- 13.4%	\$766,652	\$827,056	+ 7.9%
Percent of List Price Received*	100.3%	103.1%	+ 2.8%	103.2%	103.3%	+ 0.1%
Inventory of Homes for Sale	65	48	- 26.2%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	6	+ 50.0%	45	59	+ 31.1%
Pending Sales	4	2	- 50.0%	34	34	0.0%
Closed Sales	4	2	- 50.0%	32	34	+ 6.3%
Days on Market Until Sale	95	7	- 92.6%	74	77	+ 4.1%
Median Sales Price*	\$671,016	\$435,000	- 35.2%	\$451,250	\$450,000	- 0.3%
Average Sales Price*	\$1,750,258	\$435,000	- 75.1%	\$866,169	\$538,566	- 37.8%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	99.8%	100.9%	+ 1.1%
Inventory of Homes for Sale	22	27	+ 22.7%	—	—	—
Months Supply of Inventory	5.6	6.2	+ 10.7%	—	—	—

* 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.

