

New Haven County

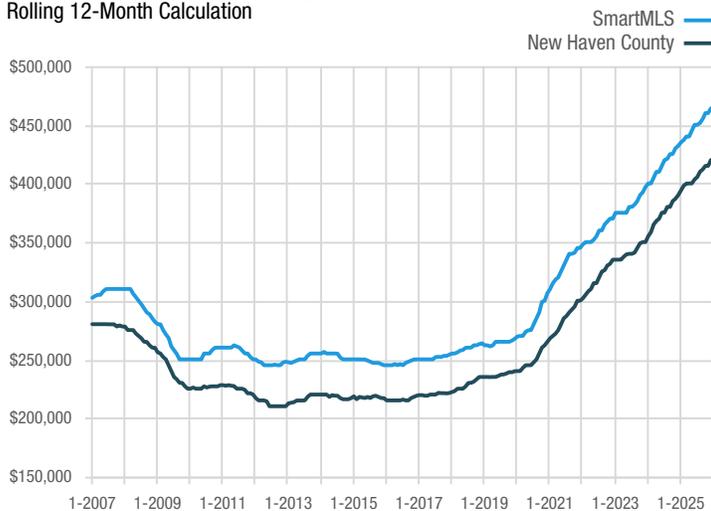
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	425	381	- 10.4%	425	381	- 10.4%
Pending Sales	373	394	+ 5.6%	373	394	+ 5.6%
Closed Sales	354	370	+ 4.5%	354	370	+ 4.5%
Days on Market Until Sale	39	36	- 7.7%	39	36	- 7.7%
Median Sales Price*	\$375,000	\$409,000	+ 9.1%	\$375,000	\$409,000	+ 9.1%
Average Sales Price*	\$439,789	\$503,060	+ 14.4%	\$439,789	\$503,060	+ 14.4%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	876	845	- 3.5%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	182	165	- 9.3%	182	165	- 9.3%
Pending Sales	138	125	- 9.4%	138	125	- 9.4%
Closed Sales	136	120	- 11.8%	136	120	- 11.8%
Days on Market Until Sale	35	43	+ 22.9%	35	43	+ 22.9%
Median Sales Price*	\$251,500	\$275,500	+ 9.5%	\$251,500	\$275,500	+ 9.5%
Average Sales Price*	\$294,590	\$316,777	+ 7.5%	\$294,590	\$316,777	+ 7.5%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	359	375	+ 4.5%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

* 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.

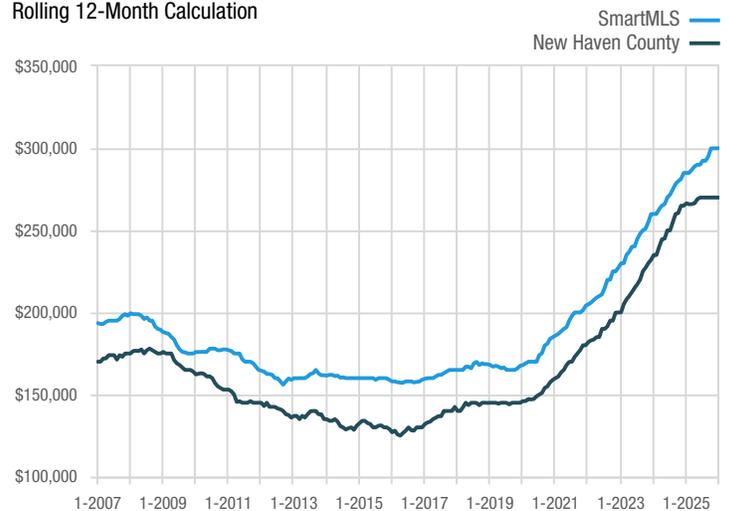
Median Sales Price - Single Family

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.