

Beacon Falls

New Haven County

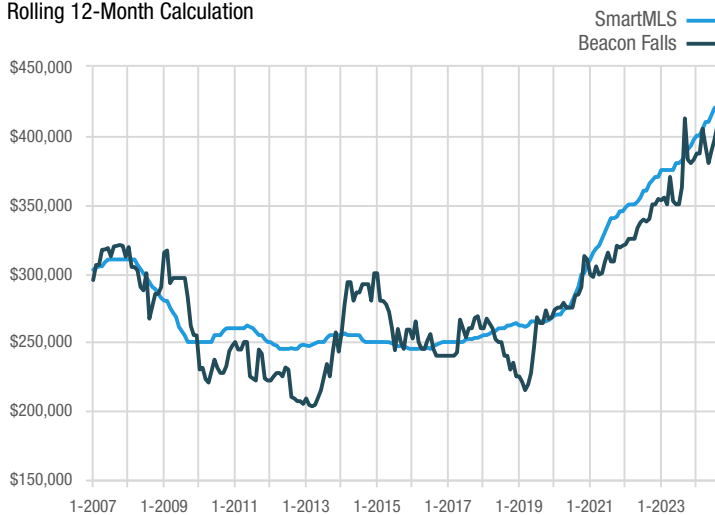
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	6	3	- 50.0%	45	37	- 17.8%
Pending Sales	5	6	+ 20.0%	29	31	+ 6.9%
Closed Sales	8	4	- 50.0%	28	30	+ 7.1%
Days on Market Until Sale	60	29	- 51.7%	32	30	- 6.3%
Median Sales Price*	\$362,500	\$510,000	+ 40.7%	\$382,500	\$407,500	+ 6.5%
Average Sales Price*	\$459,163	\$570,500	+ 24.2%	\$449,136	\$445,073	- 0.9%
Percent of List Price Received*	99.9%	106.8%	+ 6.9%	101.2%	104.9%	+ 3.7%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	3.2	1.0	- 68.8%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	2	3	+ 50.0%	28	12	- 57.1%
Pending Sales	3	2	- 33.3%	27	10	- 63.0%
Closed Sales	5	0	- 100.0%	25	11	- 56.0%
Days on Market Until Sale	138	—	—	75	53	- 29.3%
Median Sales Price*	\$654,730	—	—	\$385,000	\$265,800	- 31.0%
Average Sales Price*	\$660,906	—	—	\$430,977	\$377,064	- 12.5%
Percent of List Price Received*	102.0%	—	—	101.5%	101.7%	+ 0.2%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

* 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.

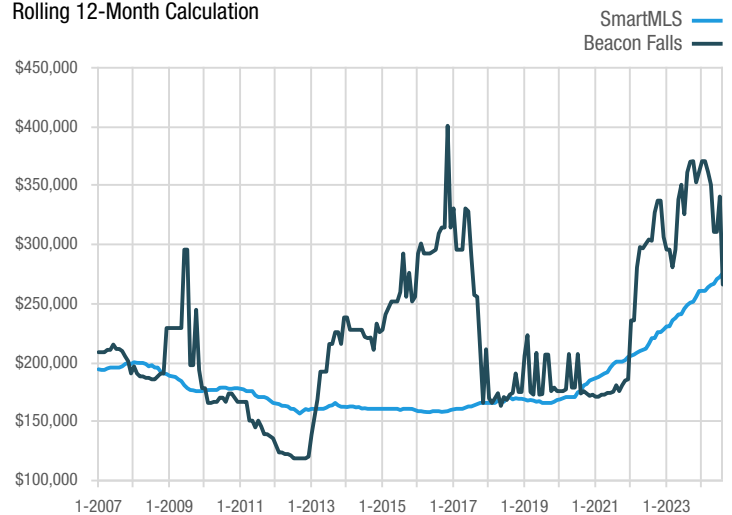
Median Sales Price - Single Family

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.