

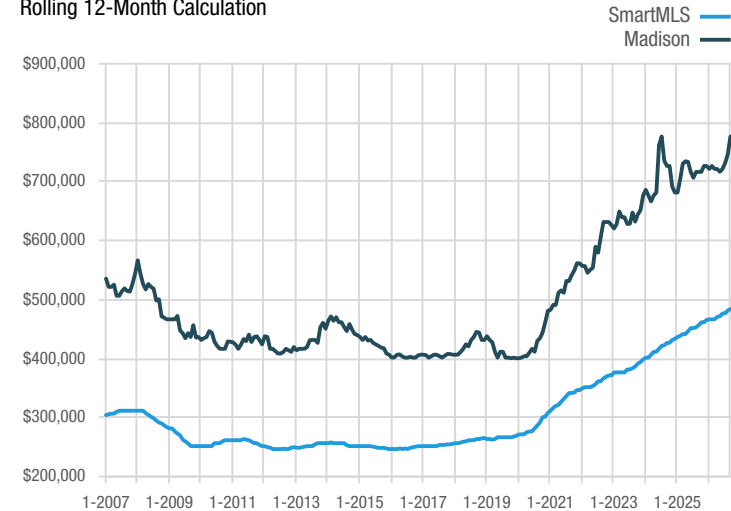
Madison
New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	19	0.0%	240	214	- 10.8%
Pending Sales	19	15	- 21.1%	175	179	+ 2.3%
Closed Sales	15	26	+ 73.3%	162	181	+ 11.7%
Days on Market Until Sale	26	19	- 26.9%	28	32	+ 14.3%
Median Sales Price*	\$601,000	\$882,500	+ 46.8%	\$720,000	\$800,000	+ 11.1%
Average Sales Price*	\$676,667	\$941,338	+ 39.1%	\$841,134	\$1,014,904	+ 20.7%
Percent of List Price Received*	102.1%	102.7%	+ 0.6%	101.0%	101.3%	+ 0.3%
Inventory of Homes for Sale	64	47	- 26.6%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

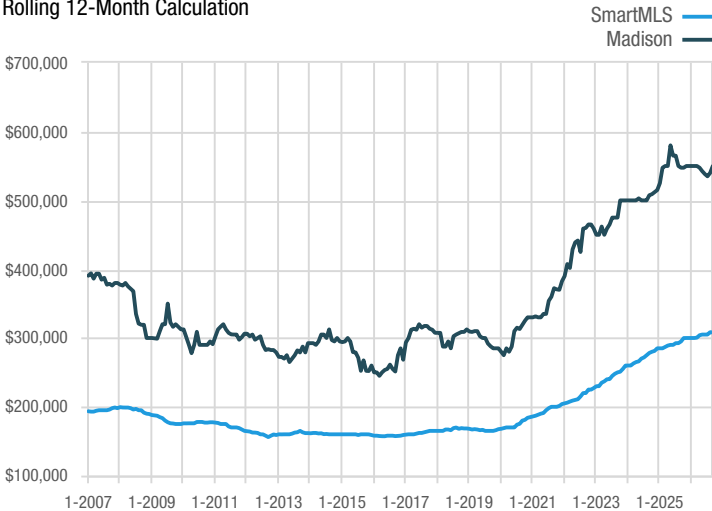
Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	5	+ 400.0%	40	48	+ 20.0%
Pending Sales	0	7	—	36	40	+ 11.1%
Closed Sales	3	8	+ 166.7%	37	38	+ 2.7%
Days on Market Until Sale	45	25	- 44.4%	26	25	- 3.8%
Median Sales Price*	\$455,000	\$577,500	+ 26.9%	\$550,000	\$549,500	- 0.1%
Average Sales Price*	\$486,667	\$554,000	+ 13.8%	\$611,543	\$596,340	- 2.5%
Percent of List Price Received*	101.4%	98.8%	- 2.6%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation



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.