

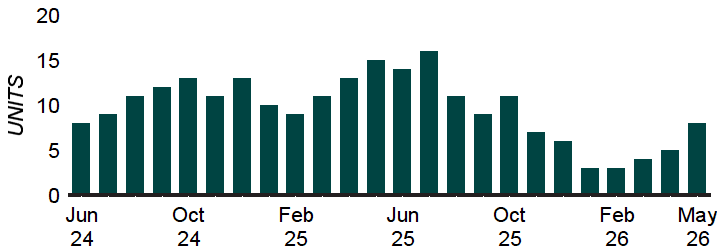
MAY 2026 MARKET REPORT

North Branford
Single Family For Sale

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$480,000	▼ -3.00%	▲ 3.20%
AVERAGE SALE PRICE	\$503,000	0.00%	▲ 7.80%
UNITS SOLD	9	0.00%	▲ 28.60%
AVERAGE DAYS ON MARKET	6	▼ -57.10%	▼ -45.50%
% OF SALES PRICE	104.14	▼ -1.20%	▲ 1.60%
UNITS FOR SALE	17	▲ 13.30%	▼ -39.30%
MONTHS OF INVENTORY	1.90	▲ 11.80%	▼ -52.50%

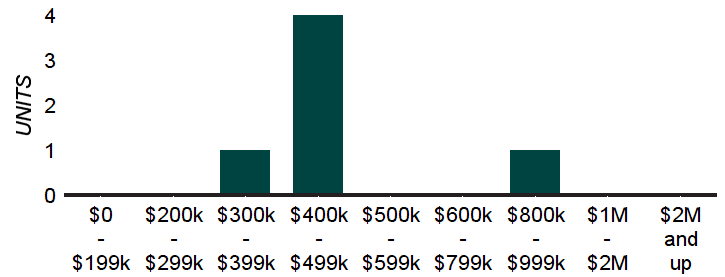
HOMES FOR SALE

Number of homes listed for sale, end of month



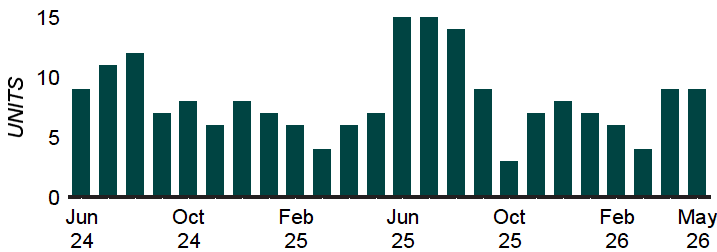
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



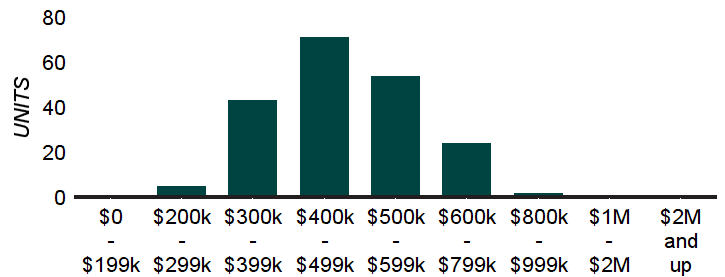
HOMES SOLD

Number of homes sold



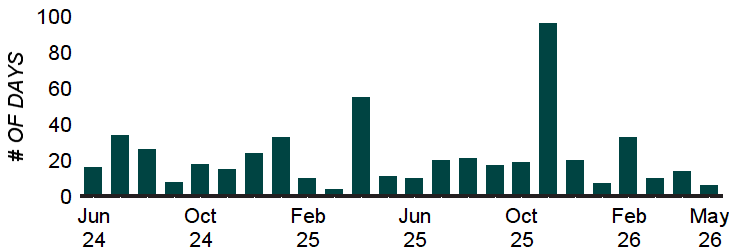
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



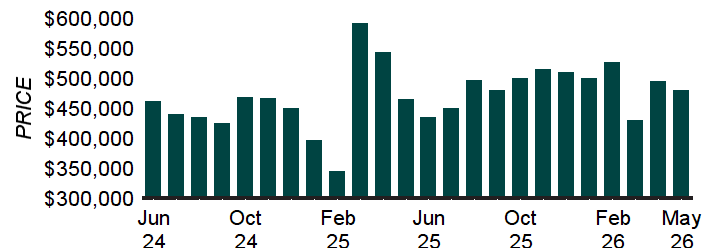
DAYS ON MARKET - SOLD

Average days on market for all homes sold



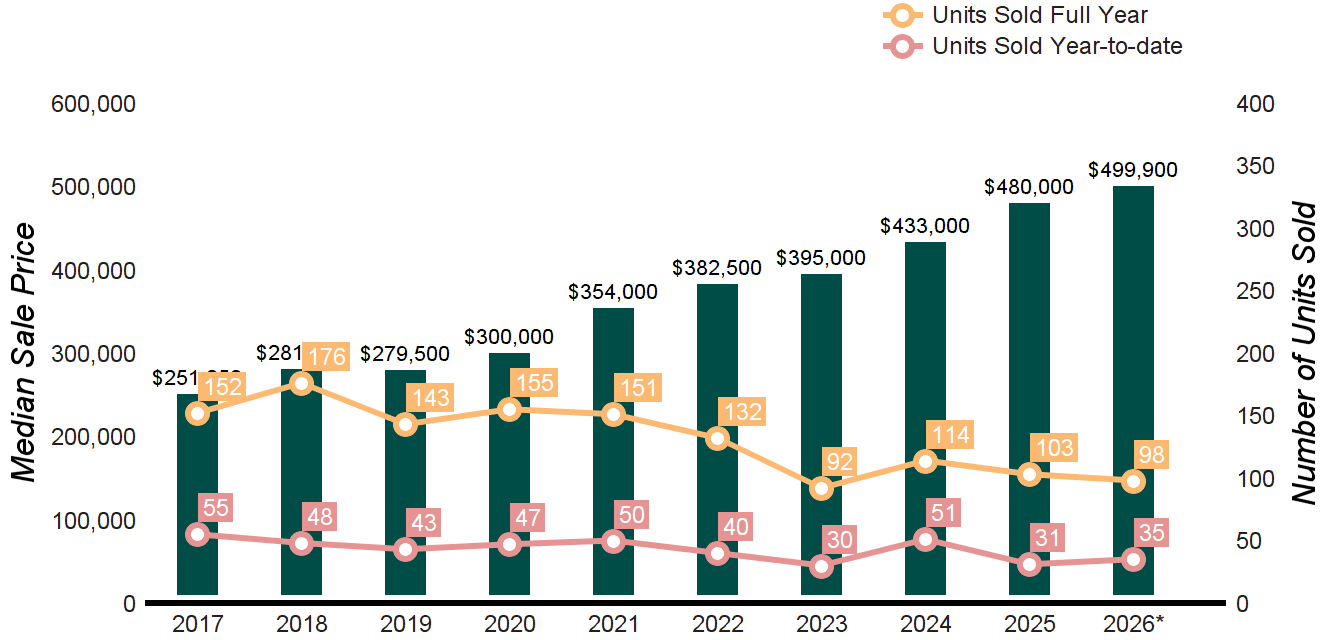
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

North Branford
Single Family For Sale



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
UNITS SOLD	152	176	143	155	151	132	92	114	103	98
	▲ 3%	▲ 16%	▼ 19%	▲ 8%	▼ 3%	▼ 13%	▼ 30%	▲ 24%	▼ 10%	▼ 5%
MEDIAN SOLD PRICE	\$251,250	\$281,000	\$279,500	\$300,000	\$354,000	\$382,500	\$395,000	\$433,000	\$480,000	\$499,900
	▼ 5%	▲ 12%	▼ 1%	▲ 7%	▲ 18%	▲ 8%	▲ 3%	▲ 10%	▲ 11%	▲ 4%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.

Copyright ©2026 Houlihan Lawrence. All rights reserved.

*2026 year-to-date Homes and Median Price are through 5/31/2026

For 2026, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date