

Hamden

New Haven County

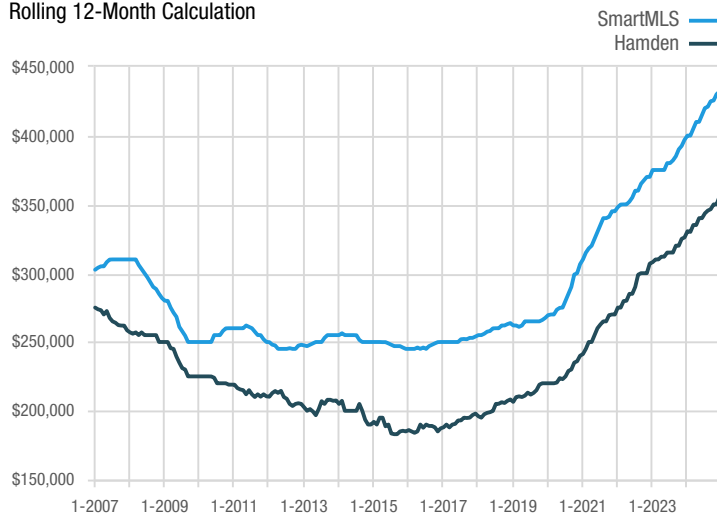
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	33	19	- 42.4%	625	603	- 3.5%
Pending Sales	39	32	- 17.9%	543	520	- 4.2%
Closed Sales	43	45	+ 4.7%	533	528	- 0.9%
Days on Market Until Sale	38	31	- 18.4%	36	26	- 27.8%
Median Sales Price*	\$316,000	\$365,000	+ 15.5%	\$326,000	\$355,500	+ 9.0%
Average Sales Price*	\$341,235	\$387,294	+ 13.5%	\$352,396	\$389,783	+ 10.6%
Percent of List Price Received*	101.6%	101.2%	- 0.4%	102.9%	103.1%	+ 0.2%
Inventory of Homes for Sale	76	60	- 21.1%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	10	+ 42.9%	191	154	- 19.4%
Pending Sales	7	10	+ 42.9%	182	135	- 25.8%
Closed Sales	17	9	- 47.1%	180	134	- 25.6%
Days on Market Until Sale	18	13	- 27.8%	24	18	- 25.0%
Median Sales Price*	\$210,000	\$206,000	- 1.9%	\$184,450	\$205,500	+ 11.4%
Average Sales Price*	\$212,524	\$220,889	+ 3.9%	\$200,263	\$219,818	+ 9.8%
Percent of List Price Received*	102.3%	104.5%	+ 2.2%	103.0%	103.2%	+ 0.2%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

* 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.

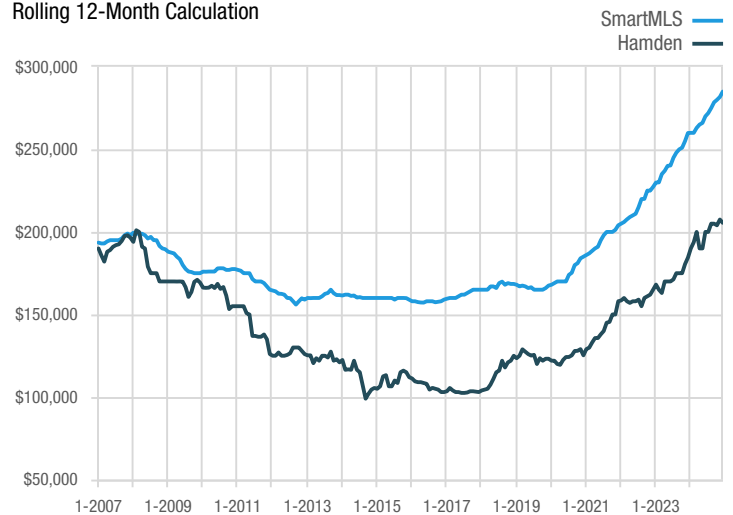
Median Sales Price - Single Family

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.