

New Haven

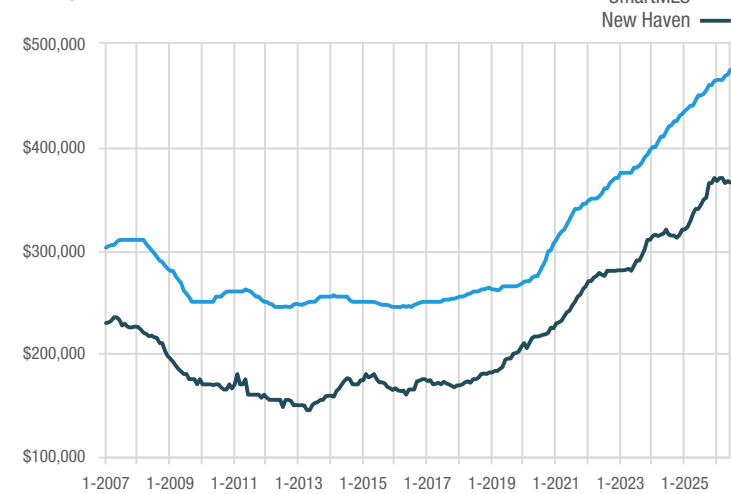
New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	47	39	- 17.0%	203	190	- 6.4%
Pending Sales	21	25	+ 19.0%	139	137	- 1.4%
Closed Sales	27	26	- 3.7%	133	119	- 10.5%
Days on Market Until Sale	23	39	+ 69.6%	40	32	- 20.0%
Median Sales Price*	\$455,000	\$407,500	- 10.4%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$527,901	\$554,847	+ 5.1%	\$438,095	\$472,355	+ 7.8%
Percent of List Price Received*	103.8%	103.6%	- 0.2%	100.9%	103.9%	+ 3.0%
Inventory of Homes for Sale	75	66	- 12.0%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	15	29	+ 93.3%	129	164	+ 27.1%
Pending Sales	24	23	- 4.2%	98	97	- 1.0%
Closed Sales	34	21	- 38.2%	97	79	- 18.6%
Days on Market Until Sale	29	27	- 6.9%	34	43	+ 26.5%
Median Sales Price*	\$315,000	\$267,000	- 15.2%	\$275,000	\$265,000	- 3.6%
Average Sales Price*	\$300,149	\$331,952	+ 10.6%	\$292,323	\$286,205	- 2.1%
Percent of List Price Received*	101.8%	100.5%	- 1.3%	101.8%	99.8%	- 2.0%
Inventory of Homes for Sale	46	71	+ 54.3%	—	—	—
Months Supply of Inventory	2.8	4.6	+ 64.3%	—	—	—

* 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.