Local Market Update – February 2024A Research Tool Provided by SmartMLS



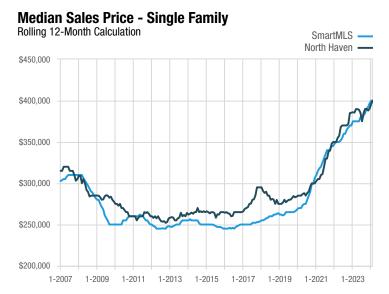
North Haven

New Haven County

Single Family		February			Year to Date			
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change		
New Listings	9	11	+ 22.2%	24	22	- 8.3%		
Pending Sales	14	14	0.0%	29	24	- 17.2%		
Closed Sales	12	15	+ 25.0%	20	27	+ 35.0%		
Days on Market Until Sale	49	27	- 44.9%	53	31	- 41.5%		
Median Sales Price*	\$372,500	\$400,000	+ 7.4%	\$362,500	\$435,000	+ 20.0%		
Average Sales Price*	\$376,167	\$548,833	+ 45.9%	\$366,795	\$518,607	+ 41.4%		
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	97.4%	99.5%	+ 2.2%		
Inventory of Homes for Sale	26	11	- 57.7%		_	_		
Months Supply of Inventory	1.2	0.6	- 50.0%		_	_		

Townhouse/Condo	February			Year to Date			
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change	
New Listings	4	2	- 50.0%	4	8	+ 100.0%	
Pending Sales	4	1	- 75.0%	8	2	- 75.0%	
Closed Sales	6	3	- 50.0%	9	6	- 33.3%	
Days on Market Until Sale	99	63	- 36.4%	75	52	- 30.7%	
Median Sales Price*	\$366,978	\$300,000	- 18.3%	\$375,000	\$300,000	- 20.0%	
Average Sales Price*	\$367,230	\$385,759	+ 5.0%	\$366,476	\$370,051	+ 1.0%	
Percent of List Price Received*	101.4%	105.1%	+ 3.6%	100.5%	106.6%	+ 6.1%	
Inventory of Homes for Sale	8	8	0.0%		_	_	
Months Supply of Inventory	2.4	3.2	+ 33.3%		_	_	

^{*} 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.