

East Haven

New Haven County

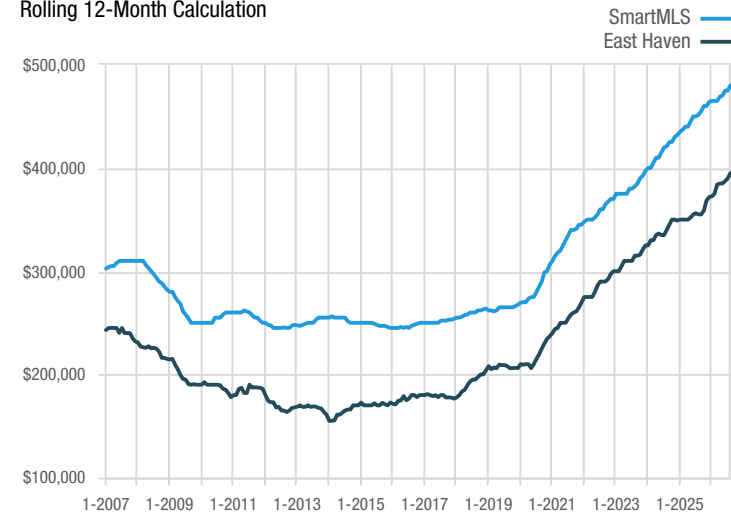
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	28	18	- 35.7%	183	174	- 4.9%
Pending Sales	22	30	+ 36.4%	147	146	- 0.7%
Closed Sales	28	28	0.0%	153	143	- 6.5%
Days on Market Until Sale	19	27	+ 42.1%	23	30	+ 30.4%
Median Sales Price*	\$352,500	\$382,500	+ 8.5%	\$366,000	\$400,000	+ 9.3%
Average Sales Price*	\$394,339	\$428,425	+ 8.6%	\$385,350	\$436,131	+ 13.2%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	102.7%	102.0%	- 0.7%
Inventory of Homes for Sale	42	40	- 4.8%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	13	- 23.5%	115	77	- 33.0%
Pending Sales	16	11	- 31.3%	79	58	- 26.6%
Closed Sales	11	9	- 18.2%	76	51	- 32.9%
Days on Market Until Sale	28	23	- 17.9%	28	31	+ 10.7%
Median Sales Price*	\$250,000	\$255,000	+ 2.0%	\$247,750	\$243,000	- 1.9%
Average Sales Price*	\$284,045	\$350,100	+ 23.3%	\$276,442	\$309,469	+ 11.9%
Percent of List Price Received*	102.0%	100.9%	- 1.1%	100.5%	100.8%	+ 0.3%
Inventory of Homes for Sale	26	22	- 15.4%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

* 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.

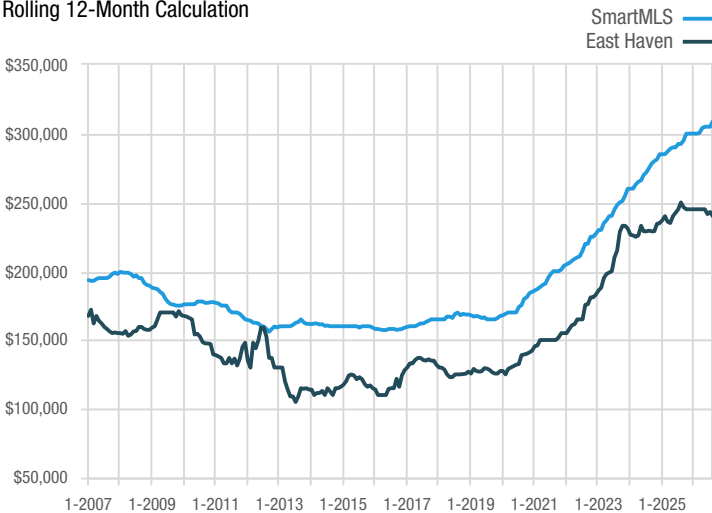
Median Sales Price - Single Family

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.