

Hamden

New Haven County

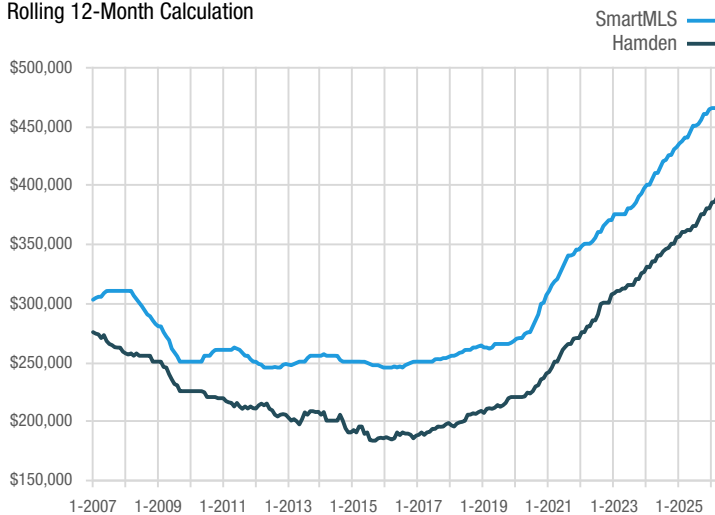
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	37	56	+ 51.4%	103	125	+ 21.4%
Pending Sales	34	30	- 11.8%	88	82	- 6.8%
Closed Sales	39	18	- 53.8%	82	70	- 14.6%
Days on Market Until Sale	32	41	+ 28.1%	33	42	+ 27.3%
Median Sales Price*	\$356,000	\$391,500	+ 10.0%	\$350,000	\$386,350	+ 10.4%
Average Sales Price*	\$398,408	\$423,864	+ 6.4%	\$382,641	\$425,544	+ 11.2%
Percent of List Price Received*	103.8%	101.1%	- 2.6%	102.3%	100.7%	- 1.6%
Inventory of Homes for Sale	59	92	+ 55.9%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	15	31	+ 106.7%	45	53	+ 17.8%
Pending Sales	14	10	- 28.6%	38	27	- 28.9%
Closed Sales	18	12	- 33.3%	37	26	- 29.7%
Days on Market Until Sale	20	50	+ 150.0%	21	50	+ 138.1%
Median Sales Price*	\$241,250	\$254,000	+ 5.3%	\$203,000	\$226,500	+ 11.6%
Average Sales Price*	\$231,244	\$255,950	+ 10.7%	\$221,504	\$229,912	+ 3.8%
Percent of List Price Received*	102.3%	99.7%	- 2.5%	102.2%	99.5%	- 2.6%
Inventory of Homes for Sale	19	47	+ 147.4%	—	—	—
Months Supply of Inventory	1.6	3.8	+ 137.5%	—	—	—

* 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.

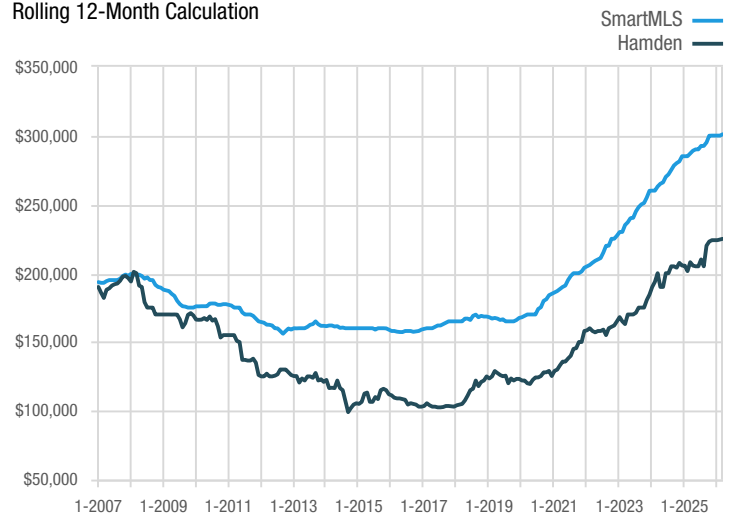
Median Sales Price - Single Family

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.