

Derby

New Haven County

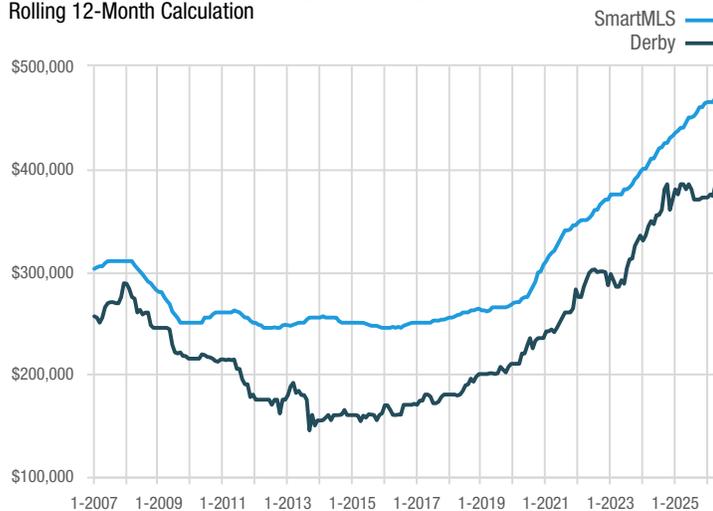
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	10	+ 100.0%	25	22	- 12.0%
Pending Sales	7	6	- 14.3%	20	16	- 20.0%
Closed Sales	6	10	+ 66.7%	15	16	+ 6.7%
Days on Market Until Sale	19	43	+ 126.3%	25	52	+ 108.0%
Median Sales Price*	\$346,000	\$396,100	+ 14.5%	\$370,000	\$399,100	+ 7.9%
Average Sales Price*	\$368,700	\$385,810	+ 4.6%	\$373,007	\$385,438	+ 3.3%
Percent of List Price Received*	104.3%	105.2%	+ 0.9%	100.7%	103.4%	+ 2.7%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	7	+ 40.0%	12	13	+ 8.3%
Pending Sales	2	3	+ 50.0%	11	10	- 9.1%
Closed Sales	1	1	0.0%	13	10	- 23.1%
Days on Market Until Sale	10	5	- 50.0%	25	17	- 32.0%
Median Sales Price*	\$310,000	\$345,900	+ 11.6%	\$300,000	\$290,000	- 3.3%
Average Sales Price*	\$310,000	\$345,900	+ 11.6%	\$291,331	\$286,590	- 1.6%
Percent of List Price Received*	103.4%	100.0%	- 3.3%	100.8%	99.3%	- 1.5%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

* 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.

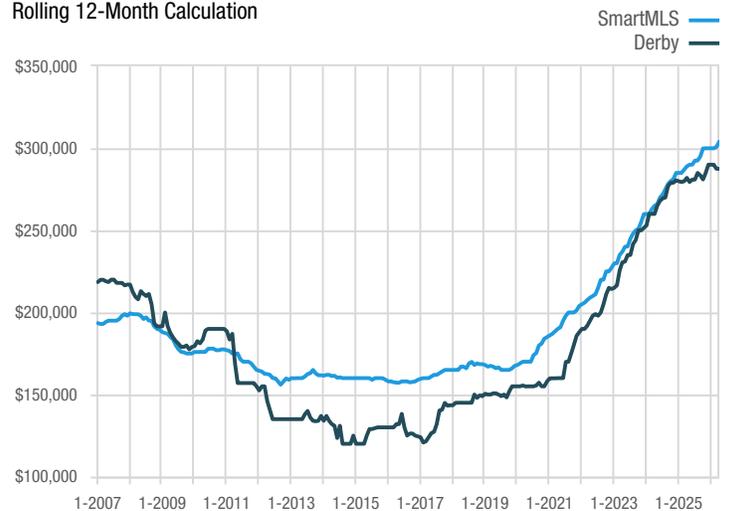
Median Sales Price - Single Family

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.