

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.

