

North Branford

New Haven County

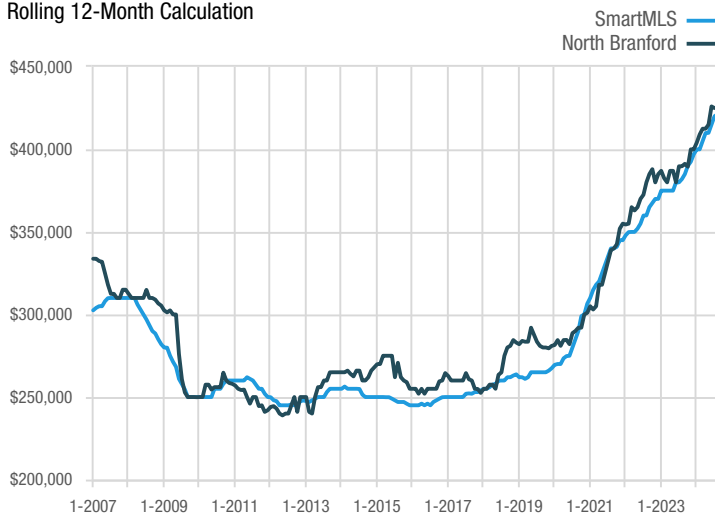
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	11	12	+ 9.1%	78	91	+ 16.7%
Pending Sales	5	10	+ 100.0%	61	87	+ 42.6%
Closed Sales	12	13	+ 8.3%	65	84	+ 29.2%
Days on Market Until Sale	75	28	- 62.7%	39	33	- 15.4%
Median Sales Price*	\$423,750	\$450,000	+ 6.2%	\$389,500	\$431,000	+ 10.7%
Average Sales Price*	\$413,293	\$453,600	+ 9.8%	\$393,622	\$442,397	+ 12.4%
Percent of List Price Received*	101.8%	103.9%	+ 2.1%	101.7%	102.8%	+ 1.1%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	0	- 100.0%	12	13	+ 8.3%
Pending Sales	3	1	- 66.7%	10	15	+ 50.0%
Closed Sales	2	1	- 50.0%	10	15	+ 50.0%
Days on Market Until Sale	4	7	+ 75.0%	9	18	+ 100.0%
Median Sales Price*	\$252,500	\$243,000	- 3.8%	\$252,500	\$252,000	- 0.2%
Average Sales Price*	\$252,500	\$243,000	- 3.8%	\$238,600	\$278,627	+ 16.8%
Percent of List Price Received*	102.9%	101.7%	- 1.2%	106.1%	104.9%	- 1.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

* 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.

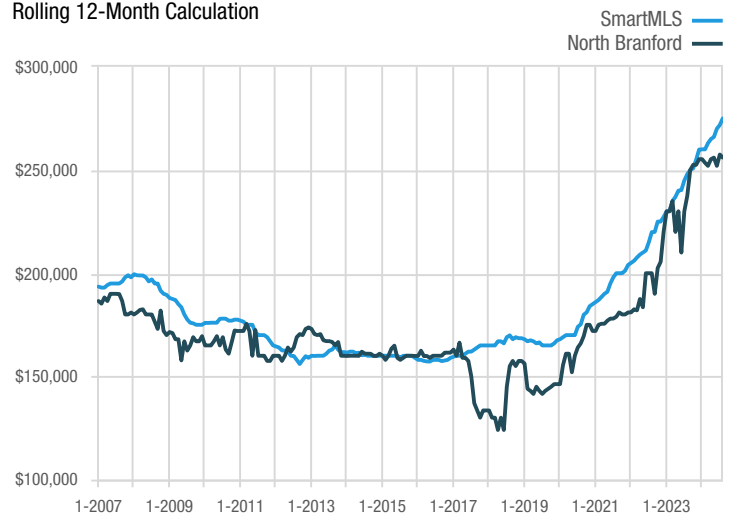
Median Sales Price - Single Family

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.