

Madison

New Haven County

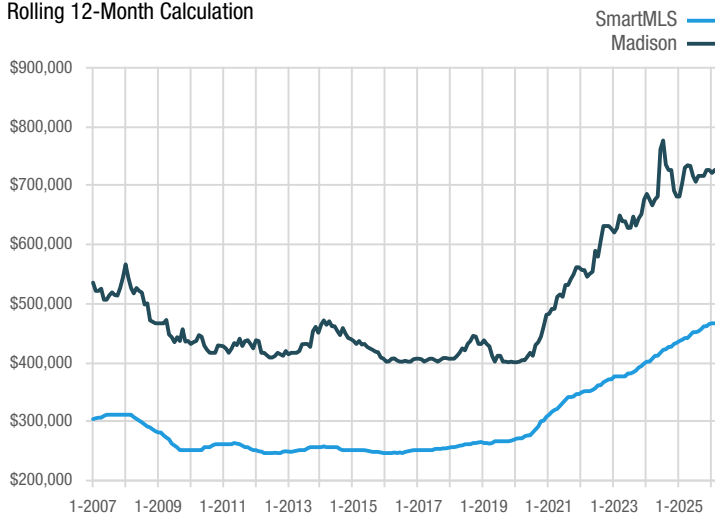
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	28	21	- 25.0%	59	51	- 13.6%
Pending Sales	9	15	+ 66.7%	41	41	0.0%
Closed Sales	15	14	- 6.7%	33	42	+ 27.3%
Days on Market Until Sale	68	27	- 60.3%	54	42	- 22.2%
Median Sales Price*	\$925,000	\$755,000	- 18.4%	\$740,000	\$694,000	- 6.2%
Average Sales Price*	\$1,005,917	\$833,750	- 17.1%	\$879,394	\$892,246	+ 1.5%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	48	36	- 25.0%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	10	6	- 40.0%	18	15	- 16.7%
Pending Sales	7	5	- 28.6%	10	12	+ 20.0%
Closed Sales	4	4	0.0%	8	11	+ 37.5%
Days on Market Until Sale	3	21	+ 600.0%	7	19	+ 171.4%
Median Sales Price*	\$550,000	\$538,750	- 2.0%	\$577,500	\$565,000	- 2.2%
Average Sales Price*	\$562,500	\$669,375	+ 19.0%	\$597,750	\$579,773	- 3.0%
Percent of List Price Received*	106.0%	100.3%	- 5.4%	102.3%	98.8%	- 3.4%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

* 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.

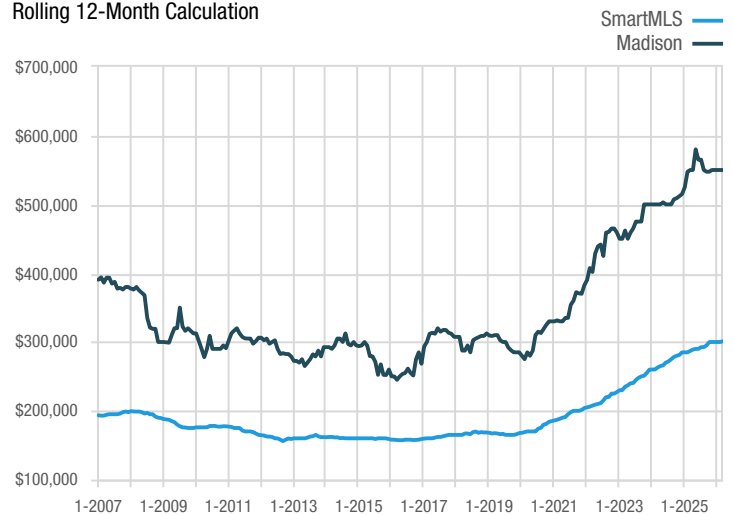
Median Sales Price - Single Family

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.