

New Haven

New Haven County

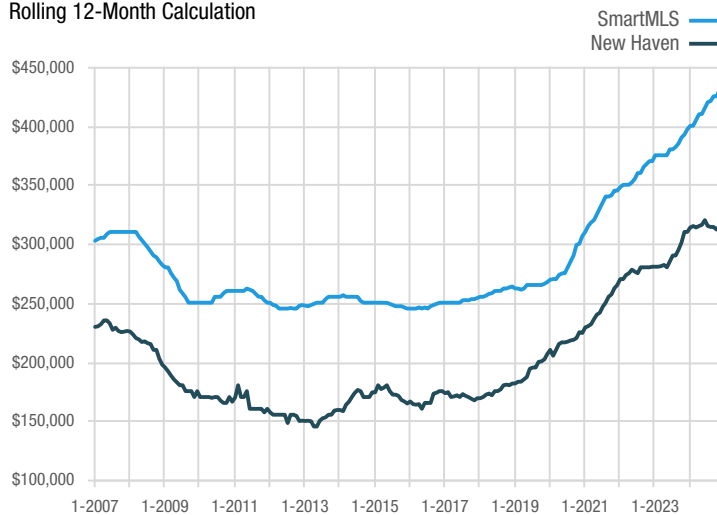
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	20	32	+ 60.0%	352	345	- 2.0%
Pending Sales	22	20	- 9.1%	273	244	- 10.6%
Closed Sales	17	20	+ 17.6%	265	236	- 10.9%
Days on Market Until Sale	29	33	+ 13.8%	35	30	- 14.3%
Median Sales Price*	\$310,000	\$320,000	+ 3.2%	\$312,500	\$319,000	+ 2.1%
Average Sales Price*	\$335,744	\$353,575	+ 5.3%	\$365,224	\$397,479	+ 8.8%
Percent of List Price Received*	102.5%	104.5%	+ 2.0%	102.6%	102.8%	+ 0.2%
Inventory of Homes for Sale	80	76	- 5.0%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	15	12	- 20.0%	206	230	+ 11.7%
Pending Sales	12	15	+ 25.0%	188	184	- 2.1%
Closed Sales	13	18	+ 38.5%	184	177	- 3.8%
Days on Market Until Sale	20	16	- 20.0%	29	25	- 13.8%
Median Sales Price*	\$175,000	\$268,700	+ 53.5%	\$208,750	\$250,000	+ 19.8%
Average Sales Price*	\$214,000	\$265,381	+ 24.0%	\$237,074	\$277,660	+ 17.1%
Percent of List Price Received*	100.2%	102.6%	+ 2.4%	101.8%	103.6%	+ 1.8%
Inventory of Homes for Sale	27	42	+ 55.6%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

* 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.

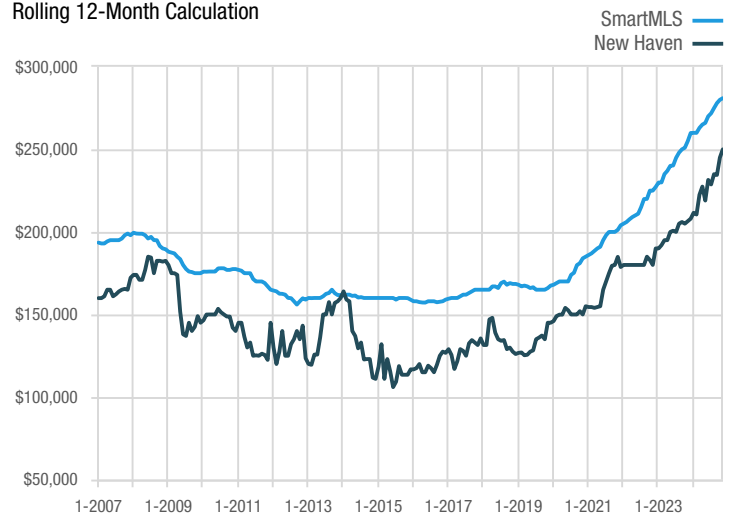
Median Sales Price - Single Family

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.