

Derby

New Haven County

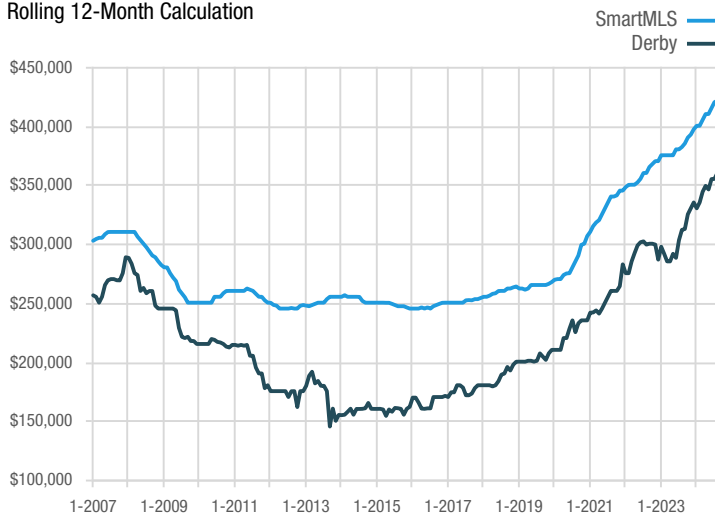
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	7	3	- 57.1%	54	49	- 9.3%
Pending Sales	5	9	+ 80.0%	47	42	- 10.6%
Closed Sales	7	9	+ 28.6%	50	40	- 20.0%
Days on Market Until Sale	35	33	- 5.7%	44	33	- 25.0%
Median Sales Price*	\$355,000	\$385,000	+ 8.5%	\$322,500	\$360,000	+ 11.6%
Average Sales Price*	\$342,143	\$412,833	+ 20.7%	\$306,155	\$370,602	+ 21.1%
Percent of List Price Received*	101.1%	103.7%	+ 2.6%	100.8%	101.5%	+ 0.7%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	4	3	- 25.0%	29	33	+ 13.8%
Pending Sales	6	5	- 16.7%	29	30	+ 3.4%
Closed Sales	4	5	+ 25.0%	23	30	+ 30.4%
Days on Market Until Sale	5	24	+ 380.0%	25	23	- 8.0%
Median Sales Price*	\$267,500	\$299,000	+ 11.8%	\$250,000	\$290,000	+ 16.0%
Average Sales Price*	\$267,000	\$291,800	+ 9.3%	\$239,857	\$287,717	+ 20.0%
Percent of List Price Received*	105.4%	100.9%	- 4.3%	102.0%	101.3%	- 0.7%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

* 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.

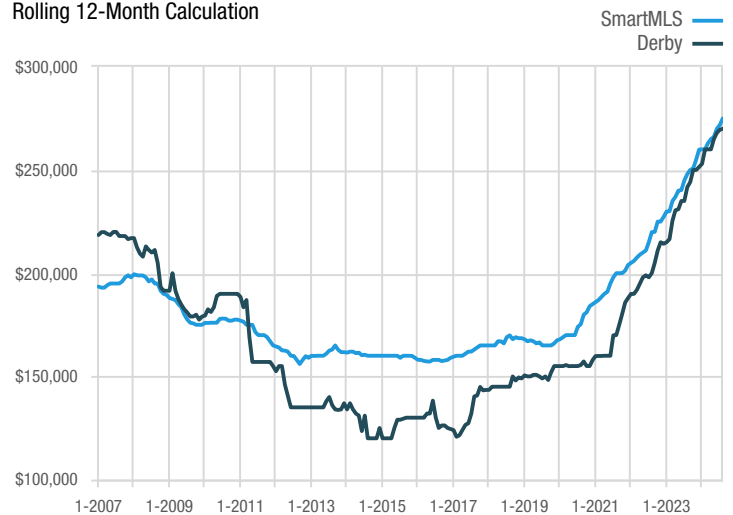
Median Sales Price - Single Family

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.