

Hamden

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	66	60	- 9.1%	482	541	+ 12.2%
Pending Sales	27	32	+ 18.5%	356	342	- 3.9%
Closed Sales	34	33	- 2.9%	352	328	- 6.8%
Days on Market Until Sale	23	44	+ 91.3%	25	35	+ 40.0%
Median Sales Price*	\$399,500	\$410,000	+ 2.6%	\$382,750	\$400,000	+ 4.5%
Average Sales Price*	\$398,515	\$459,773	+ 15.4%	\$409,488	\$434,260	+ 6.0%
Percent of List Price Received*	100.6%	101.0%	+ 0.4%	103.8%	101.6%	- 2.1%
Inventory of Homes for Sale	122	144	+ 18.0%	—	—	—
Months Supply of Inventory	3.1	3.9	+ 25.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	17	16	- 5.9%	150	166	+ 10.7%
Pending Sales	16	12	- 25.0%	120	112	- 6.7%
Closed Sales	19	8	- 57.9%	118	111	- 5.9%
Days on Market Until Sale	13	30	+ 130.8%	19	38	+ 100.0%
Median Sales Price*	\$238,000	\$186,500	- 21.6%	\$223,500	\$220,000	- 1.6%
Average Sales Price*	\$265,711	\$191,306	- 28.0%	\$235,559	\$230,853	- 2.0%
Percent of List Price Received*	101.4%	97.5%	- 3.8%	102.8%	99.0%	- 3.7%
Inventory of Homes for Sale	33	44	+ 33.3%	—	—	—
Months Supply of Inventory	2.7	3.5	+ 29.6%	—	—	—

* 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.

