

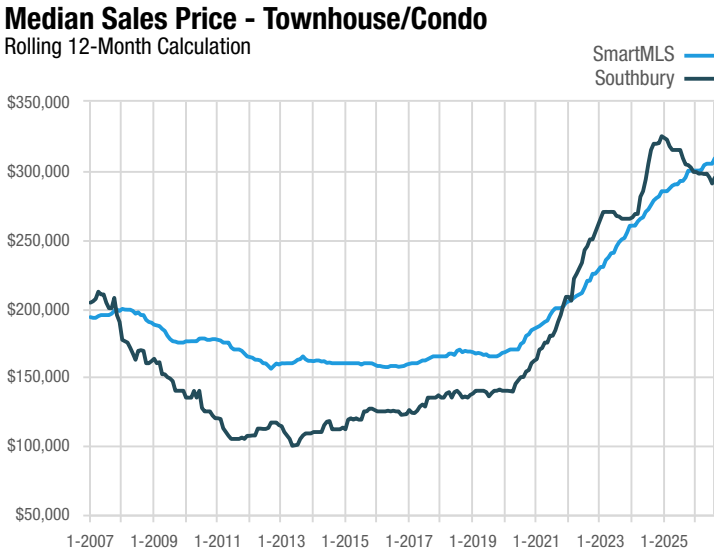
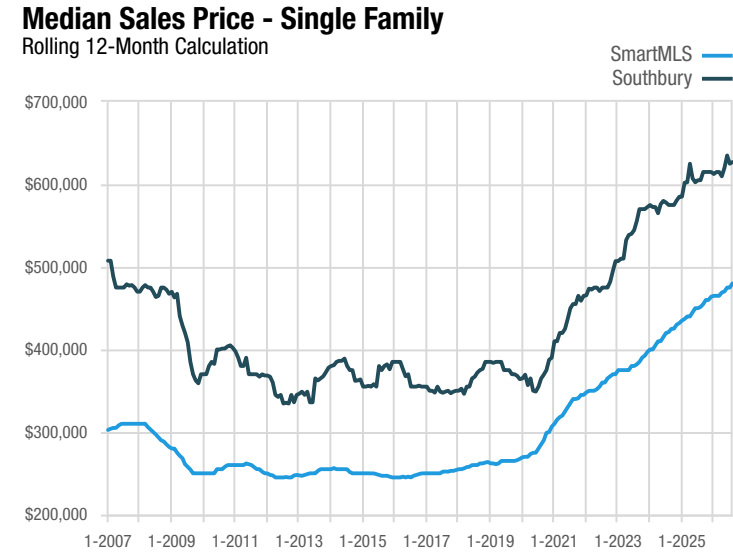
Southbury

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	19	27	+ 42.1%	156	161	+ 3.2%
Pending Sales	19	12	- 36.8%	110	109	- 0.9%
Closed Sales	16	15	- 6.3%	104	113	+ 8.7%
Days on Market Until Sale	29	35	+ 20.7%	44	41	- 6.8%
Median Sales Price*	\$637,500	\$630,000	- 1.2%	\$620,000	\$637,500	+ 2.8%
Average Sales Price*	\$642,556	\$669,667	+ 4.2%	\$654,133	\$705,155	+ 7.8%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	49	59	+ 20.4%	—	—	—
Months Supply of Inventory	3.8	4.4	+ 15.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	37	30	- 18.9%	261	211	- 19.2%
Pending Sales	30	23	- 23.3%	175	151	- 13.7%
Closed Sales	23	28	+ 21.7%	169	149	- 11.8%
Days on Market Until Sale	35	48	+ 37.1%	48	65	+ 35.4%
Median Sales Price*	\$273,750	\$285,450	+ 4.3%	\$299,000	\$289,000	- 3.3%
Average Sales Price*	\$295,017	\$322,596	+ 9.3%	\$307,764	\$318,556	+ 3.5%
Percent of List Price Received*	97.2%	99.1%	+ 2.0%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	85	73	- 14.1%	—	—	—
Months Supply of Inventory	4.0	3.8	- 5.0%	—	—	—

* 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.