

East Haven

New Haven County

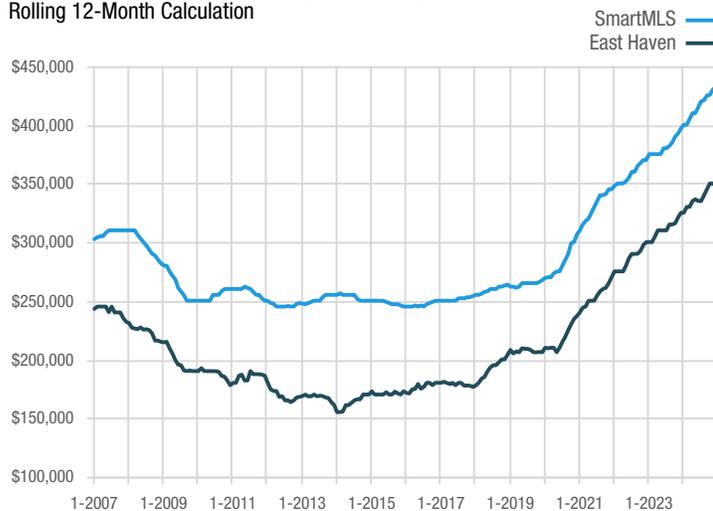
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	13	13	0.0%	262	264	+ 0.8%
Pending Sales	16	25	+ 56.3%	221	238	+ 7.7%
Closed Sales	17	18	+ 5.9%	217	232	+ 6.9%
Days on Market Until Sale	32	30	- 6.3%	27	26	- 3.7%
Median Sales Price*	\$346,000	\$338,500	- 2.2%	\$325,000	\$348,000	+ 7.1%
Average Sales Price*	\$351,000	\$361,347	+ 2.9%	\$340,916	\$369,677	+ 8.4%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	102.4%	102.7%	+ 0.3%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	5	- 28.6%	101	136	+ 34.7%
Pending Sales	11	9	- 18.2%	94	116	+ 23.4%
Closed Sales	9	12	+ 33.3%	93	115	+ 23.7%
Days on Market Until Sale	18	27	+ 50.0%	25	22	- 12.0%
Median Sales Price*	\$223,500	\$237,500	+ 6.3%	\$231,000	\$235,000	+ 1.7%
Average Sales Price*	\$324,167	\$260,292	- 19.7%	\$269,798	\$282,210	+ 4.6%
Percent of List Price Received*	104.0%	99.9%	- 3.9%	103.1%	101.0%	- 2.0%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

* 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.

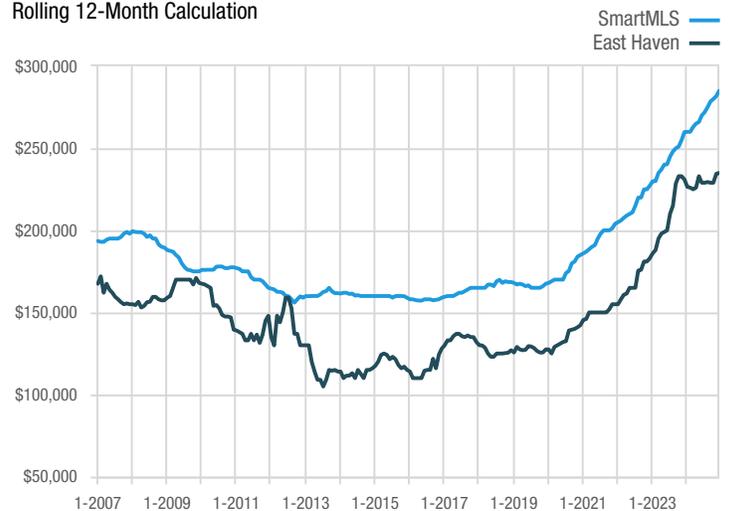
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.