

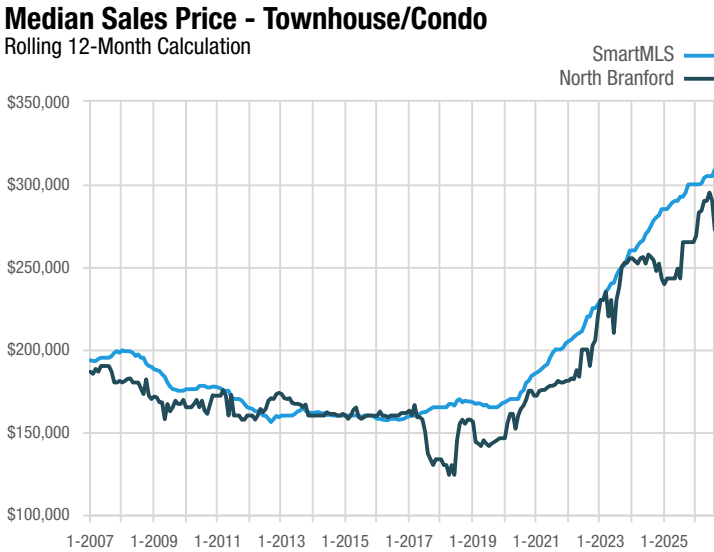
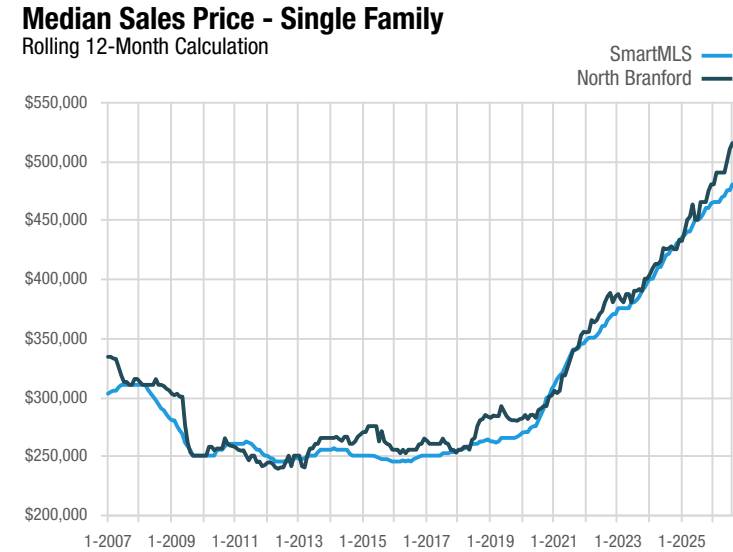
North Branford

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5	9	+ 80.0%	85	76	- 10.6%
Pending Sales	12	7	- 41.7%	81	63	- 22.2%
Closed Sales	15	10	- 33.3%	75	64	- 14.7%
Days on Market Until Sale	22	12	- 45.5%	20	12	- 40.0%
Median Sales Price*	\$505,000	\$570,500	+ 13.0%	\$465,000	\$527,150	+ 13.4%
Average Sales Price*	\$489,233	\$603,600	+ 23.4%	\$486,933	\$530,832	+ 9.0%
Percent of List Price Received*	103.8%	105.9%	+ 2.0%	104.1%	105.3%	+ 1.2%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	4	0.0%	15	16	+ 6.7%
Pending Sales	2	4	+ 100.0%	13	12	- 7.7%
Closed Sales	3	2	- 33.3%	13	12	- 7.7%
Days on Market Until Sale	3	23	+ 666.7%	19	21	+ 10.5%
Median Sales Price*	\$305,000	\$250,000	- 18.0%	\$269,000	\$292,500	+ 8.7%
Average Sales Price*	\$306,633	\$250,000	- 18.5%	\$269,292	\$287,792	+ 6.9%
Percent of List Price Received*	101.1%	97.1%	- 4.0%	100.1%	101.1%	+ 1.0%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

* 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.