

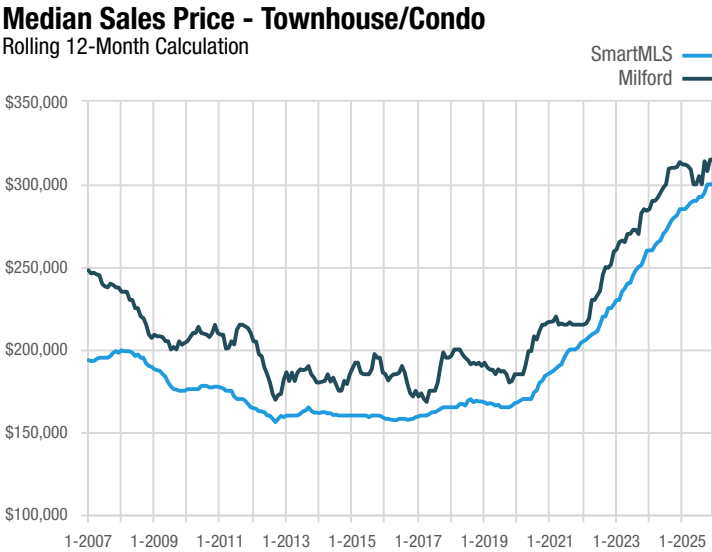
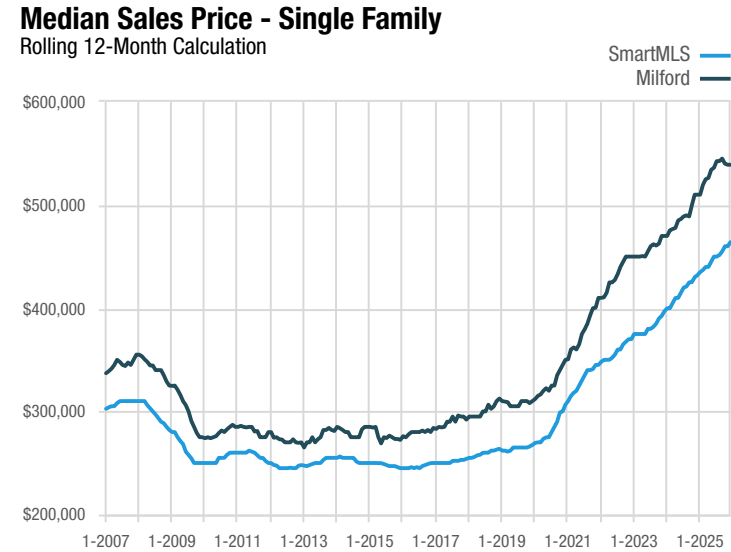
Milford

New Haven County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	21	19	- 9.5%	530	575	+ 8.5%
Pending Sales	37	26	- 29.7%	413	438	+ 6.1%
Closed Sales	47	39	- 17.0%	411	443	+ 7.8%
Days on Market Until Sale	25	29	+ 16.0%	30	29	- 3.3%
Median Sales Price*	\$504,800	\$515,000	+ 2.0%	\$510,000	\$539,000	+ 5.7%
Average Sales Price*	\$591,668	\$578,790	- 2.2%	\$602,371	\$614,481	+ 2.0%
Percent of List Price Received*	100.5%	99.2%	- 1.3%	101.1%	100.5%	- 0.6%
Inventory of Homes for Sale	75	67	- 10.7%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	8	15	+ 87.5%	177	179	+ 1.1%
Pending Sales	13	11	- 15.4%	147	158	+ 7.5%
Closed Sales	15	9	- 40.0%	142	159	+ 12.0%
Days on Market Until Sale	24	15	- 37.5%	21	22	+ 4.8%
Median Sales Price*	\$280,000	\$318,000	+ 13.6%	\$313,500	\$315,000	+ 0.5%
Average Sales Price*	\$341,760	\$364,533	+ 6.7%	\$331,299	\$353,658	+ 6.7%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	100.5%	100.3%	- 0.2%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

* 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.



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.