

New Haven

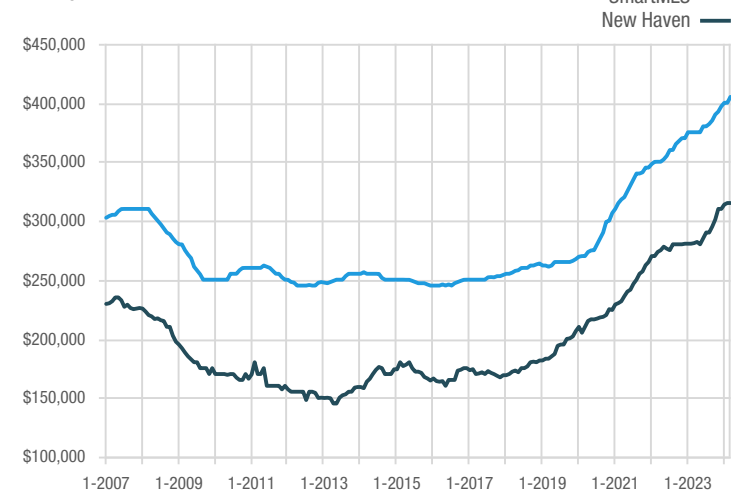
New Haven County

Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	38	44	+ 15.8%	81	95	+ 17.3%
Pending Sales	22	24	+ 9.1%	63	55	- 12.7%
Closed Sales	23	13	- 43.5%	54	44	- 18.5%
Days on Market Until Sale	51	86	+ 68.6%	45	52	+ 15.6%
Median Sales Price*	\$273,000	\$257,900	- 5.5%	\$267,500	\$300,000	+ 12.1%
Average Sales Price*	\$370,413	\$355,344	- 4.1%	\$339,698	\$341,140	+ 0.4%
Percent of List Price Received*	100.4%	96.7%	- 3.7%	98.0%	99.8%	+ 1.8%
Inventory of Homes for Sale	66	86	+ 30.3%	—	—	—
Months Supply of Inventory	2.5	3.6	+ 44.0%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	24	18	- 25.0%	53	47	- 11.3%
Pending Sales	19	11	- 42.1%	43	33	- 23.3%
Closed Sales	10	10	0.0%	36	29	- 19.4%
Days on Market Until Sale	44	85	+ 93.2%	37	64	+ 73.0%
Median Sales Price*	\$168,000	\$262,500	+ 56.3%	\$189,500	\$237,500	+ 25.3%
Average Sales Price*	\$180,600	\$291,450	+ 61.4%	\$209,922	\$253,762	+ 20.9%
Percent of List Price Received*	99.4%	102.2%	+ 2.8%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	42	32	- 23.8%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

* 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.