

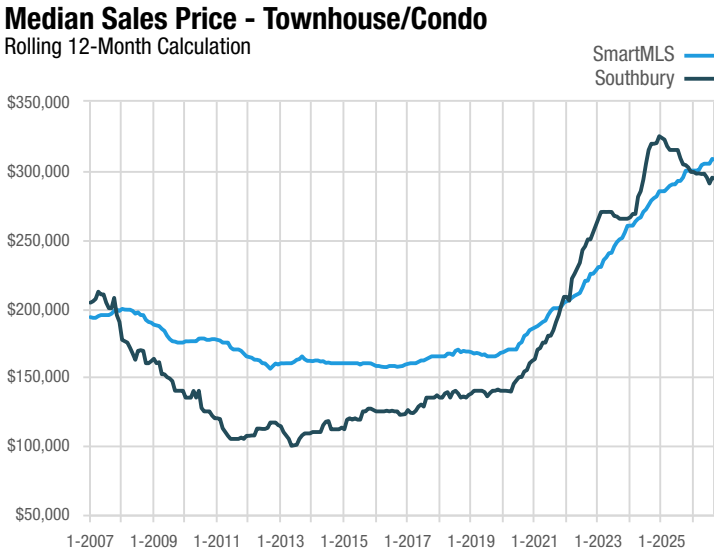
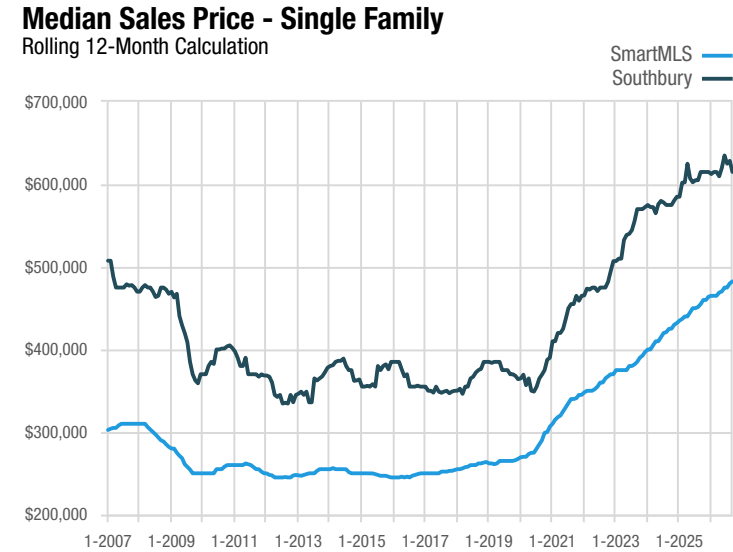
Southbury

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	24	+ 4.3%	179	183	+ 2.2%
Pending Sales	13	12	- 7.7%	123	120	- 2.4%
Closed Sales	21	14	- 33.3%	125	126	+ 0.8%
Days on Market Until Sale	49	22	- 55.1%	45	39	- 13.3%
Median Sales Price*	\$660,000	\$592,500	- 10.2%	\$625,000	\$630,000	+ 0.8%
Average Sales Price*	\$732,096	\$583,964	- 20.2%	\$667,231	\$692,445	+ 3.8%
Percent of List Price Received*	99.1%	102.9%	+ 3.8%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	50	61	+ 22.0%	—	—	—
Months Supply of Inventory	3.8	4.6	+ 21.1%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	37	36	- 2.7%	298	247	- 17.1%
Pending Sales	29	21	- 27.6%	204	172	- 15.7%
Closed Sales	33	22	- 33.3%	202	171	- 15.3%
Days on Market Until Sale	51	62	+ 21.6%	49	64	+ 30.6%
Median Sales Price*	\$299,000	\$296,000	- 1.0%	\$299,000	\$290,000	- 3.0%
Average Sales Price*	\$300,435	\$320,841	+ 6.8%	\$306,567	\$318,850	+ 4.0%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	85	80	- 5.9%	—	—	—
Months Supply of Inventory	3.9	4.3	+ 10.3%	—	—	—

* 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.