

Branford

New Haven County

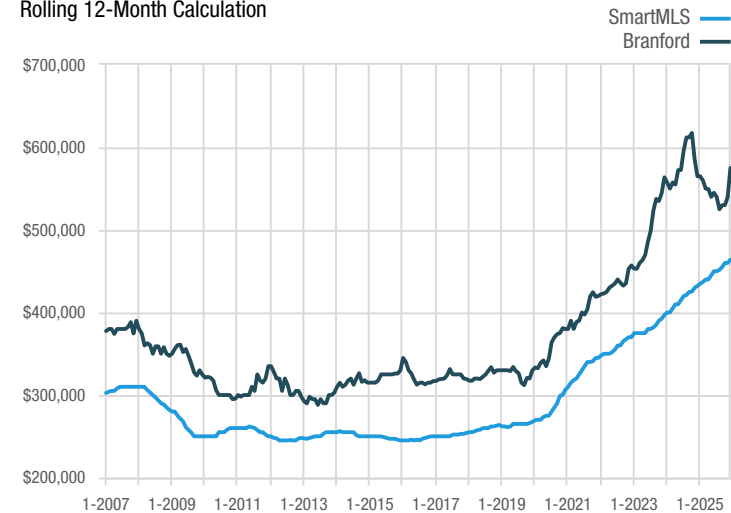
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	4	- 33.3%	220	196	- 10.9%
Pending Sales	15	11	- 26.7%	170	160	- 5.9%
Closed Sales	14	17	+ 21.4%	169	165	- 2.4%
Days on Market Until Sale	32	37	+ 15.6%	42	34	- 19.0%
Median Sales Price*	\$450,000	\$740,000	+ 64.4%	\$565,000	\$575,000	+ 1.8%
Average Sales Price*	\$560,421	\$743,612	+ 32.7%	\$744,357	\$706,606	- 5.1%
Percent of List Price Received*	99.9%	98.6%	- 1.3%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	29	22	- 24.1%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	11	11	0.0%	170	178	+ 4.7%
Pending Sales	9	12	+ 33.3%	148	162	+ 9.5%
Closed Sales	8	12	+ 50.0%	142	163	+ 14.8%
Days on Market Until Sale	13	33	+ 153.8%	16	19	+ 18.8%
Median Sales Price*	\$257,750	\$311,250	+ 20.8%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$248,675	\$356,283	+ 43.3%	\$310,614	\$344,757	+ 11.0%
Percent of List Price Received*	101.4%	99.4%	- 2.0%	103.5%	102.3%	- 1.2%
Inventory of Homes for Sale	26	23	- 11.5%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

* 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.

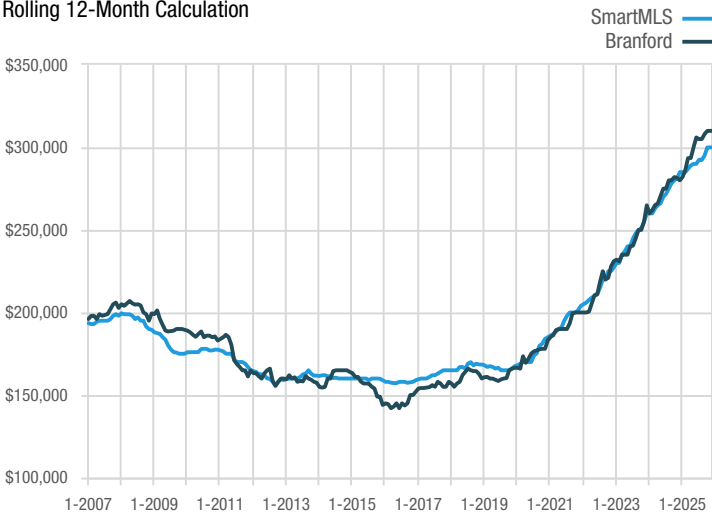
Median Sales Price - Single Family

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.