

Milford

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	53	60	+ 13.2%	407	452	+ 11.1%
Pending Sales	38	44	+ 15.8%	300	327	+ 9.0%
Closed Sales	40	53	+ 32.5%	296	305	+ 3.0%
Days on Market Until Sale	36	31	- 13.9%	30	34	+ 13.3%
Median Sales Price*	\$550,000	\$650,000	+ 18.2%	\$550,000	\$590,000	+ 7.3%
Average Sales Price*	\$640,210	\$722,494	+ 12.9%	\$615,884	\$715,261	+ 16.1%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.8%	101.5%	+ 0.7%
Inventory of Homes for Sale	107	110	+ 2.8%	—	—	—
Months Supply of Inventory	2.9	2.8	- 3.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	13	17	+ 30.8%	128	159	+ 24.2%
Pending Sales	19	23	+ 21.1%	119	129	+ 8.4%
Closed Sales	15	20	+ 33.3%	115	117	+ 1.7%
Days on Market Until Sale	22	25	+ 13.6%	21	36	+ 71.4%
Median Sales Price*	\$310,000	\$333,000	+ 7.4%	\$305,000	\$330,000	+ 8.2%
Average Sales Price*	\$358,893	\$377,450	+ 5.2%	\$341,945	\$372,996	+ 9.1%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	25	34	+ 36.0%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

* 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.

