Local Market Update – January 2026
A Research Tool Provided by SmartMLS

SMART MLS

Haddam
Middlesex County

Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	6	**3**	- 50.0%	6	**3**	- 50.0%
Pending Sales	6	**0**	- 100.0%	6	**0**	- 100.0%
Closed Sales	6	**1**	- 83.3%	6	**1**	- 83.3%
Days on Market Until Sale	24	**4**	- 83.3%	24	**4**	- 83.3%
Median Sales Price*	$392,500	**$570,000**	+ 45.2%	$392,500	**$570,000**	+ 45.2%
Average Sales Price*	$398,667	**$570,000**	+ 43.0%	$398,667	**$570,000**	+ 43.0%
Percent of List Price Received*	105.8%	**106.5%**	+ 0.7%	105.8%	**106.5%**	+ 0.7%
Inventory of Homes for Sale	11	**12**	+ 9.1%	—	—	—
Months Supply of Inventory	1.6	**1.6**	0.0%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.
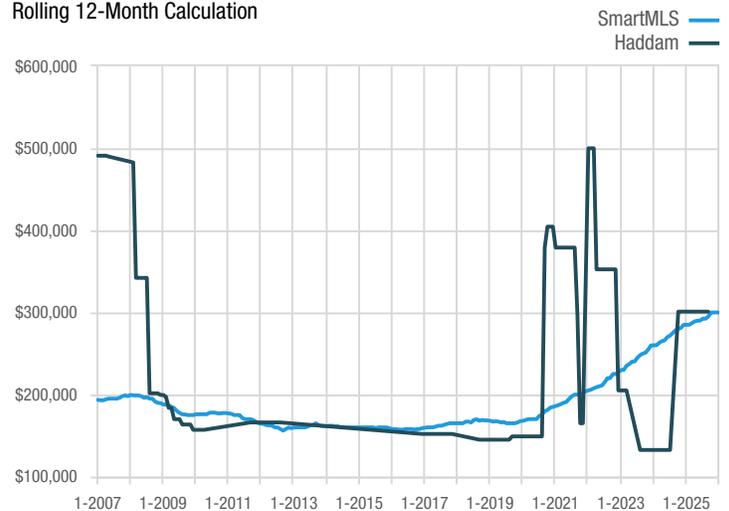
Median Sales Price - Single Family
Rolling 12-Month Calculation

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Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

SmartMLS —
Haddam —

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.