

## Madison

### New Haven County

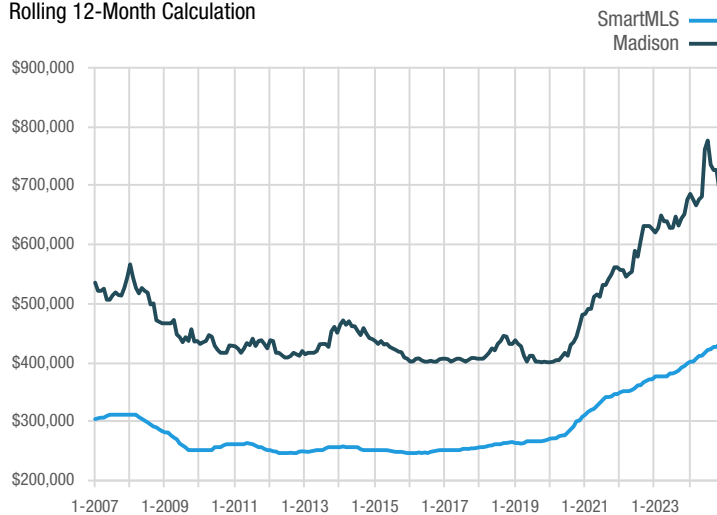
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	15	6	- 60.0%	249	284	+ 14.1%
Pending Sales	14	16	+ 14.3%	203	203	0.0%
Closed Sales	18	20	+ 11.1%	207	203	- 1.9%
Days on Market Until Sale	27	26	- 3.7%	35	31	- 11.4%
Median Sales Price*	\$725,000	<b>\$556,500</b>	- 23.2%	\$665,000	<b>\$680,000</b>	+ 2.3%
Average Sales Price*	\$779,283	<b>\$592,780</b>	- 23.9%	\$815,629	<b>\$849,902</b>	+ 4.2%
Percent of List Price Received*	101.2%	<b>101.6%</b>	+ 0.4%	100.6%	<b>100.5%</b>	- 0.1%
Inventory of Homes for Sale	37	49	+ 32.4%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	3	4	+ 33.3%	39	64	+ 64.1%
Pending Sales	1	3	+ 200.0%	30	32	+ 6.7%
Closed Sales	2	3	+ 50.0%	32	31	- 3.1%
Days on Market Until Sale	8	11	+ 37.5%	27	21	- 22.2%
Median Sales Price*	\$364,500	<b>\$365,000</b>	+ 0.1%	\$500,000	<b>\$509,000</b>	+ 1.8%
Average Sales Price*	\$364,500	<b>\$376,667</b>	+ 3.3%	\$559,407	<b>\$560,473</b>	+ 0.2%
Percent of List Price Received*	107.2%	<b>99.1%</b>	- 7.6%	104.8%	<b>101.7%</b>	- 3.0%
Inventory of Homes for Sale	6	33	+ 450.0%	—	—	—
Months Supply of Inventory	2.3	12.0	+ 421.7%	—	—	—

\* 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.

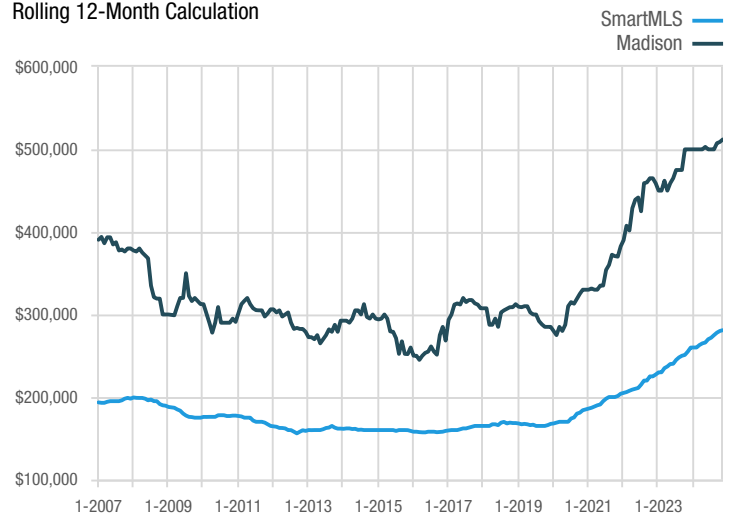
### Median Sales Price - Single Family

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.