

Madison

New Haven County

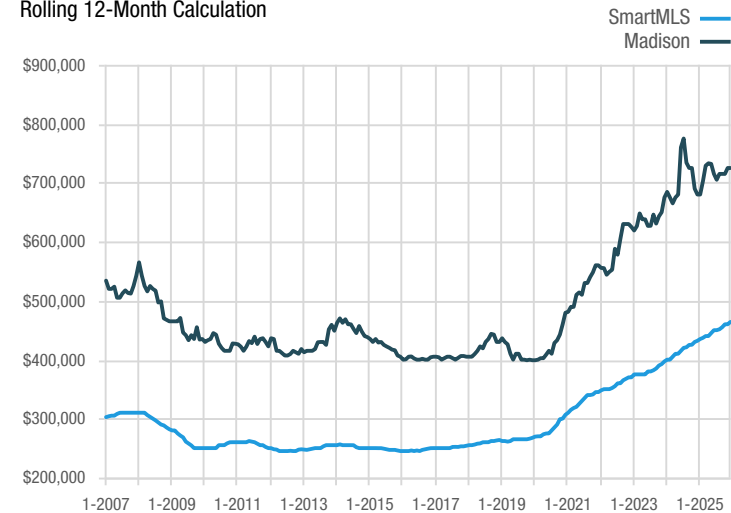
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	10	+ 42.9%	291	287	- 1.4%
Pending Sales	8	15	+ 87.5%	211	225	+ 6.6%
Closed Sales	14	17	+ 21.4%	217	214	- 1.4%
Days on Market Until Sale	25	36	+ 44.0%	31	28	- 9.7%
Median Sales Price*	\$735,250	\$725,000	- 1.4%	\$680,000	\$725,000	+ 6.6%
Average Sales Price*	\$864,214	\$737,598	- 14.7%	\$850,799	\$834,581	- 1.9%
Percent of List Price Received*	99.8%	97.7%	- 2.1%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	43	38	- 11.6%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	5	+ 66.7%	42	53	+ 26.2%
Pending Sales	4	0	- 100.0%	36	42	+ 16.7%
Closed Sales	4	0	- 100.0%	35	42	+ 20.0%
Days on Market Until Sale	52	—	—	24	25	+ 4.2%
Median Sales Price*	\$606,000	—	—	\$515,000	\$550,000	+ 6.8%
Average Sales Price*	\$671,750	—	—	\$573,190	\$602,502	+ 5.1%
Percent of List Price Received*	97.5%	—	—	101.2%	100.2%	- 1.0%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

* 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.

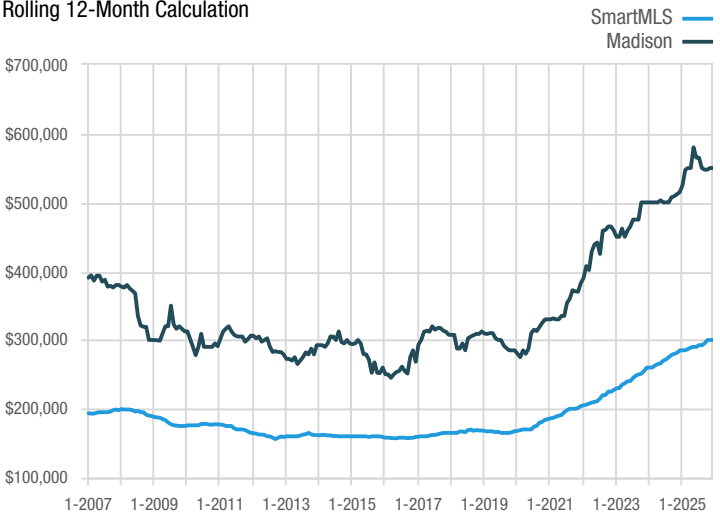
Median Sales Price - Single Family

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.