

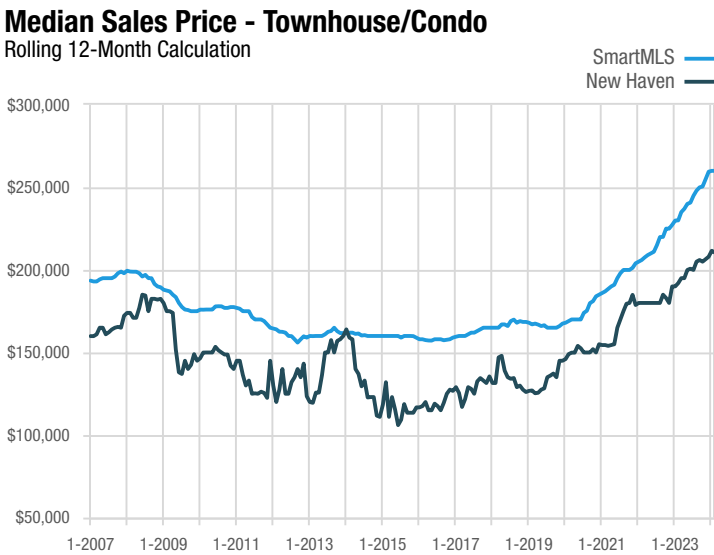
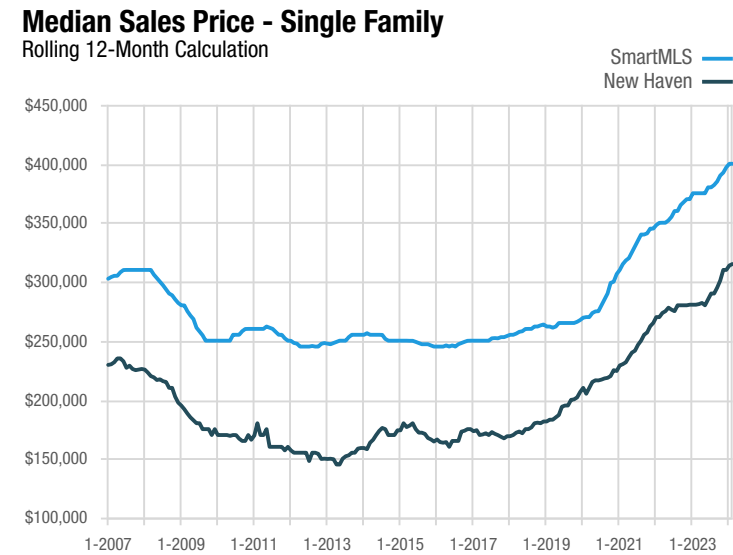
New Haven

New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	24	21	- 12.5%	43	50	+ 16.3%
Pending Sales	16	18	+ 12.5%	41	31	- 24.4%
Closed Sales	9	13	+ 44.4%	31	30	- 3.2%
Days on Market Until Sale	35	27	- 22.9%	41	32	- 22.0%
Median Sales Price*	\$288,000	\$315,000	+ 9.4%	\$249,000	\$312,450	+ 25.5%
Average Sales Price*	\$411,222	\$359,154	- 12.7%	\$316,909	\$341,590	+ 7.8%
Percent of List Price Received*	97.7%	105.2%	+ 7.7%	96.1%	102.3%	+ 6.5%
Inventory of Homes for Sale	54	66	+ 22.2%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	15	16	+ 6.7%	29	29	0.0%
Pending Sales	9	15	+ 66.7%	24	23	- 4.2%
Closed Sales	8	9	+ 12.5%	26	19	- 26.9%
Days on Market Until Sale	47	64	+ 36.2%	35	53	+ 51.4%
Median Sales Price*	\$238,750	\$218,000	- 8.7%	\$205,000	\$218,000	+ 6.3%
Average Sales Price*	\$240,938	\$225,389	- 6.5%	\$221,200	\$233,926	+ 5.8%
Percent of List Price Received*	98.7%	97.2%	- 1.5%	99.7%	97.7%	- 2.0%
Inventory of Homes for Sale	39	27	- 30.8%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

* 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.



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.