Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Milford

New Haven County

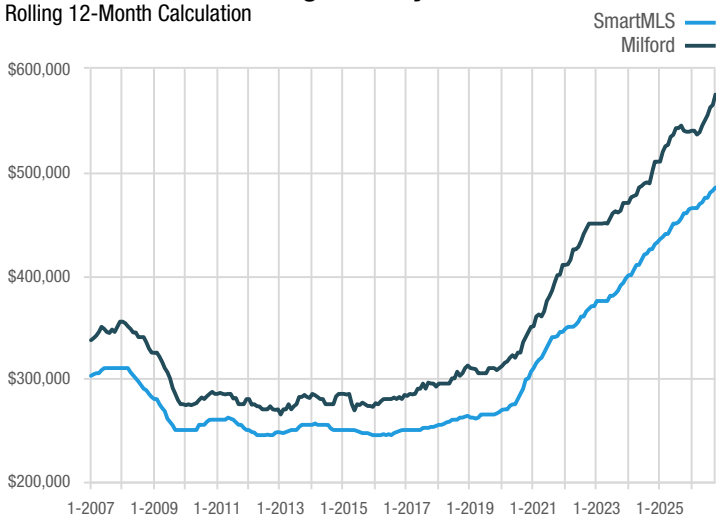
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	54	**56**	+ 3.7%	519	**567**	+ 9.2%
Pending Sales	32	**40**	+ 25.0%	373	**402**	+ 7.8%
Closed Sales	37	**42**	+ 13.5%	367	**384**	+ 4.6%
Days on Market Until Sale	26	**31**	+ 19.2%	29	**34**	+ 17.2%
Median Sales Price*	$505,000	**$572,000**	+ 13.3%	$540,000	**$582,500**	+ 7.9%
Average Sales Price*	$688,241	**$631,276**	- 8.3%	$622,628	**$697,322**	+ 12.0%
Percent of List Price Received*	100.2%	**100.3%**	+ 0.1%	100.8%	**101.4%**	+ 0.6%
Inventory of Homes for Sale	116	**108**	- 6.9%	—	**—**	—
Months Supply of Inventory	3.2	**2.8**	- 12.5%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**25**	+ 150.0%	150	**203**	+ 35.3%
Pending Sales	12	**12**	0.0%	141	**163**	+ 15.6%
Closed Sales	16	**17**	+ 6.3%	143	**155**	+ 8.4%
Days on Market Until Sale	44	**49**	+ 11.4%	23	**39**	+ 69.6%
Median Sales Price*	$299,950	**$321,000**	+ 7.0%	$310,000	**$335,000**	+ 8.1%
Average Sales Price*	$315,925	**$380,671**	+ 20.5%	$347,531	**$376,480**	+ 8.3%
Percent of List Price Received*	100.1%	**100.2%**	+ 0.1%	100.4%	**100.2%**	- 0.2%
Inventory of Homes for Sale	19	**42**	+ 121.1%	—	**—**	—
Months Supply of Inventory	1.4	**2.8**	+ 100.0%	—	**—**	—

* 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.

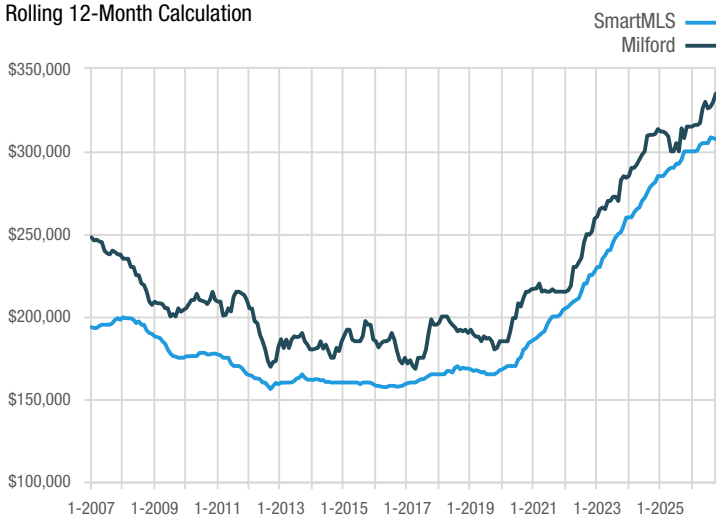
Median Sales Price - Single Family

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.