

Branford

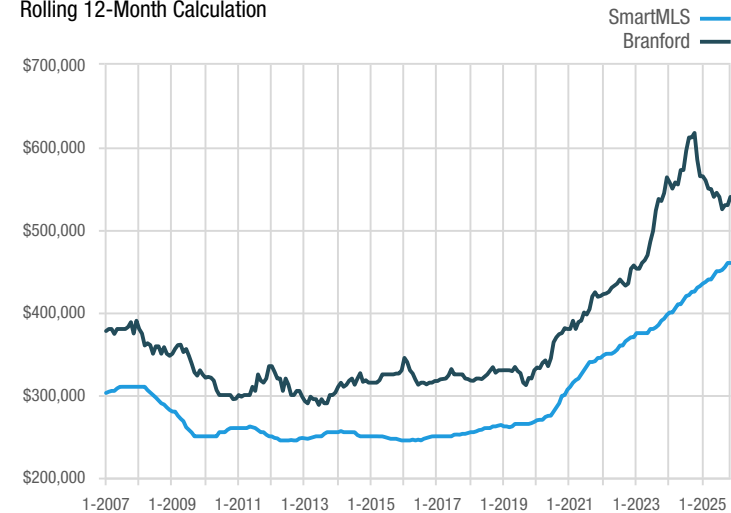
New Haven County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	17	3	- 82.4%	214	192	- 10.3%
Pending Sales	16	12	- 25.0%	155	149	- 3.9%
Closed Sales	19	16	- 15.8%	155	148	- 4.5%
Days on Market Until Sale	50	59	+ 18.0%	43	34	- 20.9%
Median Sales Price*	\$430,000	\$515,000	+ 19.8%	\$580,000	\$546,000	- 5.9%
Average Sales Price*	\$541,868	\$650,605	+ 20.1%	\$760,971	\$702,355	- 7.7%
Percent of List Price Received*	100.4%	101.2%	+ 0.8%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	43	35	- 18.6%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

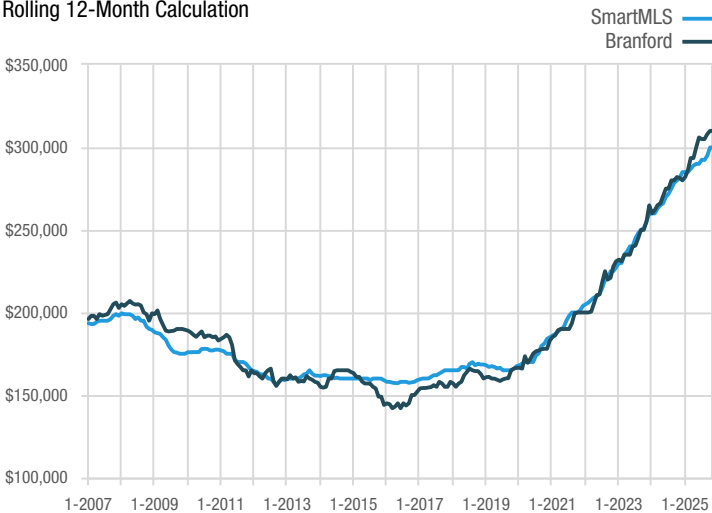
Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	18	15	- 16.7%	159	167	+ 5.0%
Pending Sales	9	5	- 44.4%	139	150	+ 7.9%
Closed Sales	9	2	- 77.8%	134	151	+ 12.7%
Days on Market Until Sale	23	23	0.0%	16	18	+ 12.5%
Median Sales Price*	\$307,000	\$260,000	- 15.3%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$486,444	\$260,000	- 46.6%	\$314,312	\$343,841	+ 9.4%
Percent of List Price Received*	102.6%	96.2%	- 6.2%	103.6%	102.5%	- 1.1%
Inventory of Homes for Sale	27	28	+ 3.7%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

\* 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.