

Southbury

New Haven County

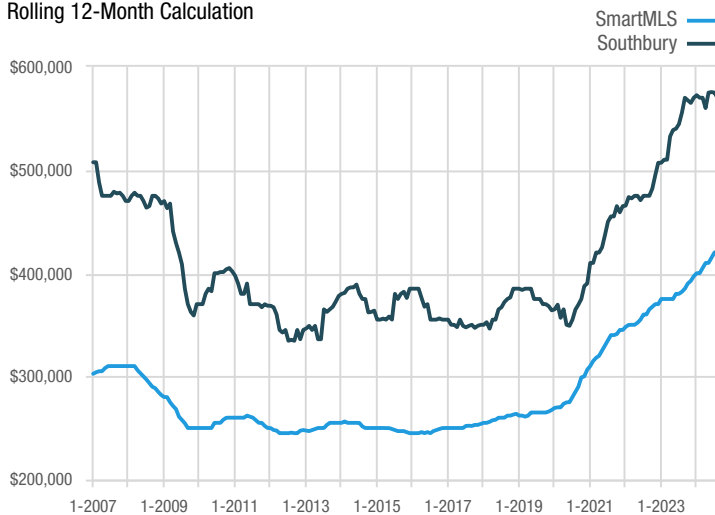
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	23	20	- 13.0%	148	127	- 14.2%
Pending Sales	21	7	- 66.7%	109	91	- 16.5%
Closed Sales	16	13	- 18.8%	93	91	- 2.2%
Days on Market Until Sale	33	22	- 33.3%	45	29	- 35.6%
Median Sales Price*	\$630,000	\$570,000	- 9.5%	\$585,000	\$585,000	0.0%
Average Sales Price*	\$649,243	\$530,336	- 18.3%	\$633,051	\$608,034	- 4.0%
Percent of List Price Received*	101.2%	99.6%	- 1.6%	102.0%	102.0%	0.0%
Inventory of Homes for Sale	46	44	- 4.3%	—	—	—
Months Supply of Inventory	3.7	3.9	+ 5.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	27	20	- 25.9%	193	169	- 12.4%
Pending Sales	28	24	- 14.3%	174	126	- 27.6%
Closed Sales	22	22	0.0%	164	119	- 27.4%
Days on Market Until Sale	38	32	- 15.8%	36	36	0.0%
Median Sales Price*	\$247,500	\$355,000	+ 43.4%	\$264,000	\$330,500	+ 25.2%
Average Sales Price*	\$270,032	\$361,064	+ 33.7%	\$276,261	\$338,322	+ 22.5%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	40	52	+ 30.0%	—	—	—
Months Supply of Inventory	2.0	3.1	+ 55.0%	—	—	—

* 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.

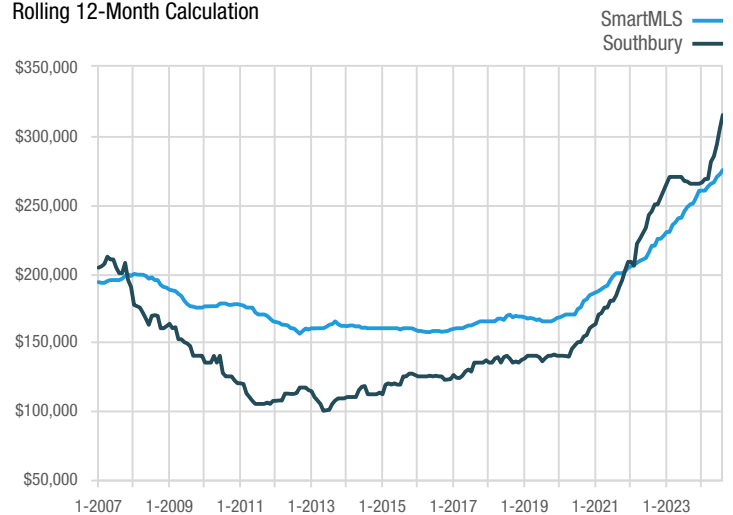
Median Sales Price - Single Family

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.