Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Guilford

New Haven County

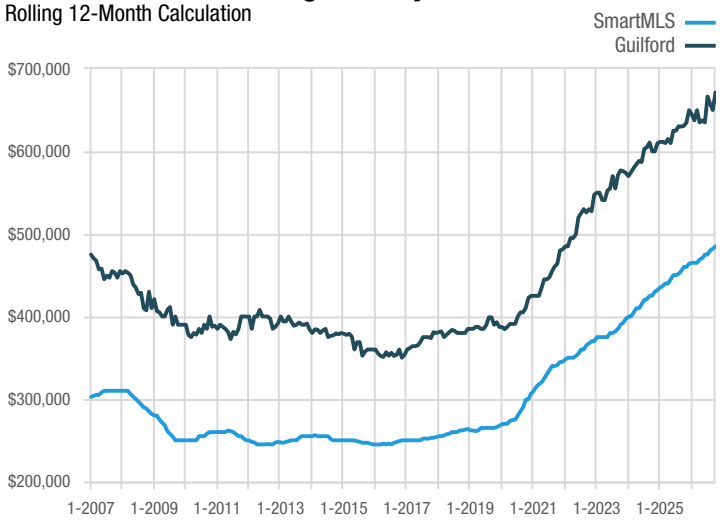
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**26**	+ 4.0%	294	**241**	- 18.0%
Pending Sales	27	**22**	- 18.5%	220	**177**	- 19.5%
Closed Sales	24	**15**	- 37.5%	221	**174**	- 21.3%
Days on Market Until Sale	30	**24**	- 20.0%	29	**29**	0.0%
Median Sales Price*	$597,500	**$635,000**	+ 6.3%	$635,000	**$670,750**	+ 5.6%
Average Sales Price*	$648,271	**$769,614**	+ 18.7%	$754,083	**$803,170**	+ 6.5%
Percent of List Price Received*	98.8%	**103.7%**	+ 5.0%	102.6%	**103.1%**	+ 0.5%
Inventory of Homes for Sale	57	**55**	- 3.5%	—	**—**	—
Months Supply of Inventory	2.8	**3.2**	+ 14.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**2**	- 60.0%	56	**74**	+ 32.1%
Pending Sales	7	**12**	+ 71.4%	44	**53**	+ 20.5%
Closed Sales	3	**10**	+ 233.3%	43	**49**	+ 14.0%
Days on Market Until Sale	227	**103**	- 54.6%	73	**82**	+ 12.3%
Median Sales Price*	$821,259	**$172,500**	- 79.0%	$550,000	**$369,000**	- 32.9%
Average Sales Price*	$746,420	**$315,090**	- 57.8%	$840,435	**$479,325**	- 43.0%
Percent of List Price Received*	89.1%	**91.5%**	+ 2.7%	99.5%	**99.4%**	- 0.1%
Inventory of Homes for Sale	20	**20**	0.0%	—	**—**	—
Months Supply of Inventory	5.1	**3.9**	- 23.5%	—	**—**	—

* 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.

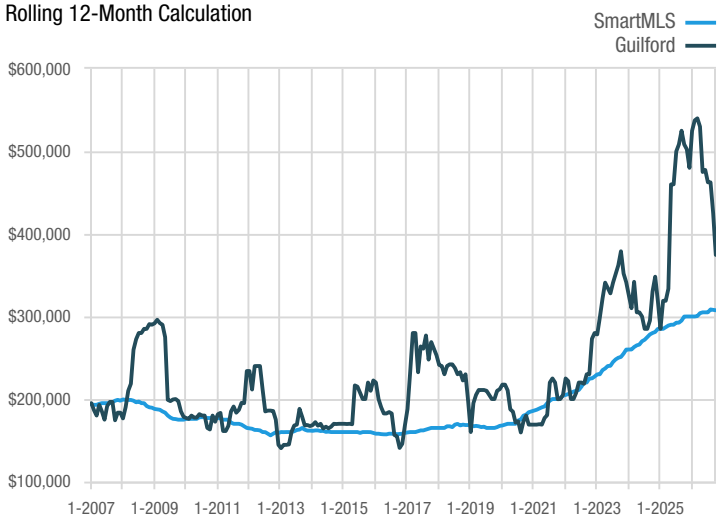
Median Sales Price - Single Family

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.