

New Haven County

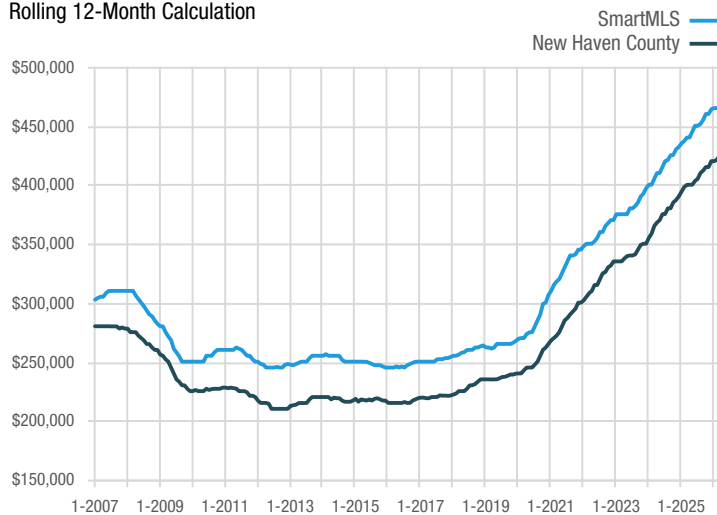
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	601	554	- 7.8%	1,423	1,280	- 10.0%
Pending Sales	401	425	+ 6.0%	1,103	1,128	+ 2.3%
Closed Sales	353	353	0.0%	1,045	1,029	- 1.5%
Days on Market Until Sale	36	45	+ 25.0%	38	41	+ 7.9%
Median Sales Price*	\$386,000	\$410,000	+ 6.2%	\$385,050	\$405,000	+ 5.2%
Average Sales Price*	\$476,263	\$507,693	+ 6.6%	\$455,934	\$498,869	+ 9.4%
Percent of List Price Received*	101.7%	100.9%	- 0.8%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	996	873	- 12.3%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	205	277	+ 35.1%	576	603	+ 4.7%
Pending Sales	160	181	+ 13.1%	457	421	- 7.9%
Closed Sales	151	159	+ 5.3%	420	386	- 8.1%
Days on Market Until Sale	38	47	+ 23.7%	37	44	+ 18.9%
Median Sales Price*	\$270,000	\$270,000	0.0%	\$255,000	\$269,950	+ 5.9%
Average Sales Price*	\$297,559	\$316,747	+ 6.4%	\$295,075	\$312,891	+ 6.0%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	394	442	+ 12.2%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

* 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.

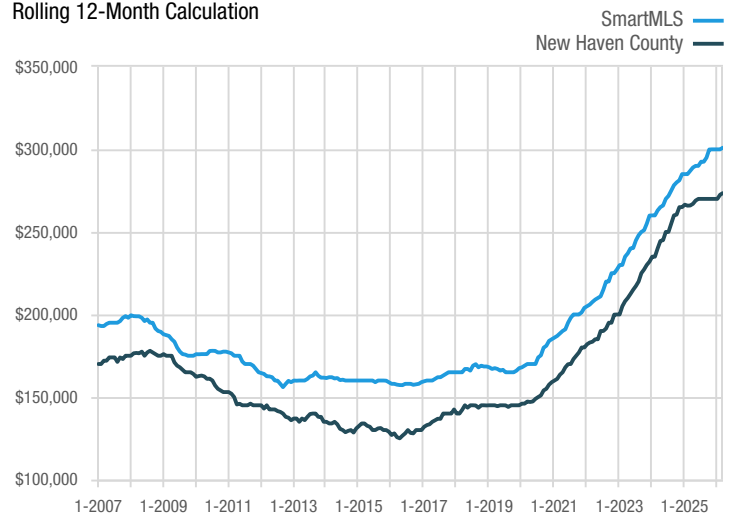
Median Sales Price - Single Family

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.