

New Haven

New Haven County

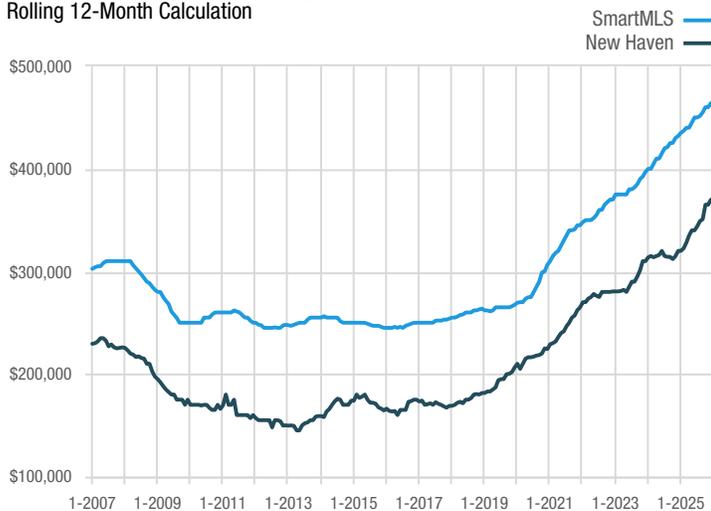
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	28	16	- 42.9%	28	16	- 42.9%
Pending Sales	14	17	+ 21.4%	14	17	+ 21.4%
Closed Sales	20	18	- 10.0%	20	18	- 10.0%
Days on Market Until Sale	54	26	- 51.9%	54	26	- 51.9%
Median Sales Price*	\$312,500	\$278,750	- 10.8%	\$312,500	\$278,750	- 10.8%
Average Sales Price*	\$391,688	\$356,917	- 8.9%	\$391,688	\$356,917	- 8.9%
Percent of List Price Received*	97.8%	103.2%	+ 5.5%	97.8%	103.2%	+ 5.5%
Inventory of Homes for Sale	60	52	- 13.3%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	13	11	- 15.4%	13	11	- 15.4%
Pending Sales	11	12	+ 9.1%	11	12	+ 9.1%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Days on Market Until Sale	27	79	+ 192.6%	27	79	+ 192.6%
Median Sales Price*	\$254,000	\$245,000	- 3.5%	\$254,000	\$245,000	- 3.5%
Average Sales Price*	\$306,675	\$239,411	- 21.9%	\$306,675	\$239,411	- 21.9%
Percent of List Price Received*	101.2%	100.0%	- 1.2%	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	35	36	+ 2.9%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

* 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.

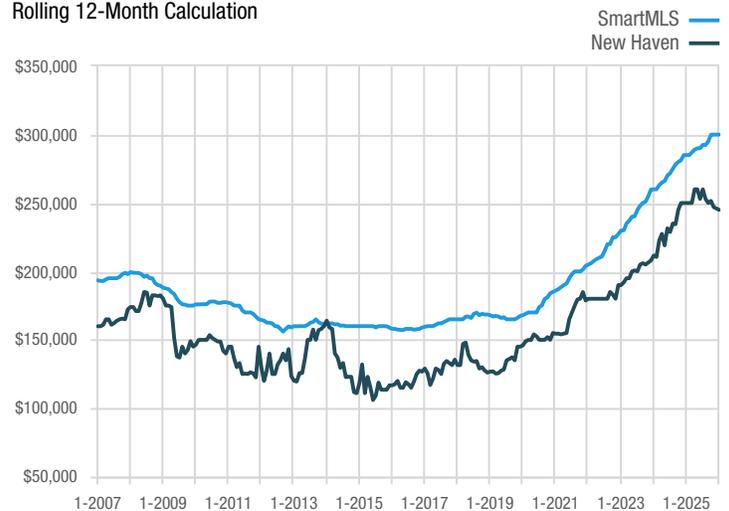
Median Sales Price - Single Family

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.