

Branford

New Haven County

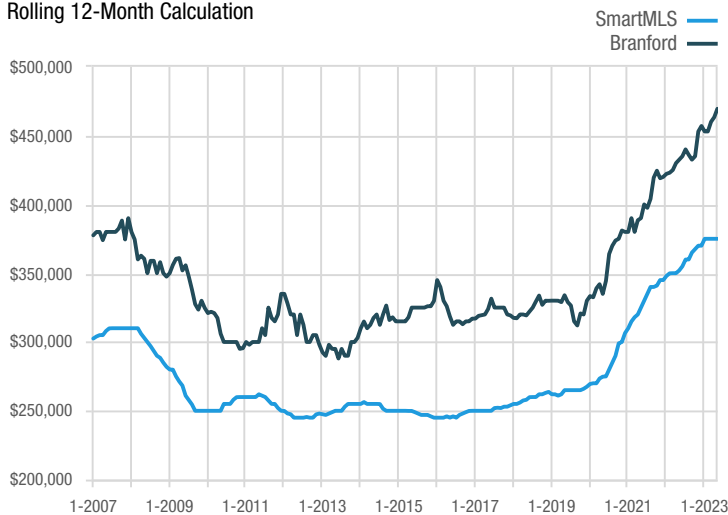
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	25	15	- 40.0%	195	140	- 28.2%
Pending Sales	28	14	- 50.0%	163	101	- 38.0%
Closed Sales	35	20	- 42.9%	161	101	- 37.3%
Days on Market Until Sale	22	25	+ 13.6%	41	36	- 12.2%
Median Sales Price*	\$393,000	\$591,500	+ 50.5%	\$440,000	\$549,000	+ 24.8%
Average Sales Price*	\$588,129	\$651,440	+ 10.8%	\$598,063	\$635,395	+ 6.2%
Percent of List Price Received*	97.9%	104.2%	+ 6.4%	102.2%	103.9%	+ 1.7%
Inventory of Homes for Sale	64	36	- 43.8%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	11	13	+ 18.2%	137	109	- 20.4%
Pending Sales	12	18	+ 50.0%	131	99	- 24.4%
Closed Sales	13	14	+ 7.7%	133	91	- 31.6%
Days on Market Until Sale	7	12	+ 71.4%	17	14	- 17.6%
Median Sales Price*	\$230,000	\$270,000	+ 17.4%	\$228,000	\$247,000	+ 8.3%
Average Sales Price*	\$347,108	\$271,107	- 21.9%	\$258,095	\$275,273	+ 6.7%
Percent of List Price Received*	106.2%	105.1%	- 1.0%	103.4%	104.0%	+ 0.6%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

* 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.

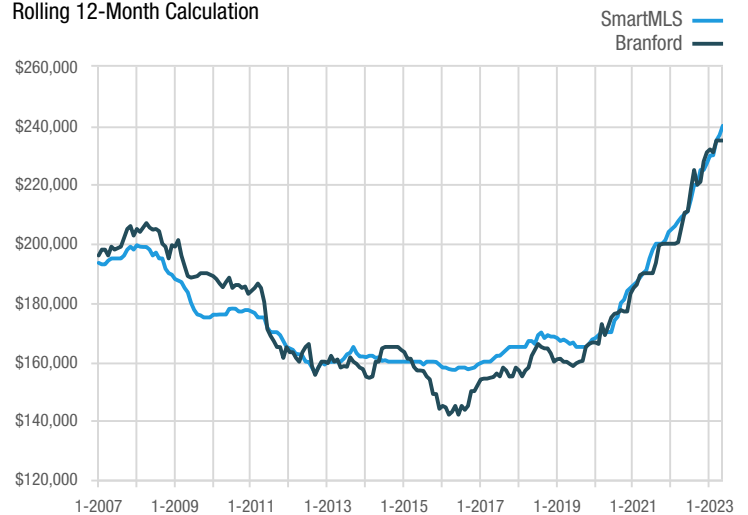
Median Sales Price - Single Family

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.