

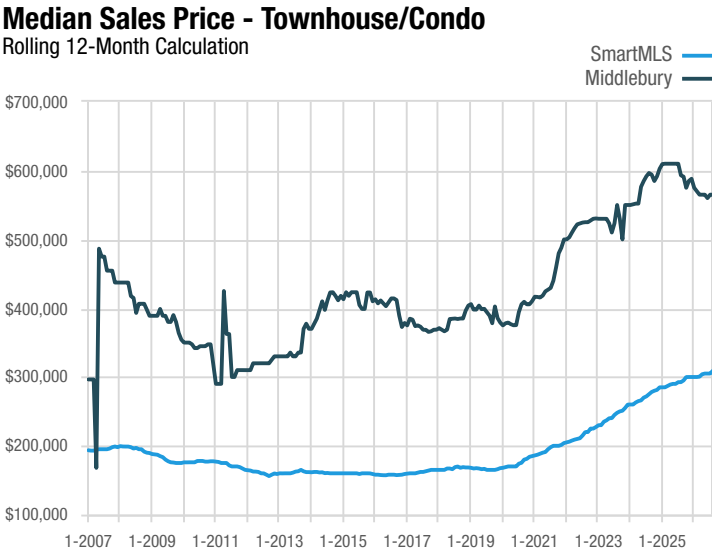
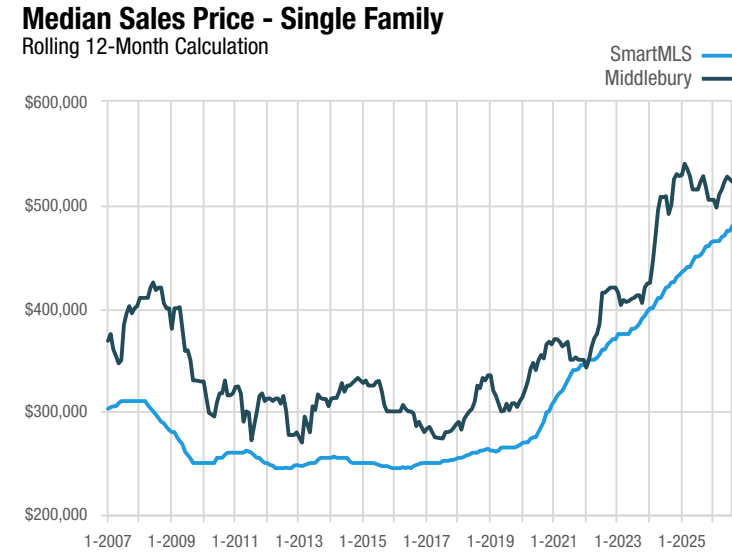
Middlebury

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	14	+ 250.0%	74	81	+ 9.5%
Pending Sales	8	7	- 12.5%	58	53	- 8.6%
Closed Sales	8	5	- 37.5%	56	48	- 14.3%
Days on Market Until Sale	47	24	- 48.9%	45	41	- 8.9%
Median Sales Price*	\$528,000	\$515,000	- 2.5%	\$515,000	\$579,950	+ 12.6%
Average Sales Price*	\$576,238	\$543,900	- 5.6%	\$566,599	\$651,691	+ 15.0%
Percent of List Price Received*	100.4%	98.7%	- 1.7%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	25	39	+ 56.0%	—	—	—
Months Supply of Inventory	3.6	6.4	+ 77.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	6	3	- 50.0%	47	26	- 44.7%
Pending Sales	3	1	- 66.7%	37	24	- 35.1%
Closed Sales	3	1	- 66.7%	22	16	- 27.3%
Days on Market Until Sale	56	18	- 67.9%	70	40	- 42.9%
Median Sales Price*	\$547,460	\$670,000	+ 22.4%	\$605,000	\$569,700	- 5.8%
Average Sales Price*	\$552,904	\$670,000	+ 21.2%	\$598,473	\$566,425	- 5.4%
Percent of List Price Received*	101.8%	103.1%	+ 1.3%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	13	5	- 61.5%	—	—	—
Months Supply of Inventory	3.3	1.4	- 57.6%	—	—	—

* 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.



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.