

## Branford

### New Haven County

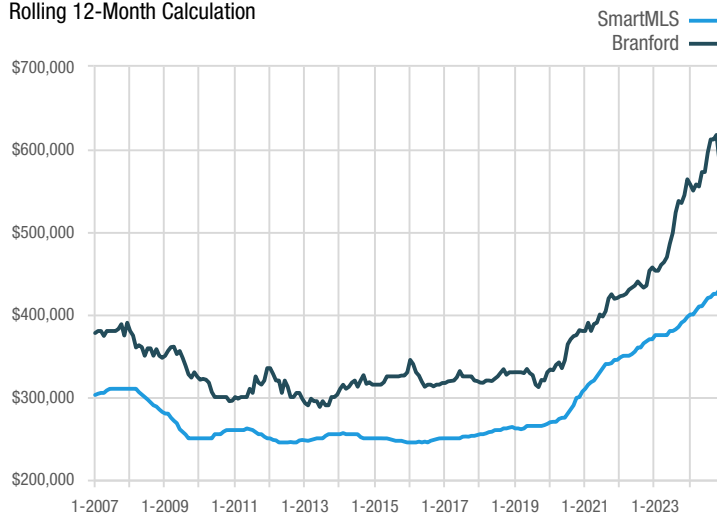
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	10	17	+ 70.0%	180	214	+ 18.9%
Pending Sales	12	17	+ 41.7%	132	156	+ 18.2%
Closed Sales	13	19	+ 46.2%	133	155	+ 16.5%
Days on Market Until Sale	71	50	- 29.6%	42	43	+ 2.4%
Median Sales Price*	\$608,000	<b>\$430,000</b>	- 29.3%	\$550,000	<b>\$580,000</b>	+ 5.5%
Average Sales Price*	\$671,462	<b>\$541,868</b>	- 19.3%	\$658,861	<b>\$760,971</b>	+ 15.5%
Percent of List Price Received*	105.7%	100.4%	- 5.0%	103.5%	100.2%	- 3.2%
Inventory of Homes for Sale	38	42	+ 10.5%	—	—	—
Months Supply of Inventory	3.1	3.1	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	17	18	+ 5.9%	154	159	+ 3.2%
Pending Sales	13	9	- 30.8%	143	139	- 2.8%
Closed Sales	14	9	- 35.7%	141	134	- 5.0%
Days on Market Until Sale	18	23	+ 27.8%	15	16	+ 6.7%
Median Sales Price*	\$295,500	<b>\$307,000</b>	+ 3.9%	\$260,000	<b>\$280,000</b>	+ 7.7%
Average Sales Price*	\$331,421	<b>\$486,444</b>	+ 46.8%	\$287,792	<b>\$314,312</b>	+ 9.2%
Percent of List Price Received*	102.9%	102.6%	- 0.3%	104.1%	103.6%	- 0.5%
Inventory of Homes for Sale	13	27	+ 107.7%	—	—	—
Months Supply of Inventory	1.0	2.3	+ 130.0%	—	—	—

\* 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.

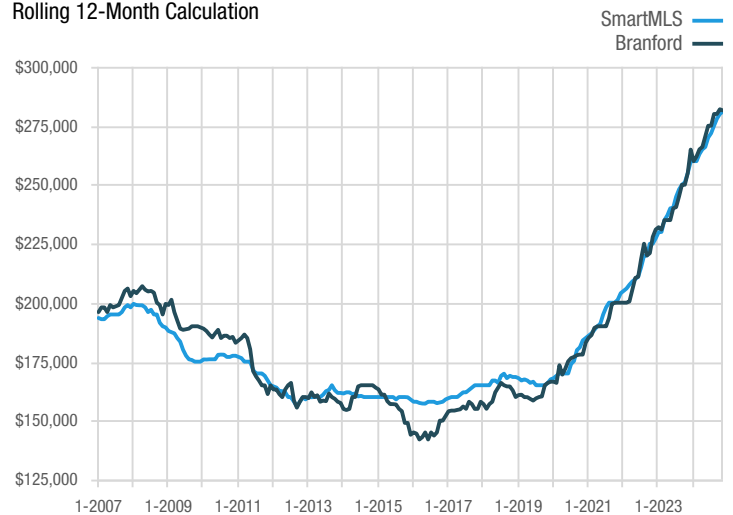
### Median Sales Price - Single Family

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.