

Southbury

New Haven County

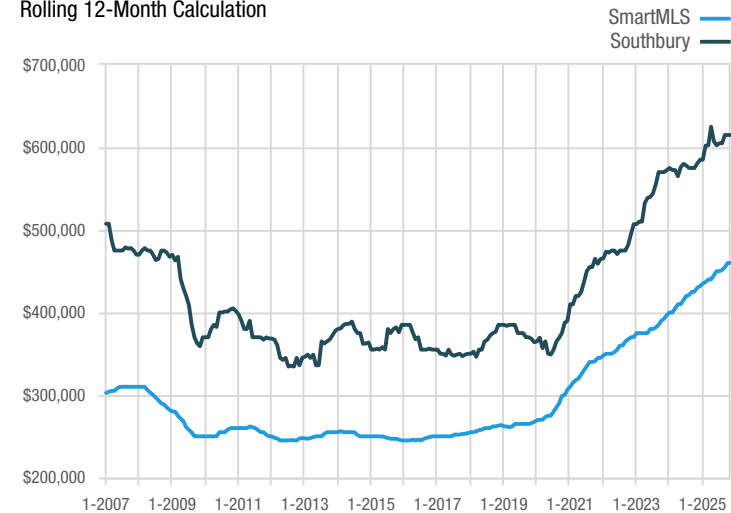
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	12	9	- 25.0%	183	210	+ 14.8%
Pending Sales	9	13	+ 44.4%	125	148	+ 18.4%
Closed Sales	9	8	- 11.1%	125	148	+ 18.4%
Days on Market Until Sale	9	33	+ 266.7%	29	43	+ 48.3%
Median Sales Price*	\$625,000	\$538,000	- 13.9%	\$585,000	\$615,000	+ 5.1%
Average Sales Price*	\$694,885	\$586,938	- 15.5%	\$614,491	\$652,525	+ 6.2%
Percent of List Price Received*	102.8%	99.1%	- 3.6%	101.7%	100.3%	- 1.4%
Inventory of Homes for Sale	57	50	- 12.3%	—	—	—
Months Supply of Inventory	5.2	3.8	- 26.9%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	28	22	- 21.4%	248	346	+ 39.5%
Pending Sales	15	20	+ 33.3%	186	246	+ 32.3%
Closed Sales	16	15	- 6.3%	181	240	+ 32.6%
Days on Market Until Sale	33	49	+ 48.5%	39	48	+ 23.1%
Median Sales Price*	\$297,450	\$297,500	+ 0.0%	\$325,000	\$300,250	- 7.6%
Average Sales Price*	\$323,406	\$300,027	- 7.2%	\$333,357	\$311,562	- 6.5%
Percent of List Price Received*	98.1%	97.1%	- 1.0%	99.5%	97.4%	- 2.1%
Inventory of Homes for Sale	61	67	+ 9.8%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

\* 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.

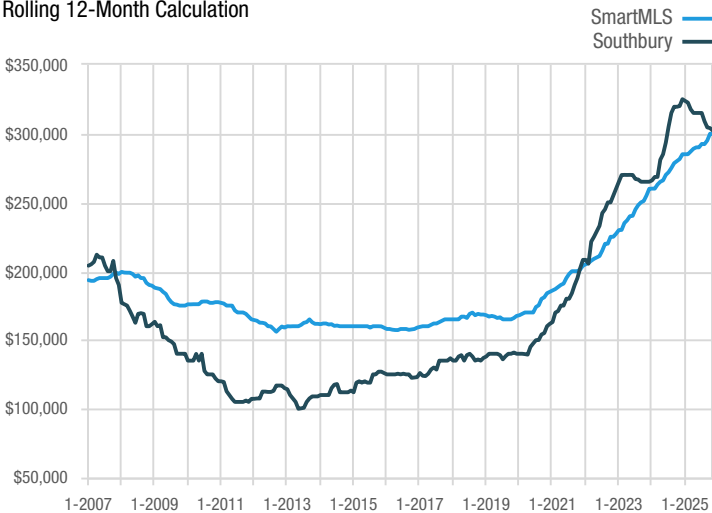
Median Sales Price - Single Family

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.