

Haddam

Middlesex County

Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	8	13	+ 62.5%	78	66	- 15.4%
Pending Sales	7	7	0.0%	58	38	- 34.5%
Closed Sales	4	7	+ 75.0%	54	35	- 35.2%
Days on Market Until Sale	11	23	+ 109.1%	15	29	+ 93.3%
Median Sales Price*	\$450,000	\$460,000	+ 2.2%	\$494,000	\$465,000	- 5.9%
Average Sales Price*	\$482,186	\$463,714	- 3.8%	\$547,879	\$505,603	- 7.7%
Percent of List Price Received*	99.7%	102.4%	+ 2.7%	103.4%	105.7%	+ 2.2%
Inventory of Homes for Sale	16	29	+ 81.3%	—	—	—
Months Supply of Inventory	2.1	4.8	+ 128.6%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

