

East Haven

New Haven County

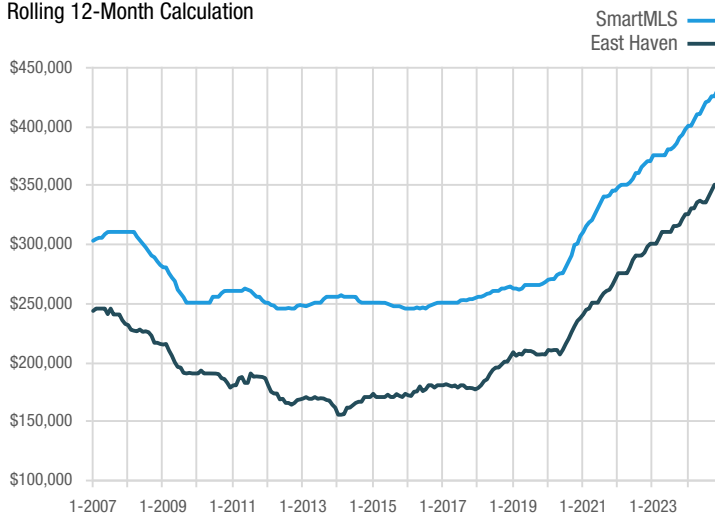
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	23	27	+ 17.4%	249	251	+ 0.8%
Pending Sales	18	20	+ 11.1%	205	216	+ 5.4%
Closed Sales	21	27	+ 28.6%	200	212	+ 6.0%
Days on Market Until Sale	28	26	- 7.1%	27	26	- 3.7%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$323,950	\$350,000	+ 8.0%
Average Sales Price*	\$357,805	\$361,857	+ 1.1%	\$340,059	\$370,758	+ 9.0%
Percent of List Price Received*	104.9%	102.3%	- 2.5%	102.6%	103.0%	+ 0.4%
Inventory of Homes for Sale	46	48	+ 4.3%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	7	9	+ 28.6%	94	131	+ 39.4%
Pending Sales	2	11	+ 450.0%	83	107	+ 28.9%
Closed Sales	2	5	+ 150.0%	84	103	+ 22.6%
Days on Market Until Sale	43	9	- 79.1%	26	22	- 15.4%
Median Sales Price*	\$205,000	\$266,000	+ 29.8%	\$233,000	\$234,900	+ 0.8%
Average Sales Price*	\$205,000	\$351,580	+ 71.5%	\$263,973	\$284,763	+ 7.9%
Percent of List Price Received*	97.7%	104.7%	+ 7.2%	103.0%	101.1%	- 1.8%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

* 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.

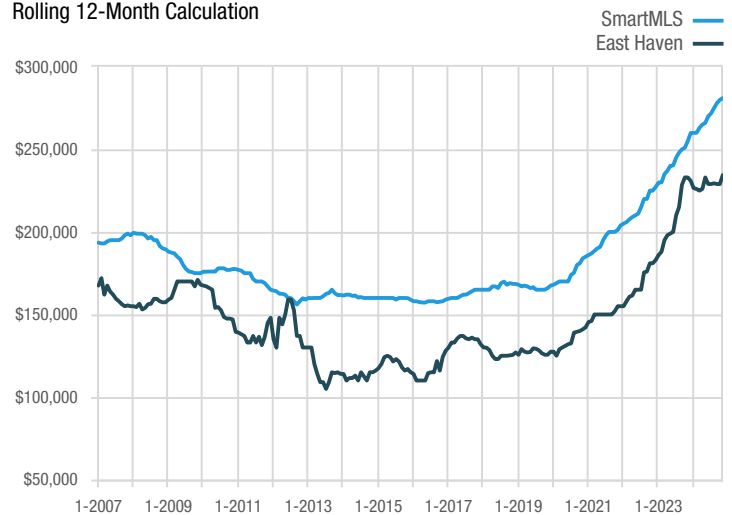
Median Sales Price - Single Family

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.