

**THE RAVEIS REPORT**

**January - December 2019 VS January - December 2020**

**NEW HAVEN COUNTY**

**Single Family Homes**

**Condominiums**

TOWNS	Avg List Price*	Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2020	2019	2020		2019	2020	
Ansonia	\$260,423	\$204,971	\$224,248	9.40%	154	163	5.84%
Beacon Falls	\$303,300	\$268,919	\$311,094	15.68%	87	76	-12.64%
Bethany	\$495,489	\$326,470	\$393,159	20.43%	80	93	16.25%
Branford	\$811,641	\$440,855	\$465,896	5.68%	259	276	6.56%
Cheshire	\$568,514	\$346,850	\$381,849	10.09%	310	335	8.06%
Derby	\$255,908	\$218,543	\$237,058	8.47%	101	115	13.86%
East Haven	\$322,895	\$220,763	\$248,415	12.53%	324	373	15.12%
Guilford	\$940,497	\$470,904	\$512,844	8.91%	313	361	15.34%
Hamden	\$326,085	\$235,652	\$255,670	8.49%	600	712	18.67%
Madison	\$783,005	\$535,489	\$575,779	7.52%	296	376	27.03%
Meriden	\$218,979	\$179,673	\$197,161	9.73%	547	588	7.50%
Middlebury	\$668,215	\$325,762	\$413,223	26.85%	108	117	8.33%
Milford	\$534,722	\$339,490	\$394,178	16.11%	613	662	7.99%
Naugatuck	\$237,168	\$188,746	\$219,080	16.07%	351	436	24.22%
New Haven	\$334,071	\$267,491	\$272,698	1.95%	301	364	20.93%
North Branford	\$401,160	\$298,805	\$318,151	6.47%	141	154	9.22%
North Haven	\$436,830	\$299,652	\$332,099	10.83%	295	301	2.03%
Orange	\$493,163	\$385,573	\$450,569	16.86%	137	155	13.14%
Oxford	\$588,019	\$369,344	\$412,987	11.82%	146	174	19.18%
Prospect	\$322,484	\$281,852	\$288,101	2.22%	118	109	-7.63%
Seymour	\$317,493	\$252,507	\$280,452	11.07%	176	204	15.91%
Southbury	\$533,691	\$373,593	\$413,174	10.59%	221	288	30.32%
Wallingford	\$324,432	\$276,456	\$305,150	10.38%	451	431	-4.43%
Waterbury	\$184,501	\$131,400	\$154,910	17.89%	787	941	19.57%
West Haven	\$276,926	\$198,448	\$230,700	16.25%	459	488	6.32%
Wolcott	\$379,829	\$236,562	\$263,280	11.29%	211	265	25.59%
Woodbridge	\$616,895	\$440,193	\$454,239	3.19%	122	148	21.31%
<b>COUNTYWIDE AVERAGE</b>	<b>\$435,144</b>	<b>\$279,320</b>	<b>\$310,413</b>	<b>11.13%</b>	<b>7,708</b>	<b>8,705</b>	<b>12.93%</b>
					<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	
Beacon Falls	\$329,800	\$237,157	\$246,790	4.06%	31	24	-22.58%
Branford	\$272,037	\$192,067	\$211,869	10.31%	215	247	14.88%
Cheshire	\$282,439	\$236,890	\$226,470	-4.40%	78	85	8.97%
Derby	\$166,960	\$146,407	\$156,176	6.67%	41	49	19.51%
East Haven	\$189,685	\$146,463	\$166,718	13.83%	119	114	-4.20%
Guilford	\$710,932	\$330,283	\$264,425	-19.94%	70	68	-2.86%
Hamden	\$174,006	\$131,027	\$133,114	1.59%	158	160	1.27%
Madison	\$628,695	\$302,568	\$336,189	11.11%	37	50	35.14%
Meriden	\$146,544	\$118,586	\$118,138	-0.38%	140	183	30.71%
Middlebury	\$491,162	\$396,389	\$397,950	0.39%	42	50	19.05%
Milford	\$266,092	\$210,695	\$243,311	15.48%	172	195	13.37%
Naugatuck	\$128,848	\$106,965	\$110,216	3.04%	67	74	10.45%
New Haven	\$174,658	\$174,284	\$182,607	4.78%	208	193	-7.21%
North Branford	\$162,450	\$166,639	\$191,070	14.66%	36	27	-25.00%
North Haven	\$371,553	\$261,578	\$261,489	-0.03%	35	30	-14.29%
Orange	\$492,400	\$429,494	\$306,283	-28.69%	18	24	33.33%
Oxford	\$382,911	\$381,472	\$381,724	0.07%	25	44	76.00%
Prospect	\$413,700	\$333,440	\$344,741	3.39%	34	46	35.29%
Seymour	\$193,371	\$145,294	\$159,057	9.47%	60	42	-30.00%
Southbury	\$278,077	\$158,722	\$177,385	11.76%	239	308	28.87%
Wallingford	\$241,306	\$179,867	\$170,354	-5.29%	142	151	6.34%
Waterbury	\$97,838	\$77,308	\$91,823	18.78%	187	185	-1.07%
West Haven	\$155,506	\$124,715	\$147,868	18.56%	106	107	0.94%
Wolcott	\$181,520	\$167,467	\$204,238	21.96%	15	16	6.67%
<b>COUNTYWIDE AVERAGE</b>	<b>\$261,621</b>	<b>\$177,542</b>	<b>\$189,534</b>	<b>6.75%</b>	<b>2,285</b>	<b>2,476</b>	<b>8.36%</b>
					<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	

\* Active at the time MLS report was run - Source: SMARTMLS Countywide averages based on all towns in county.