

Derby

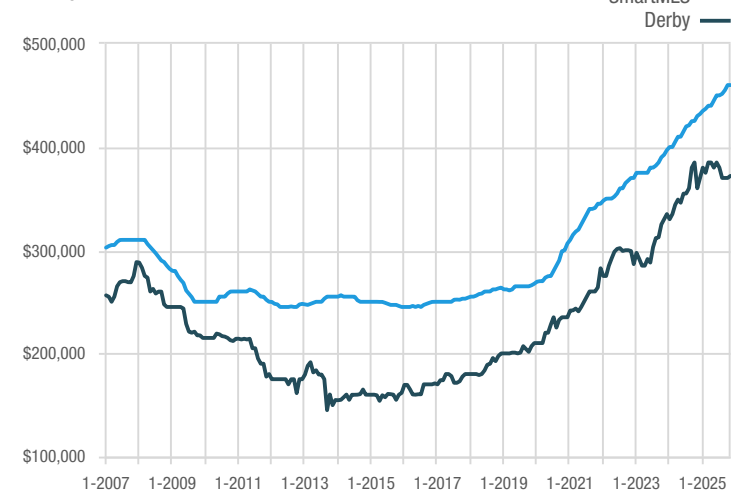
New Haven County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	5	+ 400.0%	62	75	+ 21.0%
Pending Sales	4	4	0.0%	57	60	+ 5.3%
Closed Sales	8	4	- 50.0%	60	54	- 10.0%
Days on Market Until Sale	40	9	- 77.5%	31	19	- 38.7%
Median Sales Price*	\$350,000	\$383,500	+ 9.6%	\$365,000	\$370,000	+ 1.4%
Average Sales Price*	\$358,000	\$394,000	+ 10.1%	\$381,385	\$373,972	- 1.9%
Percent of List Price Received*	100.6%	100.7%	+ 0.1%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	5	+ 25.0%	51	45	- 11.8%
Pending Sales	4	5	+ 25.0%	40	36	- 10.0%
Closed Sales	5	5	0.0%	40	40	0.0%
Days on Market Until Sale	40	25	- 37.5%	24	25	+ 4.2%
Median Sales Price*	\$259,900	\$293,800	+ 13.0%	\$282,500	\$287,500	+ 1.8%
Average Sales Price*	\$261,360	\$279,740	+ 7.0%	\$287,080	\$288,545	+ 0.5%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	100.7%	100.9%	+ 0.2%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

* 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.