

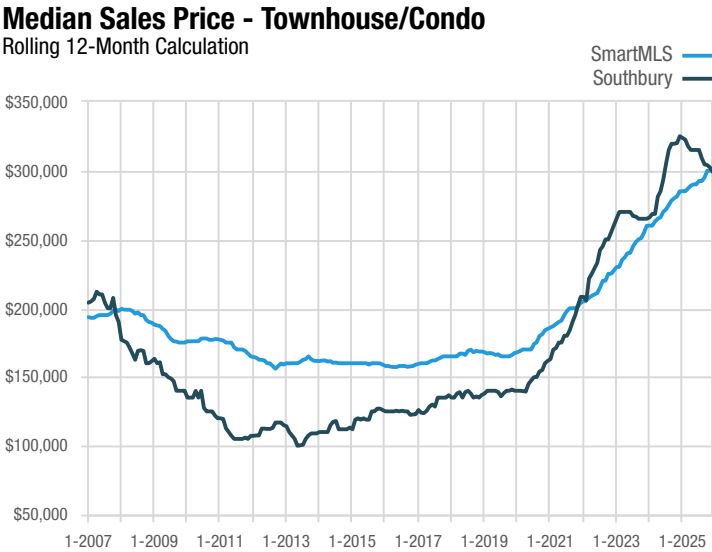
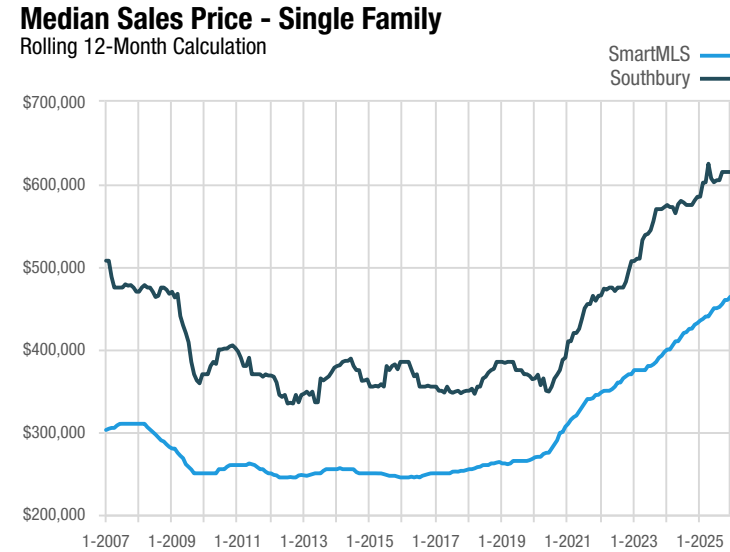
Southbury

New Haven County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	3	+ 50.0%	185	213	+ 15.1%
Pending Sales	12	17	+ 41.7%	137	165	+ 20.4%
Closed Sales	14	16	+ 14.3%	139	164	+ 18.0%
Days on Market Until Sale	47	27	- 42.6%	31	42	+ 35.5%
Median Sales Price*	\$624,500	\$592,500	- 5.1%	\$585,000	\$615,000	+ 5.1%
Average Sales Price*	\$668,710	\$645,313	- 3.5%	\$619,952	\$651,822	+ 5.1%
Percent of List Price Received*	103.2%	99.2%	- 3.9%	101.8%	100.2%	- 1.6%
Inventory of Homes for Sale	38	28	- 26.3%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	14	13	- 7.1%	262	359	+ 37.0%
Pending Sales	17	10	- 41.2%	203	256	+ 26.1%
Closed Sales	18	15	- 16.7%	199	255	+ 28.1%
Days on Market Until Sale	52	73	+ 40.4%	40	49	+ 22.5%
Median Sales Price*	\$333,500	\$291,200	- 12.7%	\$325,000	\$299,000	- 8.0%
Average Sales Price*	\$320,139	\$288,413	- 9.9%	\$332,161	\$310,200	- 6.6%
Percent of List Price Received*	98.2%	96.8%	- 1.4%	99.4%	97.3%	- 2.1%
Inventory of Homes for Sale	51	61	+ 19.6%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

* 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.



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.