

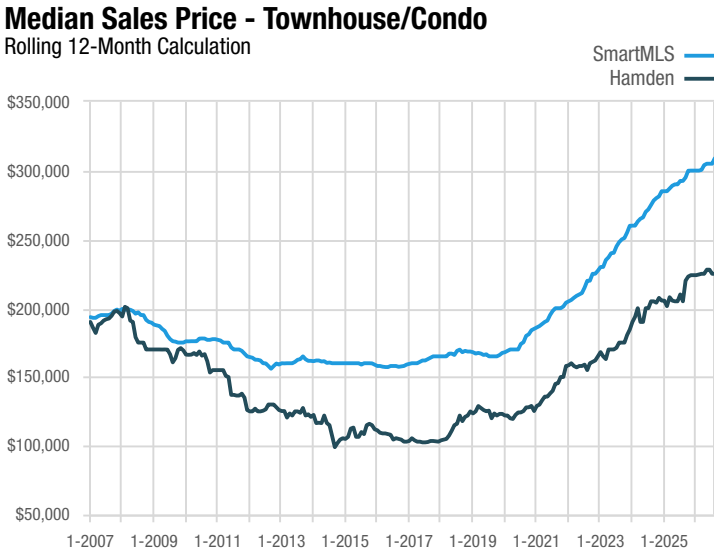
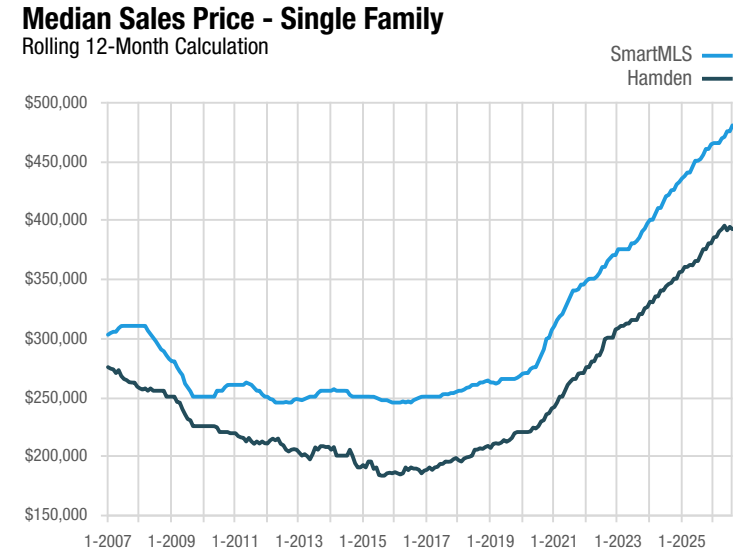
Hamden

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	48	44	- 8.3%	416	481	+ 15.6%
Pending Sales	36	37	+ 2.8%	329	310	- 5.8%
Closed Sales	49	31	- 36.7%	318	294	- 7.5%
Days on Market Until Sale	20	43	+ 115.0%	25	34	+ 36.0%
Median Sales Price*	\$400,000	\$395,000	- 1.3%	\$381,000	\$400,000	+ 5.0%
Average Sales Price*	\$409,333	\$427,180	+ 4.4%	\$410,661	\$431,479	+ 5.1%
Percent of List Price Received*	102.3%	99.7%	- 2.5%	104.1%	101.7%	- 2.3%
Inventory of Homes for Sale	93	142	+ 52.7%	—	—	—
Months Supply of Inventory	2.3	3.8	+ 65.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	18	19	+ 5.6%	133	150	+ 12.8%
Pending Sales	10	16	+ 60.0%	104	101	- 2.9%
Closed Sales	14	18	+ 28.6%	99	103	+ 4.0%
Days on Market Until Sale	23	33	+ 43.5%	20	38	+ 90.0%
Median Sales Price*	\$247,500	\$228,500	- 7.7%	\$210,000	\$222,000	+ 5.7%
Average Sales Price*	\$238,136	\$234,259	- 1.6%	\$229,772	\$233,924	+ 1.8%
Percent of List Price Received*	104.3%	97.7%	- 6.3%	103.0%	99.2%	- 3.7%
Inventory of Homes for Sale	34	47	+ 38.2%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

* 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.



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.