

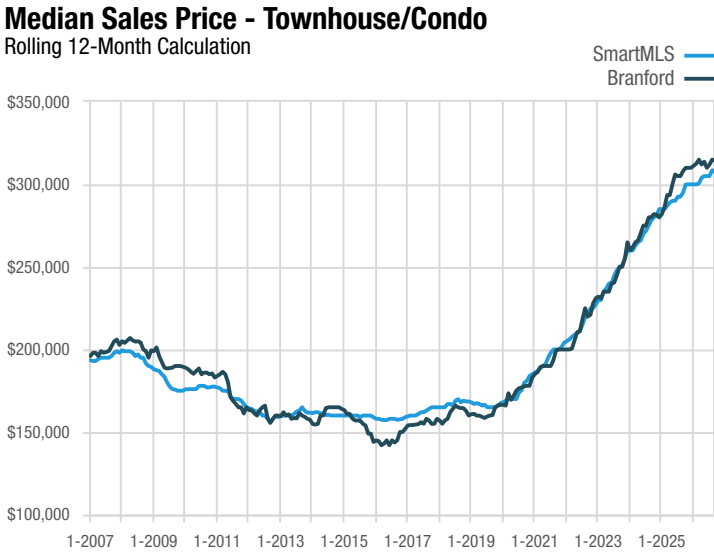
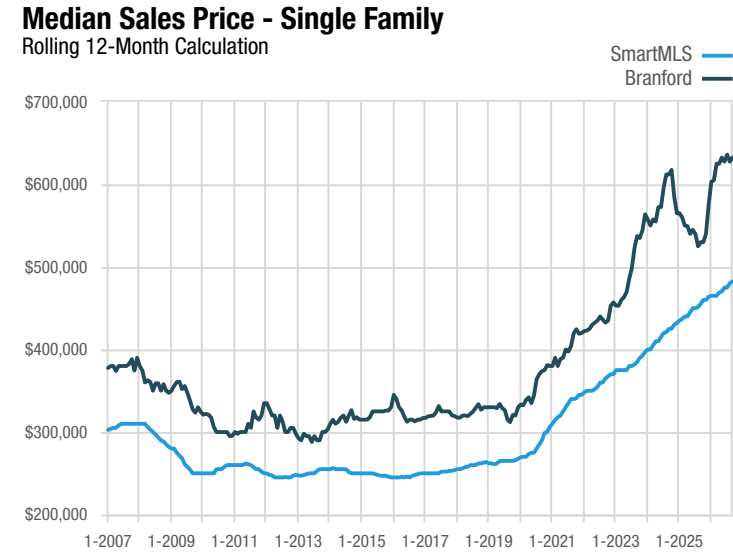
Branford

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	26	22	- 15.4%	172	184	+ 7.0%
Pending Sales	15	20	+ 33.3%	121	129	+ 6.6%
Closed Sales	20	18	- 10.0%	124	117	- 5.6%
Days on Market Until Sale	26	76	+ 192.3%	31	37	+ 19.4%
Median Sales Price*	\$622,000	\$769,507	+ 23.7%	\$548,500	\$625,000	+ 13.9%
Average Sales Price*	\$719,590	\$941,073	+ 30.8%	\$711,109	\$852,106	+ 19.8%
Percent of List Price Received*	98.4%	102.9%	+ 4.6%	98.4%	102.4%	+ 4.1%
Inventory of Homes for Sale	48	42	- 12.5%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	17	17	0.0%	136	169	+ 24.3%
Pending Sales	4	8	+ 100.0%	132	136	+ 3.0%
Closed Sales	14	12	- 14.3%	137	135	- 1.5%
Days on Market Until Sale	15	30	+ 100.0%	19	27	+ 42.1%
Median Sales Price*	\$374,950	\$351,950	- 6.1%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$470,620	\$360,311	- 23.4%	\$342,142	\$338,353	- 1.1%
Percent of List Price Received*	102.8%	100.0%	- 2.7%	102.5%	101.3%	- 1.2%
Inventory of Homes for Sale	22	39	+ 77.3%	—	—	—
Months Supply of Inventory	1.6	2.8	+ 75.0%	—	—	—

* 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.