

## Madison

### New Haven County

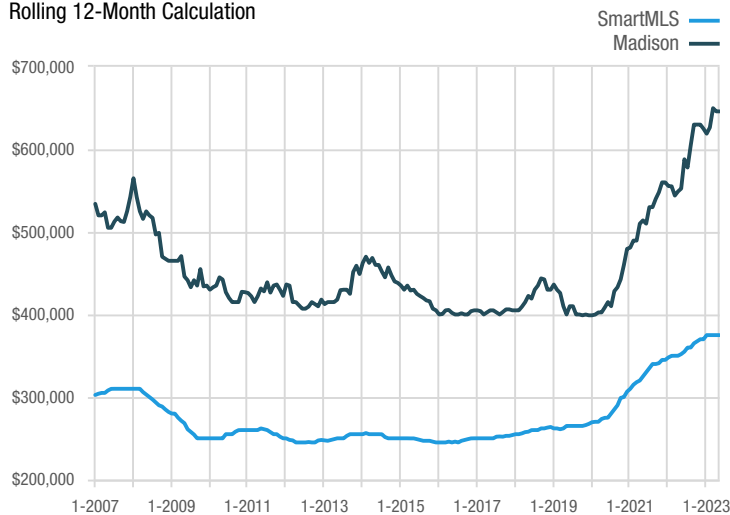
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	34	25	- 26.5%	245	198	- 19.2%
Pending Sales	32	24	- 25.0%	175	157	- 10.3%
Closed Sales	30	26	- 13.3%	169	156	- 7.7%
Days on Market Until Sale	19	34	+ 78.9%	36	35	- 2.8%
Median Sales Price*	\$628,500	<b>\$825,500</b>	+ 31.3%	\$630,000	<b>\$662,500</b>	+ 5.2%
Average Sales Price*	\$769,298	<b>\$848,154</b>	+ 10.3%	\$859,576	<b>\$810,821</b>	- 5.7%
Percent of List Price Received*	105.0%	<b>99.1%</b>	- 5.6%	102.3%	<b>100.7%</b>	- 1.6%
Inventory of Homes for Sale	67	50	- 25.4%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	6	+ 100.0%	26	30	+ 15.4%
Pending Sales	3	2	- 33.3%	21	24	+ 14.3%
Closed Sales	2	2	0.0%	19	23	+ 21.1%
Days on Market Until Sale	8	2	- 75.0%	62	29	- 53.2%
Median Sales Price*	\$700,000	<b>\$405,000</b>	- 42.1%	\$465,000	<b>\$500,000</b>	+ 7.5%
Average Sales Price*	\$700,000	<b>\$405,000</b>	- 42.1%	\$594,126	<b>\$595,197</b>	+ 0.2%
Percent of List Price Received*	107.4%	<b>109.0%</b>	+ 1.5%	101.7%	<b>104.9%</b>	+ 3.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

\* 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.

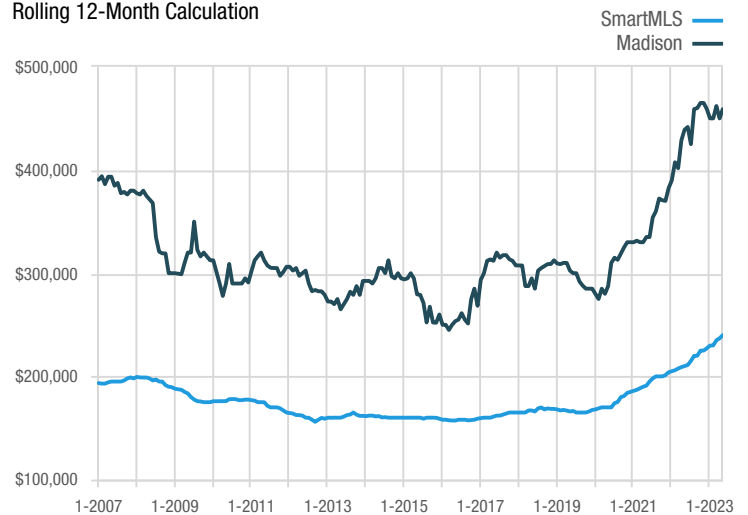
### Median Sales Price - Single Family

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.