

## New Haven

### New Haven County

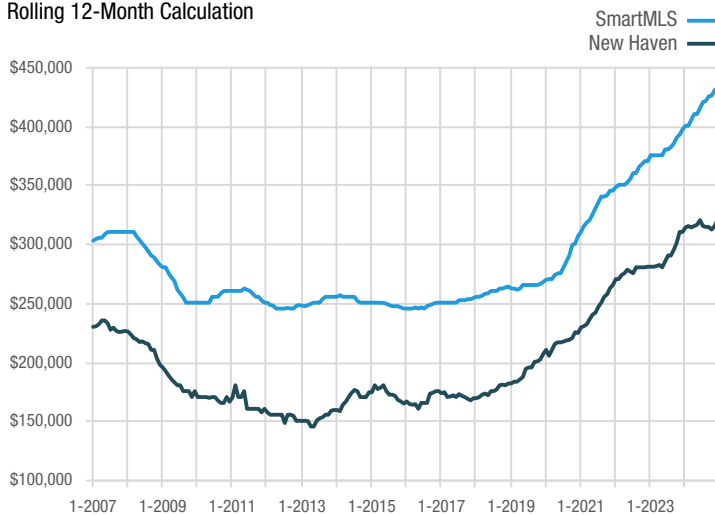
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	13	+ 18.2%	363	357	- 1.7%
Pending Sales	18	31	+ 72.2%	291	272	- 6.5%
Closed Sales	20	25	+ 25.0%	285	260	- 8.8%
Days on Market Until Sale	31	26	- 16.1%	35	30	- 14.3%
Median Sales Price*	\$274,750	<b>\$329,000</b>	+ 19.7%	\$310,000	<b>\$320,000</b>	+ 3.2%
Average Sales Price*	\$305,425	<b>\$372,382</b>	+ 21.9%	\$361,027	<b>\$393,517</b>	+ 9.0%
Percent of List Price Received*	100.4%	<b>102.0%</b>	+ 1.6%	102.4%	<b>102.7%</b>	+ 0.3%
Inventory of Homes for Sale	64	47	- 26.6%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	10	+ 42.9%	213	240	+ 12.7%
Pending Sales	7	12	+ 71.4%	195	195	0.0%
Closed Sales	11	18	+ 63.6%	195	196	+ 0.5%
Days on Market Until Sale	36	20	- 44.4%	29	24	- 17.2%
Median Sales Price*	\$190,000	<b>\$297,250</b>	+ 56.4%	\$208,000	<b>\$250,000</b>	+ 20.2%
Average Sales Price*	\$242,555	<b>\$311,767</b>	+ 28.5%	\$237,383	<b>\$280,146</b>	+ 18.0%
Percent of List Price Received*	100.4%	<b>103.6%</b>	+ 3.2%	101.7%	<b>103.6%</b>	+ 1.9%
Inventory of Homes for Sale	26	38	+ 46.2%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

\* 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.

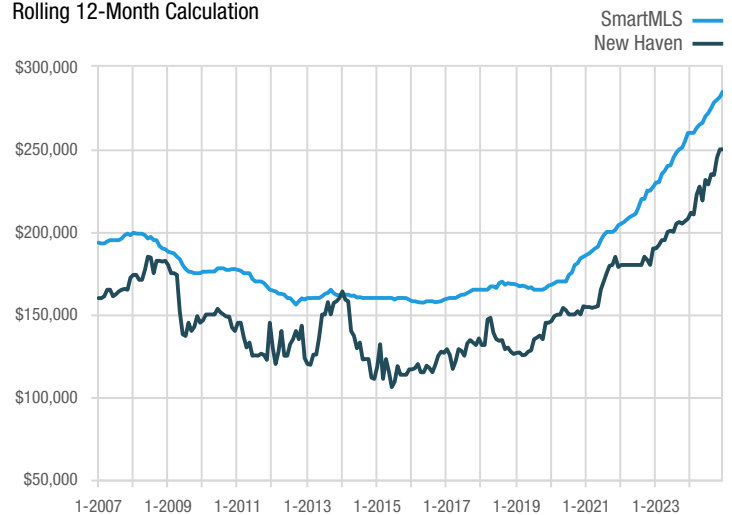
### Median Sales Price - Single Family

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.