

Branford

New Haven County

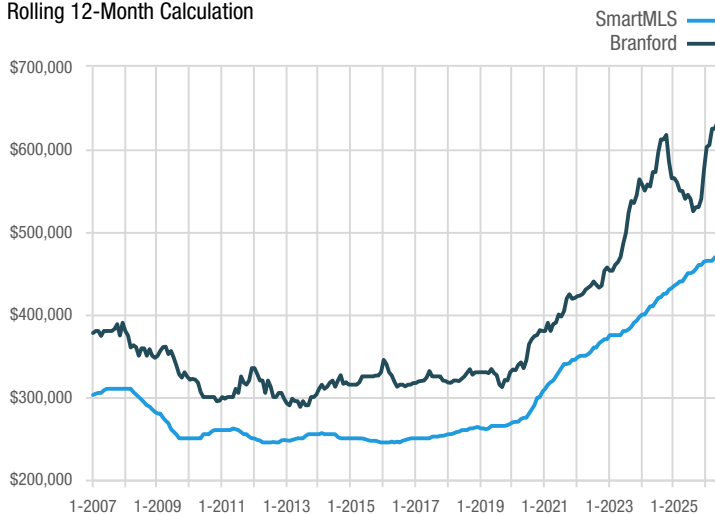
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	26	27	+ 3.8%	90	97	+ 7.8%
Pending Sales	14	15	+ 7.1%	53	55	+ 3.8%
Closed Sales	14	9	- 35.7%	53	44	- 17.0%
Days on Market Until Sale	10	6	- 40.0%	27	38	+ 40.7%
Median Sales Price*	\$490,567	\$625,000	+ 27.4%	\$485,000	\$635,000	+ 30.9%
Average Sales Price*	\$606,165	\$719,133	+ 18.6%	\$631,581	\$886,047	+ 40.3%
Percent of List Price Received*	102.2%	107.4%	+ 5.1%	98.3%	101.8%	+ 3.6%
Inventory of Homes for Sale	51	49	- 3.9%	—	—	—
Months Supply of Inventory	3.7	3.7	0.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	19	20	+ 5.3%	78	89	+ 14.1%
Pending Sales	15	16	+ 6.7%	80	82	+ 2.5%
Closed Sales	17	21	+ 23.5%	75	78	+ 4.0%
Days on Market Until Sale	18	26	+ 44.4%	22	29	+ 31.8%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$305,000	\$310,000	+ 1.6%
Average Sales Price*	\$411,382	\$344,898	- 16.2%	\$316,130	\$321,152	+ 1.6%
Percent of List Price Received*	102.2%	102.2%	0.0%	102.1%	100.4%	- 1.7%
Inventory of Homes for Sale	20	26	+ 30.0%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* 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.

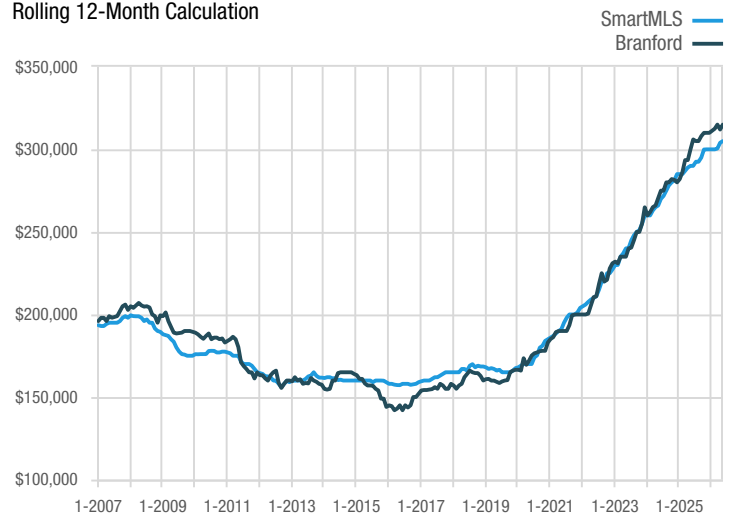
Median Sales Price - Single Family

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.