

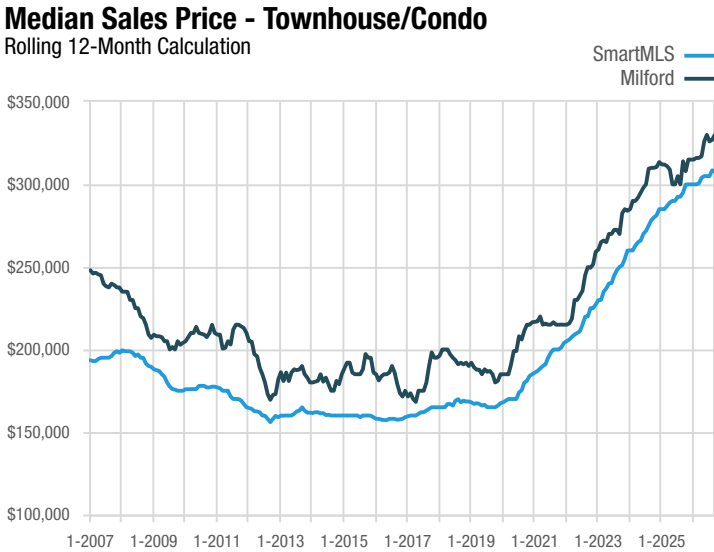
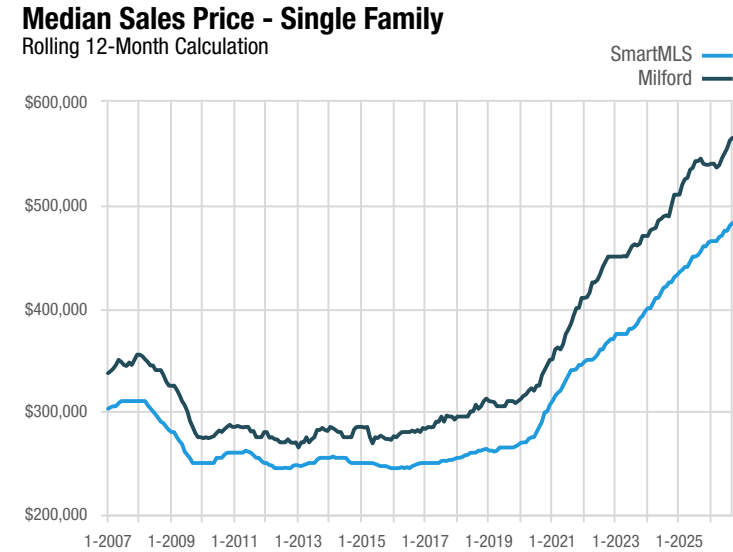
Milford

New Haven County

Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	58	59	+ 1.7%	465	512	+ 10.1%
Pending Sales	42	36	- 14.3%	341	361	+ 5.9%
Closed Sales	34	37	+ 8.8%	330	342	+ 3.6%
Days on Market Until Sale	26	41	+ 57.7%	29	35	+ 20.7%
Median Sales Price*	\$517,000	\$555,000	+ 7.4%	\$542,500	\$585,500	+ 7.9%
Average Sales Price*	\$609,934	\$624,419	+ 2.4%	\$615,271	\$705,433	+ 14.7%
Percent of List Price Received*	101.5%	101.5%	0.0%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	111	118	+ 6.3%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

Townhouse/Condo	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	12	19	+ 58.3%	140	178	+ 27.1%
Pending Sales	10	24	+ 140.0%	129	152	+ 17.8%
Closed Sales	12	19	+ 58.3%	127	138	+ 8.7%
Days on Market Until Sale	20	41	+ 105.0%	20	37	+ 85.0%
Median Sales Price*	\$367,500	\$425,000	+ 15.6%	\$316,000	\$335,000	+ 6.0%
Average Sales Price*	\$443,208	\$410,026	- 7.5%	\$351,513	\$375,964	+ 7.0%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	25	27	+ 8.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

* 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.