Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Branford

New Haven County

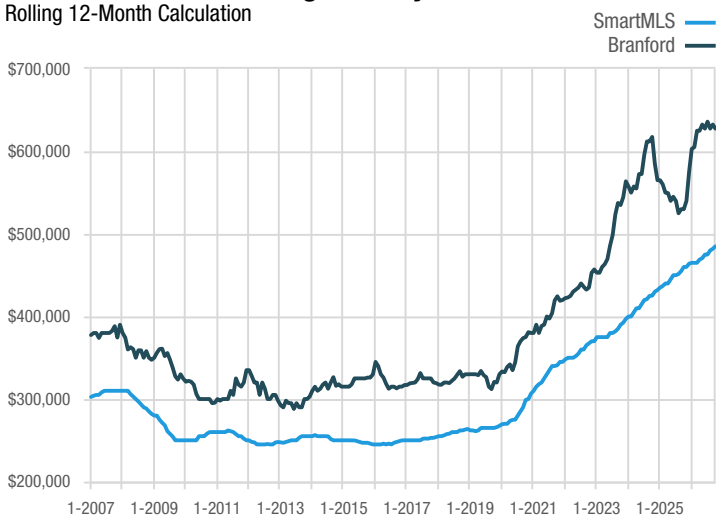
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**27**	+ 58.8%	189	**211**	+ 11.6%
Pending Sales	14	**18**	+ 28.6%	135	**146**	+ 8.1%
Closed Sales	8	**22**	+ 175.0%	132	**139**	+ 5.3%
Days on Market Until Sale	31	**27**	- 12.9%	31	**35**	+ 12.9%
Median Sales Price*	$614,175	**$622,500**	+ 1.4%	$548,500	**$625,000**	+ 13.9%
Average Sales Price*	$670,169	**$629,709**	- 6.0%	$708,628	**$816,907**	+ 15.3%
Percent of List Price Received*	98.8%	**100.6%**	+ 1.8%	98.4%	**102.1%**	+ 3.8%
Inventory of Homes for Sale	49	**42**	- 14.3%	—	**—**	—
Months Supply of Inventory	3.5	**3.0**	- 14.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**24**	+ 50.0%	152	**193**	+ 27.0%
Pending Sales	13	**12**	- 7.7%	145	**148**	+ 2.1%
Closed Sales	12	**14**	+ 16.7%	149	**149**	0.0%
Days on Market Until Sale	8	**22**	+ 175.0%	18	**27**	+ 50.0%
Median Sales Price*	$310,000	**$292,750**	- 5.6%	$310,000	**$315,000**	+ 1.6%
Average Sales Price*	$377,208	**$293,536**	- 22.2%	$344,967	**$334,142**	- 3.1%
Percent of List Price Received*	103.8%	**99.2%**	- 4.4%	102.6%	**101.1%**	- 1.5%
Inventory of Homes for Sale	22	**46**	+ 109.1%	—	**—**	—
Months Supply of Inventory	1.6	**3.3**	+ 106.3%	—	**—**	—

* 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.

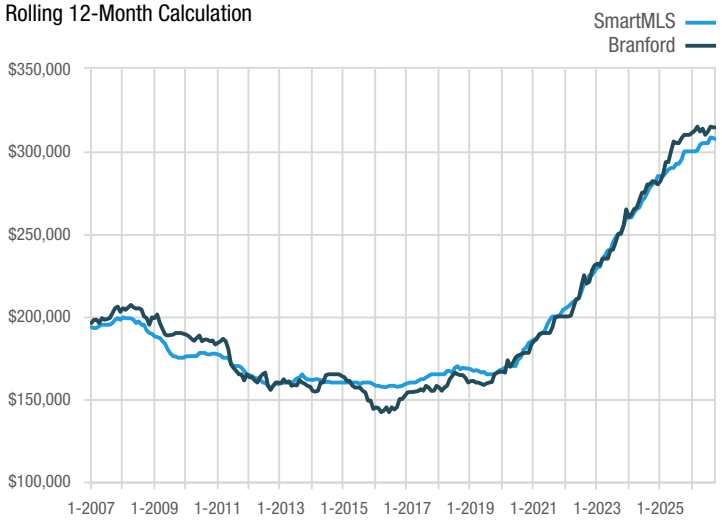
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.