

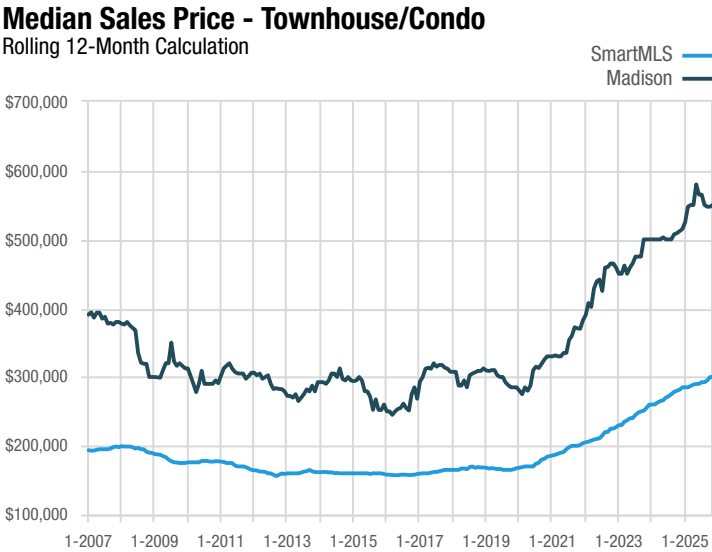
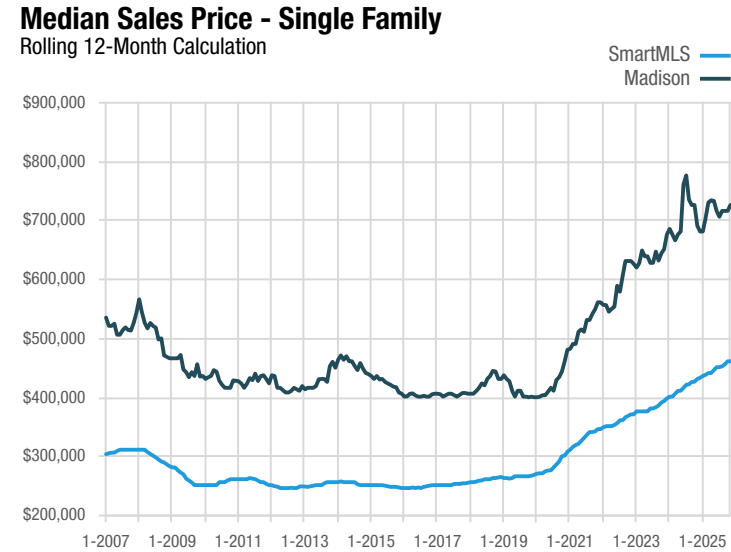
Madison

New Haven County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	6	11	+ 83.3%	284	277	- 2.5%
Pending Sales	16	16	0.0%	203	210	+ 3.4%
Closed Sales	20	12	- 40.0%	203	197	- 3.0%
Days on Market Until Sale	26	20	- 23.1%	31	27	- 12.9%
Median Sales Price*	\$556,500	\$707,600	+ 27.2%	\$680,000	\$725,000	+ 6.6%
Average Sales Price*	\$592,780	\$734,142	+ 23.8%	\$849,874	\$842,950	- 0.8%
Percent of List Price Received*	101.6%	98.5%	- 3.1%	100.5%	100.7%	+ 0.2%
Inventory of Homes for Sale	48	52	+ 8.3%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	3	- 25.0%	39	48	+ 23.1%
Pending Sales	3	2	- 33.3%	32	42	+ 31.3%
Closed Sales	3	3	0.0%	31	42	+ 35.5%
Days on Market Until Sale	11	3	- 72.7%	21	25	+ 19.0%
Median Sales Price*	\$365,000	\$550,000	+ 50.7%	\$509,000	\$550,000	+ 8.1%
Average Sales Price*	\$376,667	\$554,333	+ 47.2%	\$560,473	\$602,502	+ 7.5%
Percent of List Price Received*	99.1%	108.9%	+ 9.9%	101.7%	100.2%	- 1.5%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.9	1.2	- 58.6%	—	—	—

* 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.



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.