

Middlebury

New Haven County

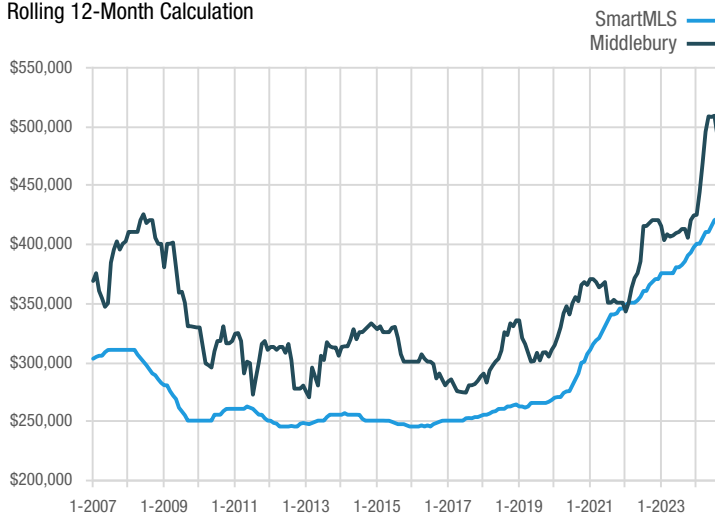
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	14	9	- 35.7%	56	87	+ 55.4%
Pending Sales	7	3	- 57.1%	46	53	+ 15.2%
Closed Sales	6	7	+ 16.7%	50	53	+ 6.0%
Days on Market Until Sale	55	76	+ 38.2%	62	64	+ 3.2%
Median Sales Price*	\$655,000	\$430,026	- 34.3%	\$434,500	\$525,000	+ 20.8%
Average Sales Price*	\$609,000	\$448,361	- 26.4%	\$505,428	\$615,569	+ 21.8%
Percent of List Price Received*	98.6%	101.1%	+ 2.5%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	29	46	+ 58.6%	—	—	—
Months Supply of Inventory	4.5	7.4	+ 64.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	6	3	- 50.0%	32	20	- 37.5%
Pending Sales	8	2	- 75.0%	25	11	- 56.0%
Closed Sales	4	4	0.0%	14	24	+ 71.4%
Days on Market Until Sale	38	56	+ 47.4%	39	44	+ 12.8%
Median Sales Price*	\$650,000	\$677,761	+ 4.3%	\$540,000	\$627,598	+ 16.2%
Average Sales Price*	\$647,500	\$665,338	+ 2.8%	\$517,007	\$612,343	+ 18.4%
Percent of List Price Received*	97.5%	105.8%	+ 8.5%	99.8%	103.6%	+ 3.8%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	2.9	4.5	+ 55.2%	—	—	—

* 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.

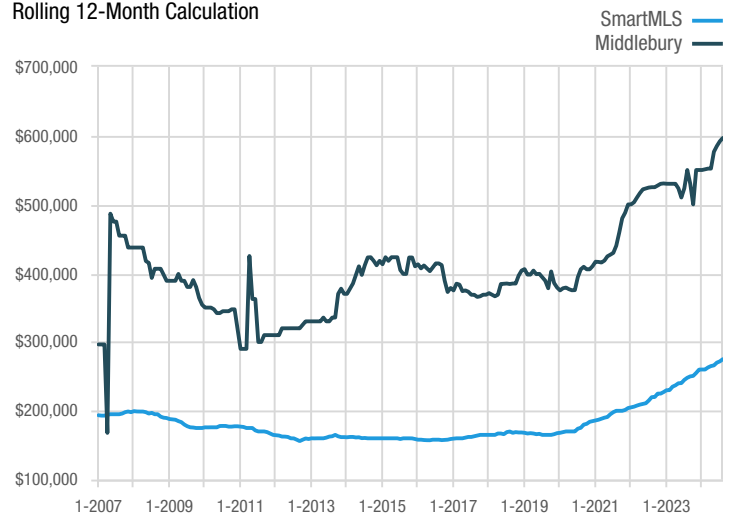
Median Sales Price - Single Family

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.