

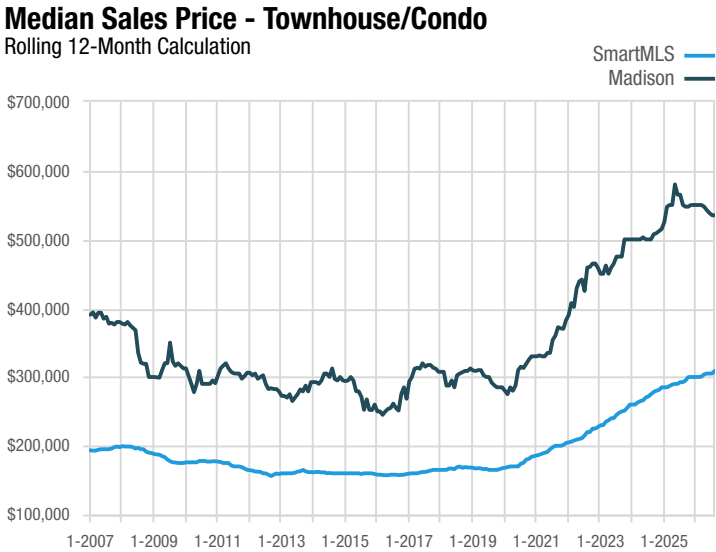
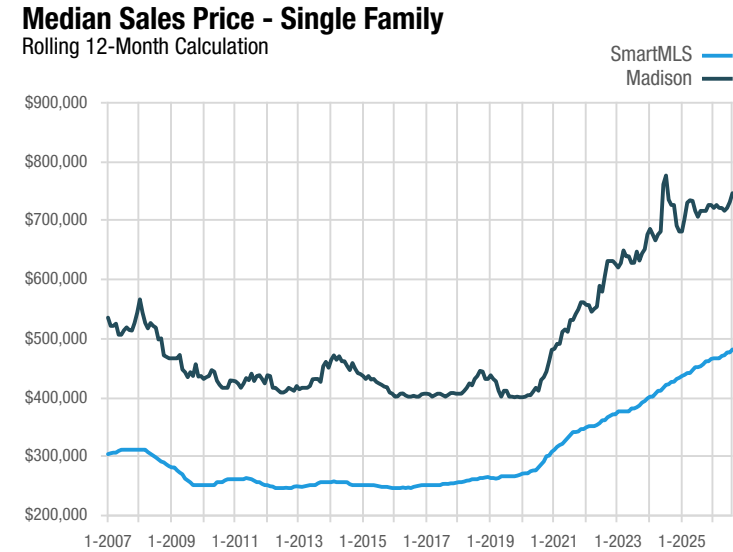
Madison

New Haven County

Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	34	25	- 26.5%	221	194	- 12.2%
Pending Sales	20	22	+ 10.0%	157	165	+ 5.1%
Closed Sales	26	24	- 7.7%	147	155	+ 5.4%
Days on Market Until Sale	23	43	+ 87.0%	28	35	+ 25.0%
Median Sales Price*	\$750,000	\$1,200,000	+ 60.0%	\$730,000	\$795,000	+ 8.9%
Average Sales Price*	\$907,810	\$1,345,327	+ 48.2%	\$857,917	\$1,027,244	+ 19.7%
Percent of List Price Received*	101.4%	101.7%	+ 0.3%	100.9%	101.1%	+ 0.2%
Inventory of Homes for Sale	71	45	- 36.6%	—	—	—
Months Supply of Inventory	3.8	2.3	- 39.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	5	+ 150.0%	39	43	+ 10.3%
Pending Sales	4	3	- 25.0%	36	33	- 8.3%
Closed Sales	6	7	+ 16.7%	34	31	- 8.8%
Days on Market Until Sale	52	8	- 84.6%	24	26	+ 8.3%
Median Sales Price*	\$417,500	\$500,000	+ 19.8%	\$550,000	\$535,000	- 2.7%
Average Sales Price*	\$417,500	\$494,571	+ 18.5%	\$622,562	\$602,675	- 3.2%
Percent of List Price Received*	95.8%	102.8%	+ 7.3%	99.4%	100.3%	+ 0.9%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	1.5	3.6	+ 140.0%	—	—	—

* 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.