

Branford

New Haven County

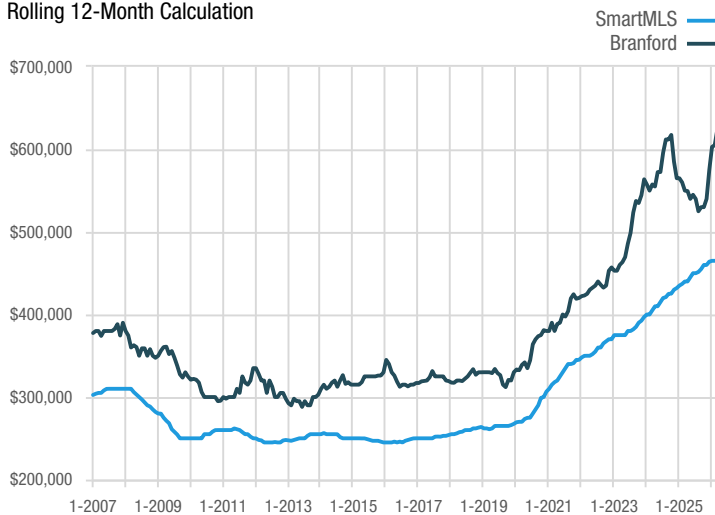
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	21	16	- 23.8%	44	43	- 2.3%
Pending Sales	8	11	+ 37.5%	29	30	+ 3.4%
Closed Sales	6	12	+ 100.0%	27	26	- 3.7%
Days on Market Until Sale	37	62	+ 67.6%	33	59	+ 78.8%
Median Sales Price*	\$470,000	\$651,500	+ 38.6%	\$440,000	\$645,000	+ 46.6%
Average Sales Price*	\$647,500	\$1,057,958	+ 63.4%	\$560,611	\$899,380	+ 60.4%
Percent of List Price Received*	98.9%	97.3%	- 1.6%	95.7%	99.7%	+ 4.2%
Inventory of Homes for Sale	34	27	- 20.6%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	12	25	+ 108.3%	37	57	+ 54.1%
Pending Sales	9	21	+ 133.3%	47	43	- 8.5%
Closed Sales	18	15	- 16.7%	50	38	- 24.0%
Days on Market Until Sale	24	50	+ 108.3%	26	34	+ 30.8%
Median Sales Price*	\$295,500	\$290,000	- 1.9%	\$293,500	\$307,500	+ 4.8%
Average Sales Price*	\$277,333	\$292,433	+ 5.4%	\$282,546	\$321,355	+ 13.7%
Percent of List Price Received*	103.1%	99.2%	- 3.8%	101.8%	99.7%	- 2.1%
Inventory of Homes for Sale	14	35	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	2.7	+ 145.5%	—	—	—

* 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.

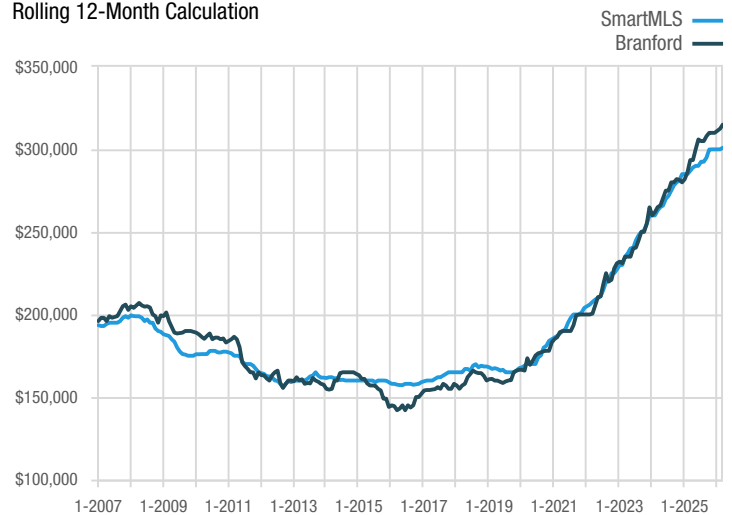
Median Sales Price - Single Family

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.