

## Madison

### New Haven County

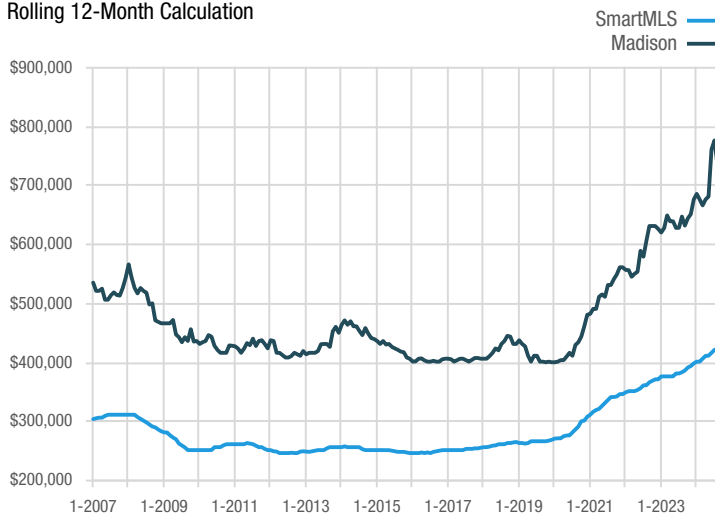
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	23	26	+ 13.0%	195	219	+ 12.3%
Pending Sales	24	19	- 20.8%	156	143	- 8.3%
Closed Sales	26	25	- 3.8%	155	146	- 5.8%
Days on Market Until Sale	35	25	- 28.6%	36	30	- 16.7%
Median Sales Price*	\$825,500	<b>\$615,000</b>	- 25.5%	\$660,000	<b>\$717,500</b>	+ 8.7%
Average Sales Price*	\$848,154	<b>\$679,788</b>	- 19.9%	\$807,665	<b>\$843,497</b>	+ 4.4%
Percent of List Price Received*	99.1%	<b>101.0%</b>	+ 1.9%	100.7%	<b>100.6%</b>	- 0.1%
Inventory of Homes for Sale	49	67	+ 36.7%	—	—	—
Months Supply of Inventory	2.4	4.0	+ 66.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	6	9	+ 50.0%	29	53	+ 82.8%
Pending Sales	2	5	+ 150.0%	24	24	0.0%
Closed Sales	2	4	+ 100.0%	23	19	- 17.4%
Days on Market Until Sale	4	35	+ 775.0%	31	22	- 29.0%
Median Sales Price*	\$405,000	<b>\$610,000</b>	+ 50.6%	\$500,000	<b>\$506,000</b>	+ 1.2%
Average Sales Price*	\$405,000	<b>\$620,000</b>	+ 53.1%	\$595,197	<b>\$549,929</b>	- 7.6%
Percent of List Price Received*	109.0%	<b>96.3%</b>	- 11.7%	104.9%	<b>102.6%</b>	- 2.2%
Inventory of Homes for Sale	7	32	+ 357.1%	—	—	—
Months Supply of Inventory	2.5	12.4	+ 396.0%	—	—	—

\* 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.

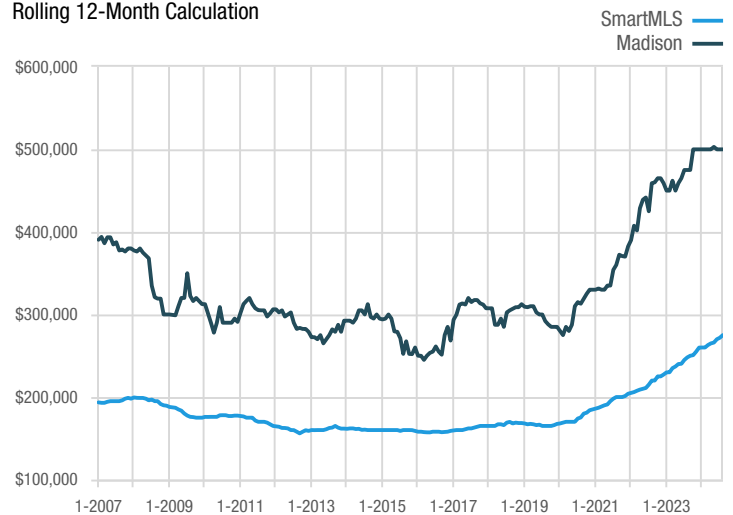
### Median Sales Price - Single Family

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.