

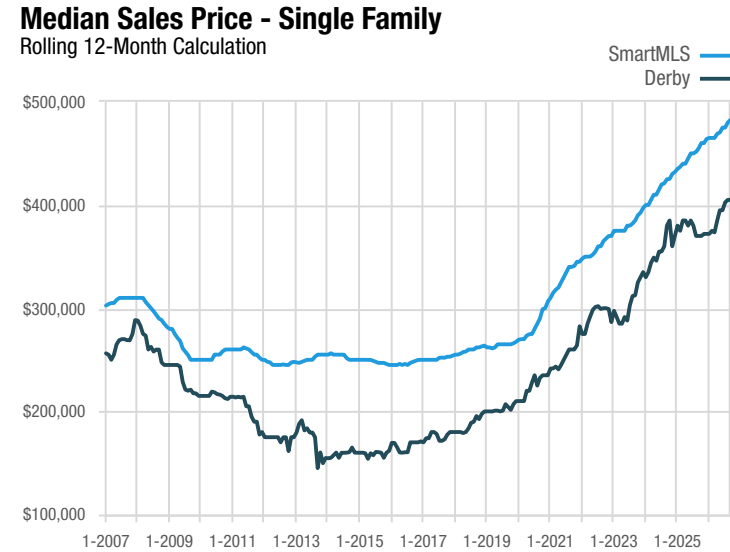
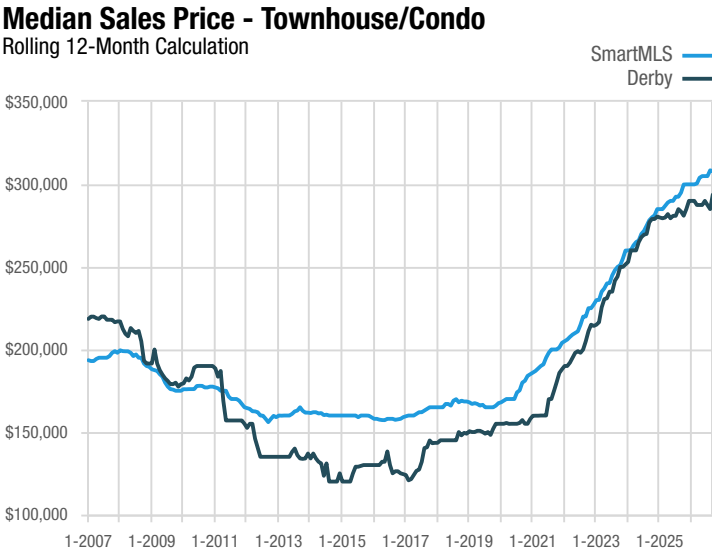
Derby

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	2	- 71.4%	62	51	- 17.7%
Pending Sales	10	2	- 80.0%	48	45	- 6.3%
Closed Sales	5	5	0.0%	40	46	+ 15.0%
Days on Market Until Sale	14	53	+ 278.6%	21	36	+ 71.4%
Median Sales Price*	\$372,000	\$400,000	+ 7.5%	\$368,500	\$402,500	+ 9.2%
Average Sales Price*	\$377,400	\$437,000	+ 15.8%	\$371,703	\$415,620	+ 11.8%
Percent of List Price Received*	99.6%	99.6%	0.0%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	4	5	+ 25.0%	36	38	+ 5.6%
Pending Sales	2	2	0.0%	27	26	- 3.7%
Closed Sales	3	2	- 33.3%	30	28	- 6.7%
Days on Market Until Sale	13	38	+ 192.3%	27	25	- 7.4%
Median Sales Price*	\$270,000	\$339,500	+ 25.7%	\$287,500	\$292,450	+ 1.7%
Average Sales Price*	\$271,667	\$339,500	+ 25.0%	\$288,440	\$287,507	- 0.3%
Percent of List Price Received*	100.0%	102.4%	+ 2.4%	101.2%	100.4%	- 0.8%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.8	3.9	+ 39.3%	—	—	—

* 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.



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.