

Derby

New Haven County

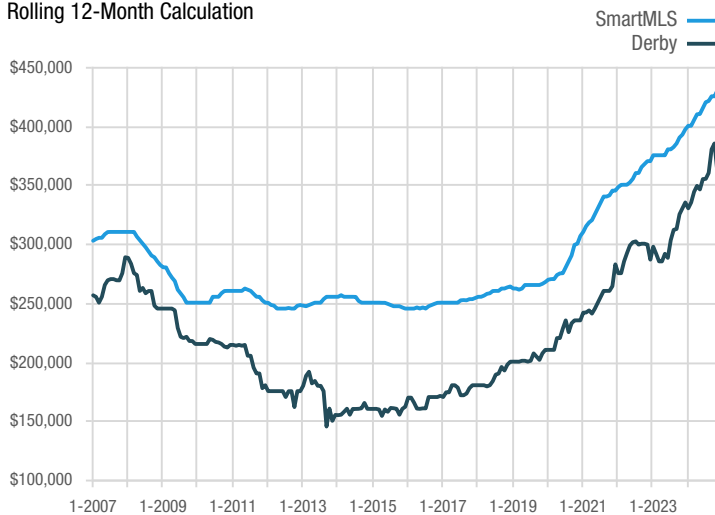
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	6	1	- 83.3%	76	62	- 18.4%
Pending Sales	8	4	- 50.0%	71	57	- 19.7%
Closed Sales	7	8	+ 14.3%	71	60	- 15.5%
Days on Market Until Sale	20	40	+ 100.0%	39	31	- 20.5%
Median Sales Price*	\$420,000	\$350,000	- 16.7%	\$335,000	\$365,000	+ 9.0%
Average Sales Price*	\$444,571	\$358,000	- 19.5%	\$328,518	\$381,385	+ 16.1%
Percent of List Price Received*	104.4%	100.6%	- 3.6%	101.3%	101.7%	+ 0.4%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	3	4	+ 33.3%	45	51	+ 13.3%
Pending Sales	2	4	+ 100.0%	42	40	- 4.8%
Closed Sales	5	5	0.0%	41	40	- 2.4%
Days on Market Until Sale	5	40	+ 700.0%	20	24	+ 20.0%
Median Sales Price*	\$247,000	\$259,900	+ 5.2%	\$253,000	\$282,500	+ 11.7%
Average Sales Price*	\$241,400	\$261,360	+ 8.3%	\$242,893	\$287,080	+ 18.2%
Percent of List Price Received*	107.4%	98.9%	- 7.9%	103.6%	100.7%	- 2.8%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
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.

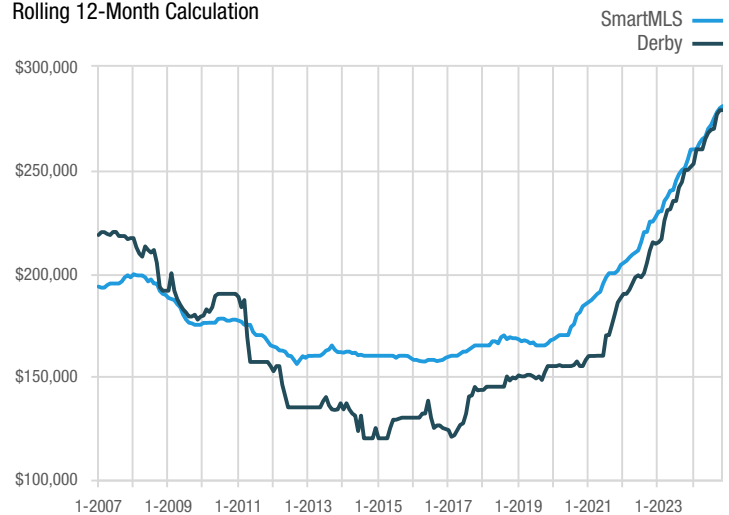
Median Sales Price - Single Family

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.