

New Haven County

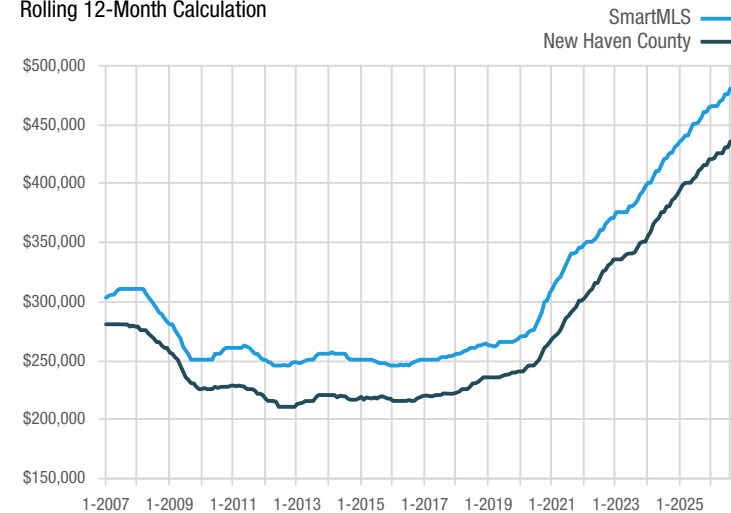
Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	633	639	+ 0.9%	4,964	4,996	+ 0.6%
Pending Sales	505	518	+ 2.6%	3,731	3,815	+ 2.3%
Closed Sales	551	537	- 2.5%	3,677	3,676	- 0.0%
Days on Market Until Sale	21	28	+ 33.3%	28	31	+ 10.7%
Median Sales Price*	\$439,000	\$475,000	+ 8.2%	\$420,000	\$445,000	+ 6.0%
Average Sales Price*	\$518,301	\$576,455	+ 11.2%	\$491,689	\$536,065	+ 9.0%
Percent of List Price Received*	101.9%	101.7%	- 0.2%	102.2%	102.0%	- 0.2%
Inventory of Homes for Sale	1,325	1,341	+ 1.2%	—	—	—
Months Supply of Inventory	2.9	2.9	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	222	253	+ 14.0%	1,777	1,907	+ 7.3%
Pending Sales	203	199	- 2.0%	1,439	1,402	- 2.6%
Closed Sales	198	178	- 10.1%	1,372	1,354	- 1.3%
Days on Market Until Sale	36	31	- 13.9%	33	39	+ 18.2%
Median Sales Price*	\$270,000	\$297,500	+ 10.2%	\$270,000	\$284,000	+ 5.2%
Average Sales Price*	\$329,162	\$345,330	+ 4.9%	\$320,319	\$336,561	+ 5.1%
Percent of List Price Received*	100.5%	100.6%	+ 0.1%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	441	547	+ 24.0%	—	—	—
Months Supply of Inventory	2.5	3.2	+ 28.0%	—	—	—

* 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.

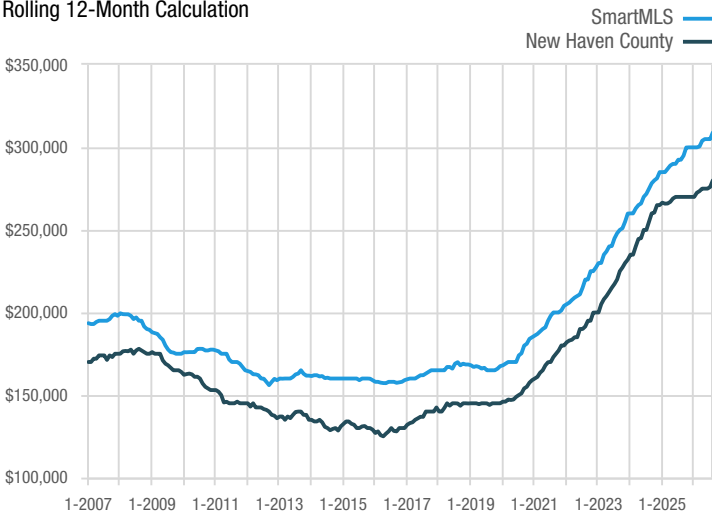
Median Sales Price - Single Family

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.