

North Branford

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	8	+ 60.0%	90	83	- 7.8%
Pending Sales	7	7	0.0%	88	70	- 20.5%
Closed Sales	9	6	- 33.3%	84	70	- 16.7%
Days on Market Until Sale	17	22	+ 29.4%	20	13	- 35.0%
Median Sales Price*	\$480,000	\$542,500	+ 13.0%	\$465,000	\$527,150	+ 13.4%
Average Sales Price*	\$488,889	\$541,667	+ 10.8%	\$487,142	\$531,761	+ 9.2%
Percent of List Price Received*	99.6%	103.1%	+ 3.5%	103.6%	105.1%	+ 1.4%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	1	- 66.7%	18	17	- 5.6%
Pending Sales	2	1	- 50.0%	15	13	- 13.3%
Closed Sales	2	1	- 50.0%	15	13	- 13.3%
Days on Market Until Sale	8	27	+ 237.5%	17	22	+ 29.4%
Median Sales Price*	\$245,000	\$275,000	+ 12.2%	\$269,000	\$290,000	+ 7.8%
Average Sales Price*	\$245,000	\$275,000	+ 12.2%	\$266,053	\$286,808	+ 7.8%
Percent of List Price Received*	101.3%	110.0%	+ 8.6%	100.3%	101.8%	+ 1.5%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

* 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.

