

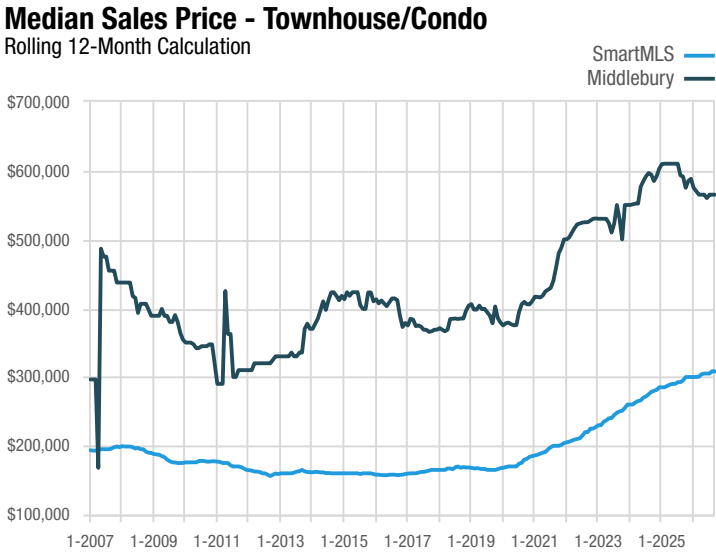
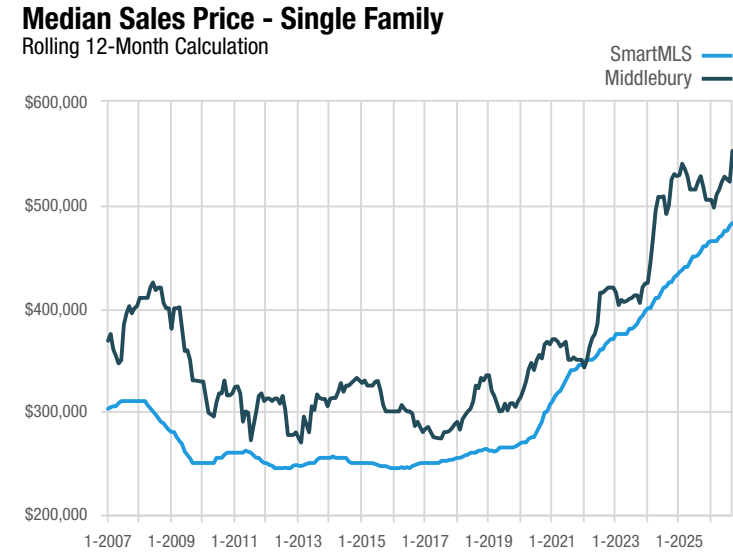
Middlebury

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	13	+ 44.4%	83	94	+ 13.3%
Pending Sales	5	9	+ 80.0%	63	62	- 1.6%
Closed Sales	5	9	+ 80.0%	61	57	- 6.6%
Days on Market Until Sale	56	122	+ 117.9%	46	54	+ 17.4%
Median Sales Price*	\$675,000	\$735,000	+ 8.9%	\$515,000	\$600,000	+ 16.5%
Average Sales Price*	\$732,500	\$803,602	+ 9.7%	\$580,198	\$675,677	+ 16.5%
Percent of List Price Received*	96.7%	94.6%	- 2.2%	100.2%	98.9%	- 1.3%
Inventory of Homes for Sale	27	40	+ 48.1%	—	—	—
Months Supply of Inventory	4.1	6.2	+ 51.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	4	3	- 25.0%	51	29	- 43.1%
Pending Sales	4	3	- 25.0%	41	27	- 34.1%
Closed Sales	2	4	+ 100.0%	24	20	- 16.7%
Days on Market Until Sale	16	5	- 68.8%	66	33	- 50.0%
Median Sales Price*	\$532,450	\$539,672	+ 1.4%	\$597,500	\$567,250	- 5.1%
Average Sales Price*	\$532,450	\$542,311	+ 1.9%	\$592,971	\$561,602	- 5.3%
Percent of List Price Received*	97.1%	100.8%	+ 3.8%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	13	5	- 61.5%	—	—	—
Months Supply of Inventory	3.3	1.5	- 54.5%	—	—	—

* 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.