

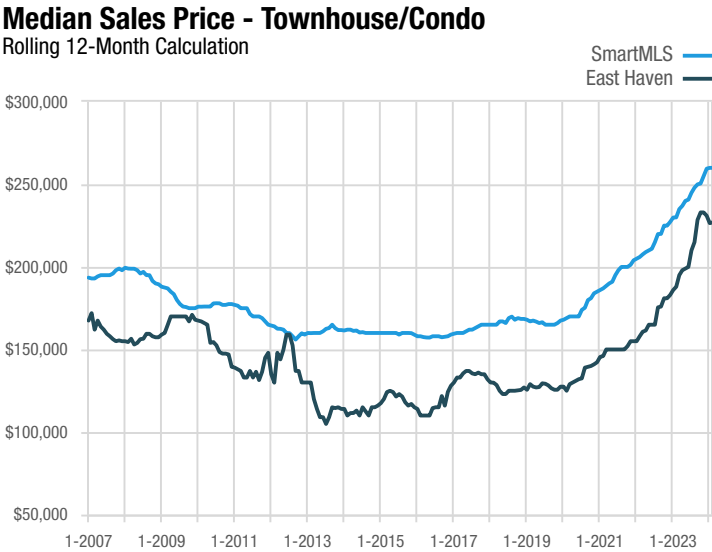
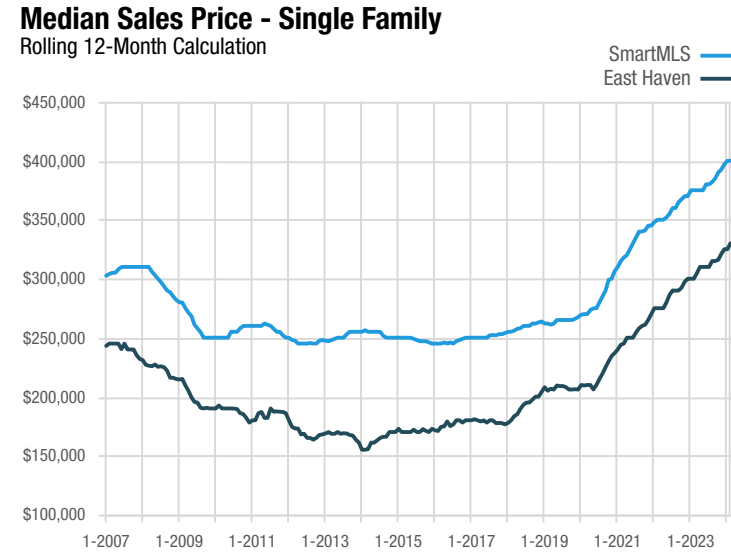
East Haven

New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	20	10	- 50.0%	37	31	- 16.2%
Pending Sales	13	19	+ 46.2%	27	34	+ 25.9%
Closed Sales	15	13	- 13.3%	28	32	+ 14.3%
Days on Market Until Sale	31	39	+ 25.8%	28	31	+ 10.7%
Median Sales Price*	\$300,000	\$350,000	+ 16.7%	\$300,000	\$335,000	+ 11.7%
Average Sales Price*	\$300,460	\$347,343	+ 15.6%	\$346,282	\$332,918	- 3.9%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	41	30	- 26.8%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	14	+ 100.0%	19	25	+ 31.6%
Pending Sales	6	8	+ 33.3%	14	15	+ 7.1%
Closed Sales	6	7	+ 16.7%	12	14	+ 16.7%
Days on Market Until Sale	44	22	- 50.0%	27	29	+ 7.4%
Median Sales Price*	\$180,000	\$215,000	+ 19.4%	\$207,500	\$207,500	0.0%
Average Sales Price*	\$252,133	\$209,250	- 17.0%	\$231,233	\$206,046	- 10.9%
Percent of List Price Received*	99.9%	102.0%	+ 2.1%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

* 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.



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.