

**THE RAVEIS REPORT**

**January - June 2018 VS January - June 2019**

**NEW HAVEN COUNTY**

**Single Family Homes**

TOWNS	Avg List Price*	Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2019	2018	2019		2018	2019	
Ansonia	\$209,652	\$188,116	\$198,213	5.37%	81	70	-13.58%
Beacon Falls	\$323,487	\$271,553	\$263,318	-3.03%	29	34	17.24%
Bethany	\$408,879	\$402,019	\$323,887	-19.43%	27	37	37.04%
Branford	\$686,339	\$384,666	\$482,145	25.34%	116	108	-6.90%
Cheshire	\$418,580	\$349,247	\$341,702	-2.16%	159	133	-16.35%
Derby	\$233,700	\$194,388	\$203,934	4.91%	50	49	-2.00%
East Haven	\$262,593	\$210,304	\$228,202	8.51%	142	158	11.27%
Guilford	\$645,399	\$438,786	\$494,726	12.75%	151	128	-15.23%
Hamden	\$264,862	\$221,964	\$249,138	12.24%	337	276	-18.10%
Madison	\$753,679	\$550,417	\$574,485	4.37%	149	134	-10.07%
Meriden	\$197,616	\$164,117	\$177,712	8.28%	260	255	-1.92%
Middlebury	\$622,473	\$336,106	\$305,799	-9.02%	41	50	21.95%
Milford	\$484,449	\$328,519	\$322,062	-1.97%	306	280	-8.50%
Naugatuck	\$231,695	\$188,218	\$178,690	-5.06%	145	166	14.48%
New Haven	\$293,634	\$226,166	\$265,766	17.51%	172	150	-12.79%
North Branford	\$333,252	\$294,838	\$310,690	5.38%	66	58	-12.12%
North Haven	\$347,950	\$295,213	\$296,554	0.45%	124	124	0.00%
Orange	\$467,317	\$414,690	\$387,760	-6.49%	59	48	-18.64%
Oxford	\$481,429	\$333,661	\$366,339	9.79%	56	67	19.64%
Prospect	\$317,242	\$259,620	\$280,987	8.23%	46	51	10.87%
Seymour	\$274,940	\$244,899	\$244,200	-0.29%	97	66	-31.96%
Southbury	\$458,961	\$379,859	\$371,676	-2.15%	88	113	28.41%
Wallingford	\$318,105	\$271,504	\$272,216	0.26%	195	226	15.90%
Waterbury	\$148,161	\$113,851	\$128,692	13.04%	386	370	-4.15%
West Haven	\$231,808	\$186,131	\$190,098	2.13%	230	203	-11.74%
Wolcott	\$278,981	\$232,922	\$238,798	2.52%	76	103	35.53%
Woodbridge	\$510,654	\$426,274	\$417,638	-2.03%	57	59	3.51%
<b>COUNTYWIDE AVERAGE</b>	<b>\$390,151</b>	<b>\$266,106</b>	<b>\$277,473</b>	<b>4.27%</b>	<b>3,645</b>	<b>3,516</b>	<b>-3.54%</b>
					<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	
Beacon Falls	\$292,394	\$222,865	\$238,916	7.20%	16	9	-43.75%
Branford	\$234,748	\$178,074	\$178,501	0.24%	97	105	8.25%
Cheshire	\$291,990	\$207,607	\$230,113	10.84%	52	44	-15.38%
Derby	\$154,092	\$131,344	\$144,850	10.28%	26	20	-23.08%
East Haven	\$193,899	\$152,284	\$150,179	-1.38%	64	52	-18.75%
Guilford	\$787,405	\$298,839	\$383,340	28.28%	28	33	17.86%
Hamden	\$142,488	\$135,106	\$130,374	-3.50%	77	72	-6.49%
Madison	\$352,948	\$358,485	\$284,838	-20.54%	36	16	-55.56%
Meriden	\$144,210	\$112,399	\$120,753	7.43%	69	69	0.00%
Middlebury	\$416,161	\$428,662	\$384,215	-10.37%	14	17	21.43%
Milford	\$290,596	\$206,578	\$204,912	-0.81%	97	74	-23.71%
Naugatuck	\$138,401	\$92,685	\$103,226	11.37%	30	33	10.00%
New Haven	\$200,858	\$163,260	\$150,952	-7.54%	105	96	-8.57%
North Branford	\$195,622	\$161,767	\$156,075	-3.52%	9	20	122.22%
North Haven	\$291,510	\$237,862	\$259,471	9.08%	16	12	-25.00%
Orange	\$245,312	\$406,800	\$412,736	1.46%	5	7	40.00%
Oxford	\$381,087	\$364,490	\$384,760	5.56%	19	15	-21.05%
Prospect	\$321,231	\$324,531	\$326,076	0.48%	22	21	-4.55%
Seymour	\$177,769	\$131,207	\$150,550	14.74%	14	33	135.71%
Southbury	\$202,022	\$151,709	\$160,762	5.97%	101	108	6.93%
Wallingford	\$202,946	\$173,932	\$177,234	1.90%	54	79	46.30%
Waterbury	\$107,353	\$63,877	\$70,466	10.32%	83	96	15.66%
West Haven	\$147,900	\$130,761	\$107,048	-18.14%	45	43	-4.44%
Wolcott	\$168,771	\$121,250	\$168,829	39.24%	2	7	250.00%
<b>COUNTYWIDE AVERAGE</b>	<b>\$241,574</b>	<b>\$175,213</b>	<b>\$172,561</b>	<b>-1.51%</b>	<b>1,085</b>	<b>1,086</b>	<b>0.09%</b>
					<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>	

**Condominiums**

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