

Monthly Indicators

New Haven Middlesex Association of REALTORS®



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 9.1 percent for Single Family homes and 0.6 percent for Townhouse/Condo homes. Pending Sales increased 2.6 percent for Single Family homes and 24.4 percent for Townhouse/Condo homes. Inventory decreased 1.9 percent for Single Family homes but increased 19.9 percent for Townhouse/Condo homes.

Median Sales Price increased 10.2 percent to \$505,000 for Single Family homes but remained flat for Townhouse/Condo homes. Days on Market increased 15.0 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 3.8 percent for Single Family homes and 13.6 percent for Townhouse/Condo homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 9.8%

Change in
Closed Sales
All Properties

+ 5.2%

Change in
Median Sales Price
All Properties

+ 2.3%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the New Haven Middlesex Association of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		713	648	- 9.1%	2,595	2,338	- 9.9%
Pending Sales		458	470	+ 2.6%	1,846	1,709	- 7.4%
Closed Sales		459	377	- 17.9%	1,687	1,479	- 12.3%
Days on Market Until Sale		20	23	+ 15.0%	29	34	+ 17.2%
Median Sales Price		\$458,133	\$505,000	+ 10.2%	\$450,000	\$465,000	+ 3.3%
Average Sales Price		\$530,099	\$602,196	+ 13.6%	\$522,202	\$572,891	+ 9.7%
Percent of List Price Received		103.3%	103.6%	+ 0.3%	102.2%	101.9%	- 0.3%
Housing Affordability Index		93	87	- 6.5%	95	95	0.0%
Inventory of Homes for Sale		1,072	1,052	- 1.9%	—	—	—
Months Supply of Inventory		2.6	2.7	+ 3.8%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

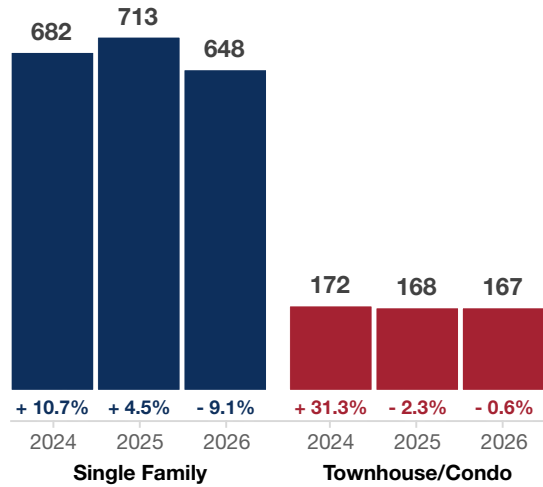


Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		168	167	- 0.6%	689	769	+ 11.6%
Pending Sales		119	148	+ 24.4%	556	593	+ 6.7%
Closed Sales		125	150	+ 20.0%	529	547	+ 3.4%
Days on Market Until Sale		22	33	+ 50.0%	26	35	+ 34.6%
Median Sales Price		\$295,000	\$295,000	0.0%	\$270,000	\$290,000	+ 7.4%
Average Sales Price		\$358,364	\$356,330	- 0.6%	\$326,308	\$336,233	+ 3.0%
Percent of List Price Received		102.2%	101.7%	- 0.5%	101.7%	101.0%	- 0.7%
Housing Affordability Index		145	149	+ 2.8%	158	152	- 3.8%
Inventory of Homes for Sale		251	301	+ 19.9%	—	—	—
Months Supply of Inventory		2.2	2.5	+ 13.6%	—	—	—

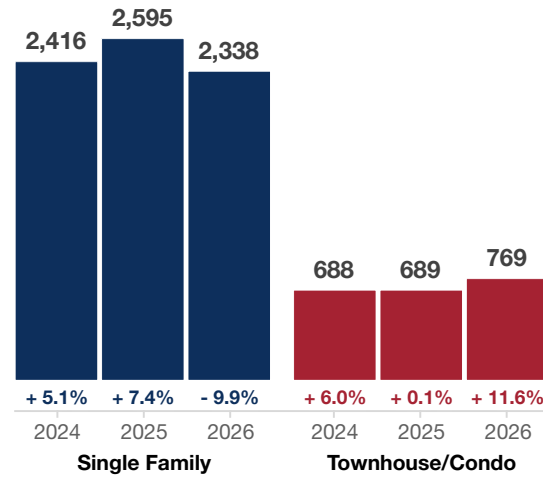
New Listings

A count of the properties that have been newly listed on the market in a given month.

May

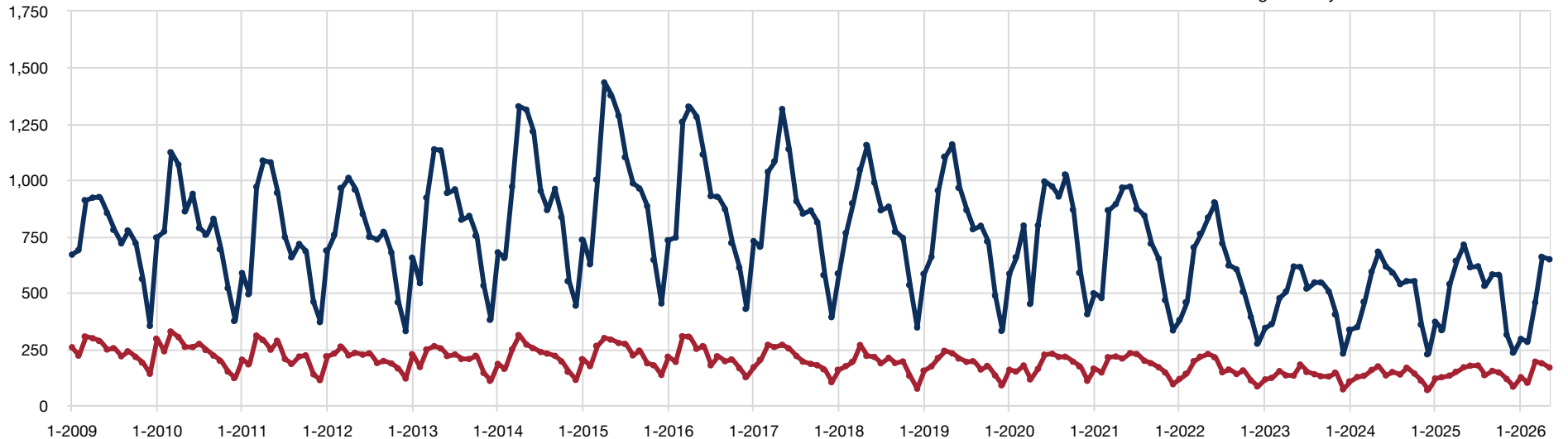


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	613	- 0.5%	175	+ 32.6%
Jul-2025	617	+ 4.8%	176	+ 19.7%
Aug-2025	530	- 1.5%	133	- 2.2%
Sep-2025	581	+ 5.4%	152	- 8.4%
Oct-2025	579	+ 5.1%	145	+ 3.6%
Nov-2025	313	- 12.6%	116	+ 6.4%
Dec-2025	233	+ 3.1%	82	+ 22.4%
Jan-2026	294	- 20.5%	124	+ 5.1%
Feb-2026	281	- 15.6%	99	- 20.2%
Mar-2026	456	- 15.2%	193	+ 47.3%
Apr-2026	659	+ 2.8%	186	+ 25.7%
May-2026	648	- 9.1%	167	- 0.6%
12-Month Avg	484	- 3.6%	146	+ 10.6%

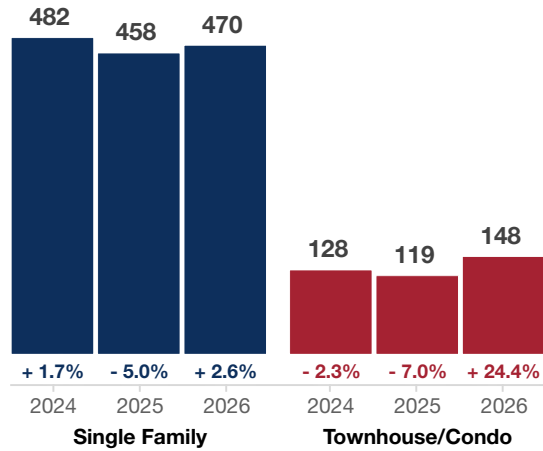
Historical New Listings by Month



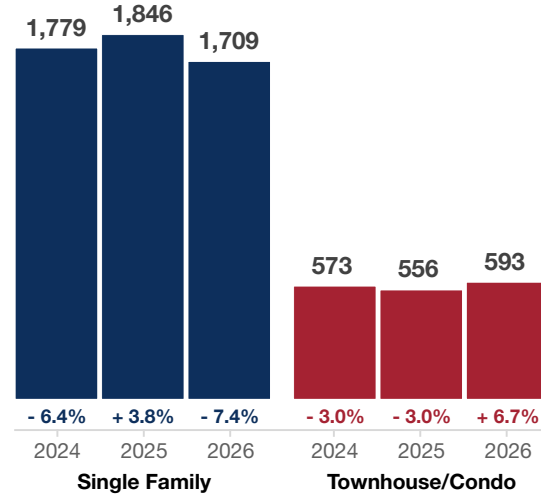
Pending Sales

A count of the properties on which offers have been accepted in a given month.

May

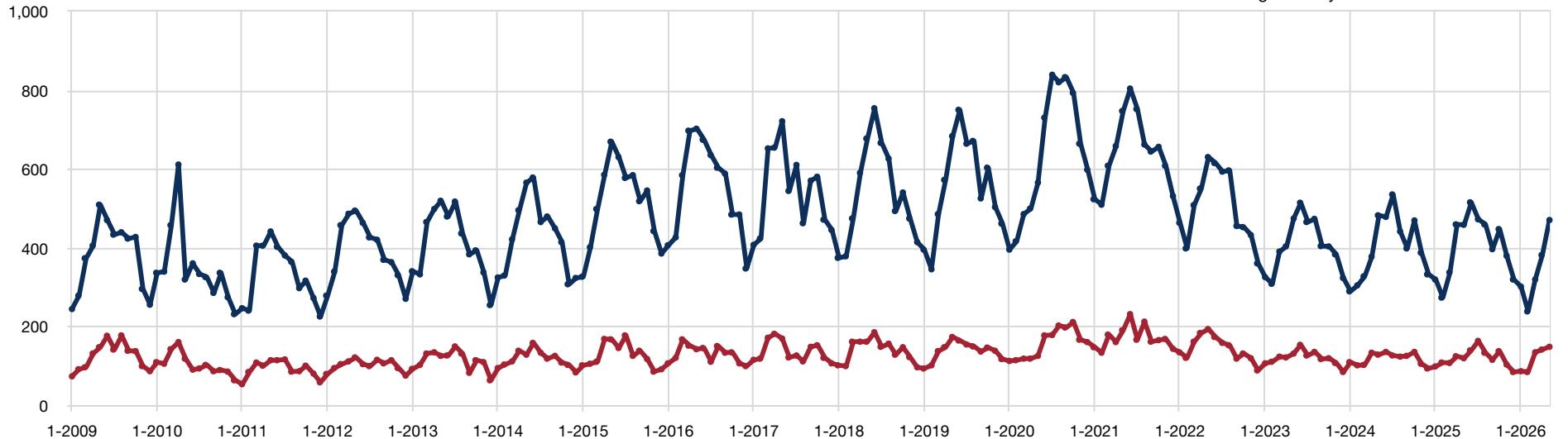


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	515	+ 7.7%	139	+ 3.0%
Jul-2025	472	- 11.8%	163	+ 29.4%
Aug-2025	459	+ 4.1%	133	+ 8.1%
Sep-2025	396	- 0.5%	115	- 8.0%
Oct-2025	447	- 4.7%	137	+ 1.5%
Nov-2025	379	- 2.1%	103	- 1.9%
Dec-2025	319	- 3.9%	84	- 9.7%
Jan-2026	301	- 5.6%	86	- 12.2%
Feb-2026	238	- 12.8%	84	- 22.2%
Mar-2026	319	- 5.3%	134	+ 25.2%
Apr-2026	381	- 17.0%	141	+ 13.7%
May-2026	470	+ 2.6%	148	+ 24.4%
12-Month Avg	391	- 3.9%	122	+ 4.3%

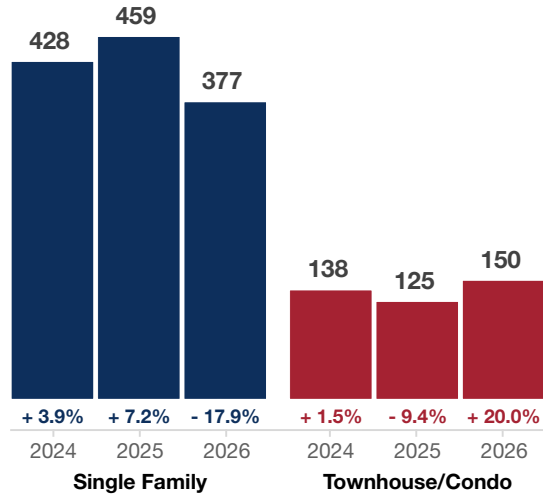
Historical Pending Sales by Month



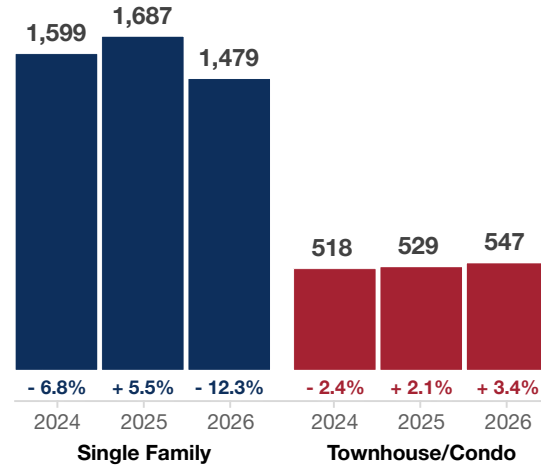
Closed Sales

A count of the actual sales that closed in a given month.

May

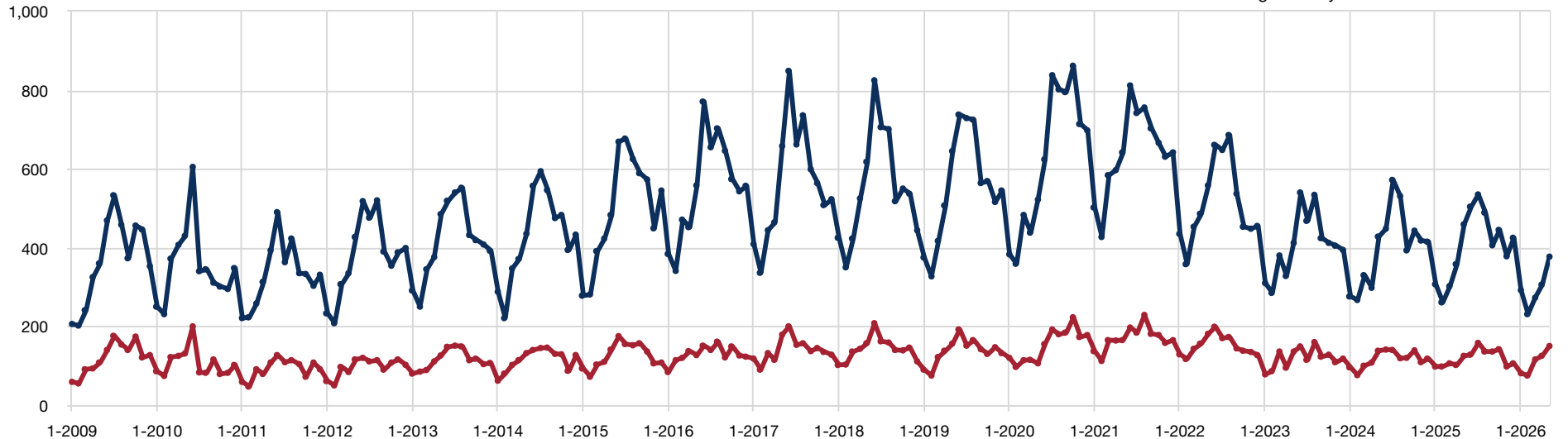


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	504	+ 12.5%	128	- 9.2%
Jul-2025	535	- 6.5%	158	+ 12.9%
Aug-2025	489	- 7.9%	136	+ 14.3%
Sep-2025	406	+ 3.3%	136	+ 13.3%
Oct-2025	445	+ 0.5%	142	+ 2.2%
Nov-2025	378	- 9.6%	98	- 10.1%
Dec-2025	425	+ 2.4%	106	- 10.2%
Jan-2026	292	- 4.9%	81	- 17.3%
Feb-2026	231	- 11.5%	75	- 23.5%
Mar-2026	273	- 9.6%	116	+ 9.4%
Apr-2026	306	- 14.5%	125	+ 22.5%
May-2026	377	- 17.9%	150	+ 20.0%
12-Month Avg	388	- 5.1%	121	+ 2.5%

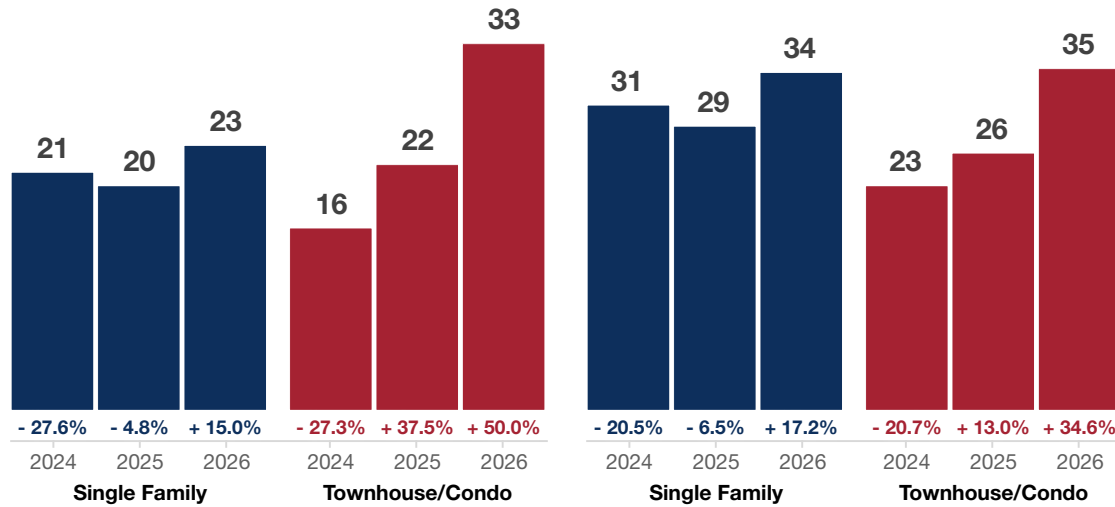
Historical Closed Sales by Month



Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

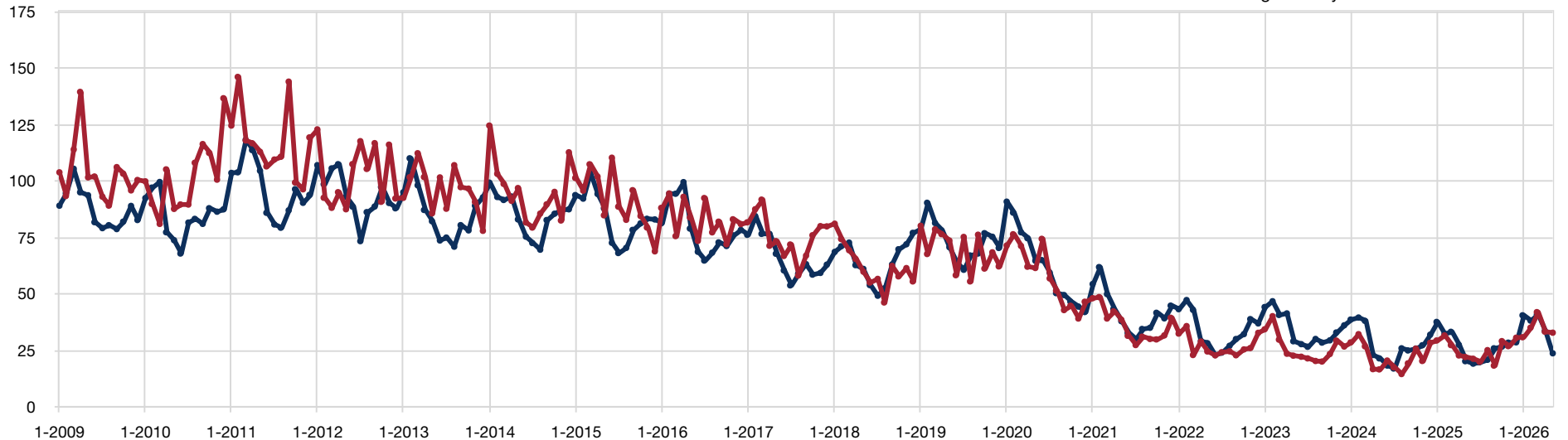
May



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	19	+ 5.6%	21	+ 5.0%
Jul-2025	19	+ 11.8%	20	+ 17.6%
Aug-2025	20	- 23.1%	25	+ 78.6%
Sep-2025	26	+ 4.0%	18	- 5.3%
Oct-2025	26	+ 4.0%	29	+ 16.0%
Nov-2025	28	+ 3.7%	27	+ 35.0%
Dec-2025	28	- 12.5%	30	+ 7.1%
Jan-2026	40	+ 8.1%	31	+ 6.9%
Feb-2026	38	+ 18.8%	35	+ 12.9%
Mar-2026	41	+ 24.2%	42	+ 55.6%
Apr-2026	33	+ 22.2%	33	+ 50.0%
May-2026	23	+ 15.0%	33	+ 50.0%
12-Month Avg*	27	+ 5.4%	28	+ 23.0%

* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

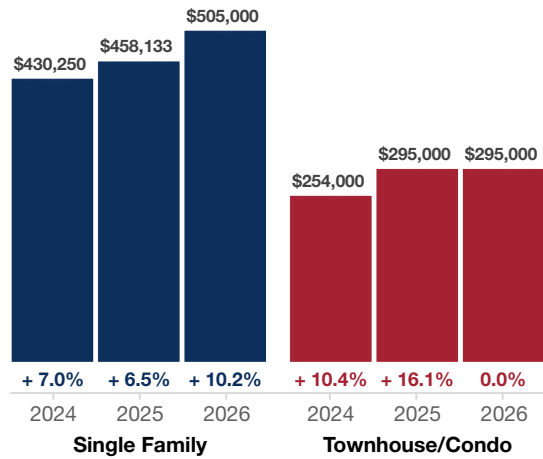


Median Sales Price

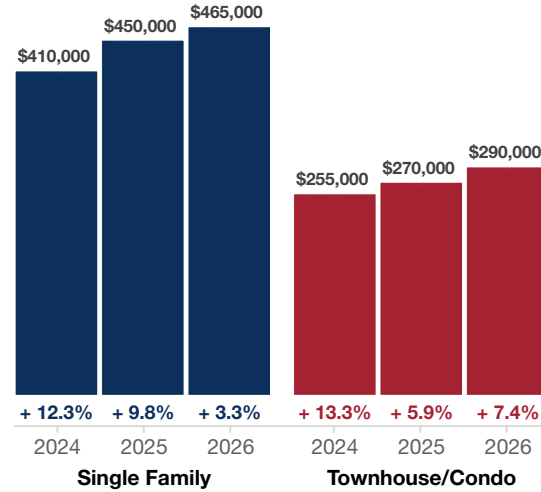
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



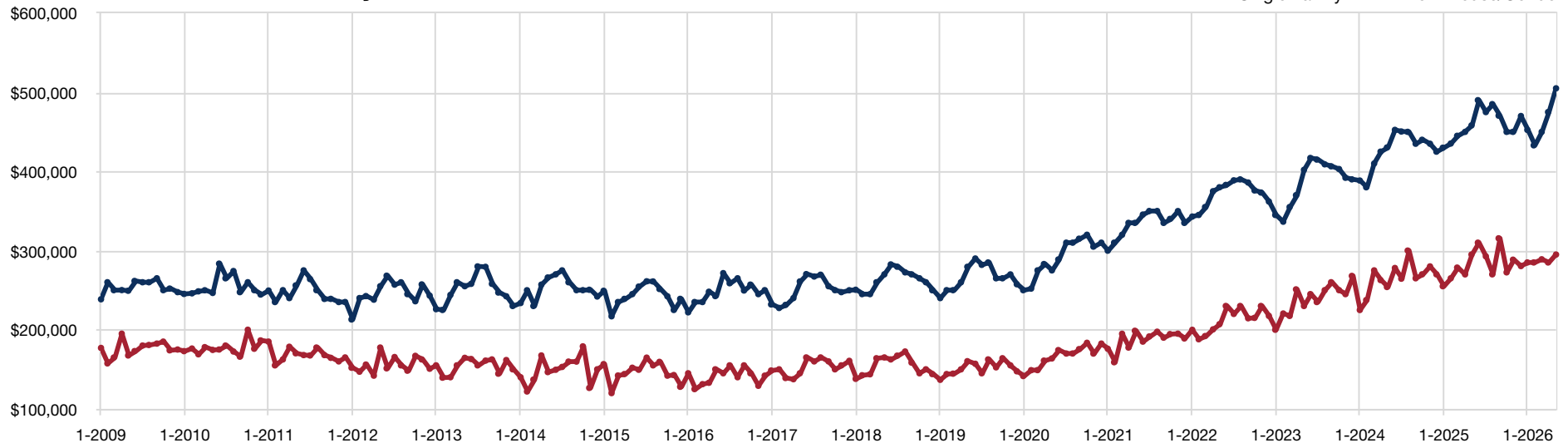
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$490,000	+ 8.3%	\$310,000	+ 11.5%
Jul-2025	\$475,000	+ 5.5%	\$292,750	+ 10.7%
Aug-2025	\$485,000	+ 7.8%	\$270,000	- 10.0%
Sep-2025	\$470,500	+ 8.2%	\$315,500	+ 19.1%
Oct-2025	\$450,000	+ 2.3%	\$272,500	+ 0.9%
Nov-2025	\$450,000	+ 3.4%	\$288,500	+ 3.0%
Dec-2025	\$470,000	+ 10.6%	\$280,450	+ 3.9%
Jan-2026	\$452,500	+ 5.2%	\$285,000	+ 11.8%
Feb-2026	\$433,000	- 0.5%	\$285,000	+ 7.5%
Mar-2026	\$450,000	+ 1.1%	\$289,000	+ 3.8%
Apr-2026	\$475,000	+ 5.6%	\$285,000	+ 5.6%
May-2026	\$505,000	+ 10.2%	\$295,000	0.0%
12-Month Avg*	\$469,900	+ 5.6%	\$290,000	+ 5.5%

* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

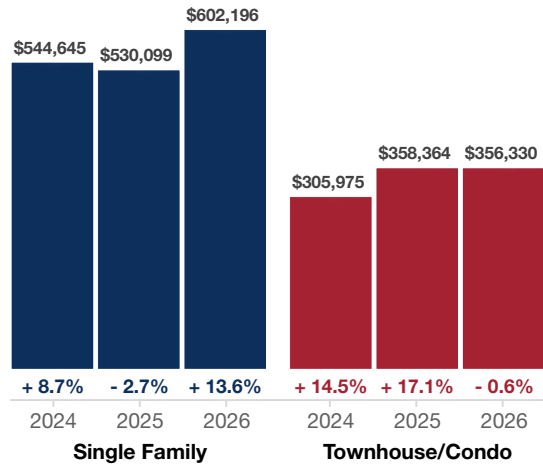


Average Sales Price

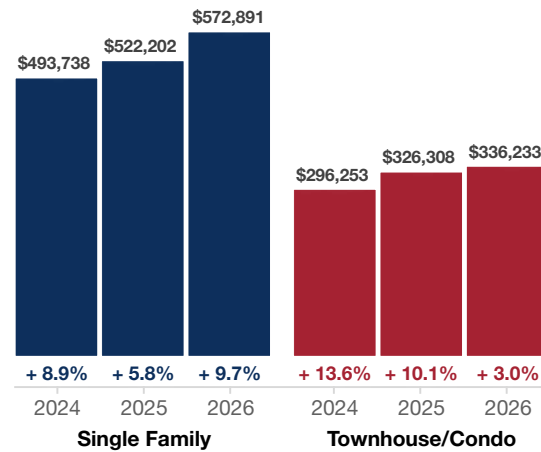
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



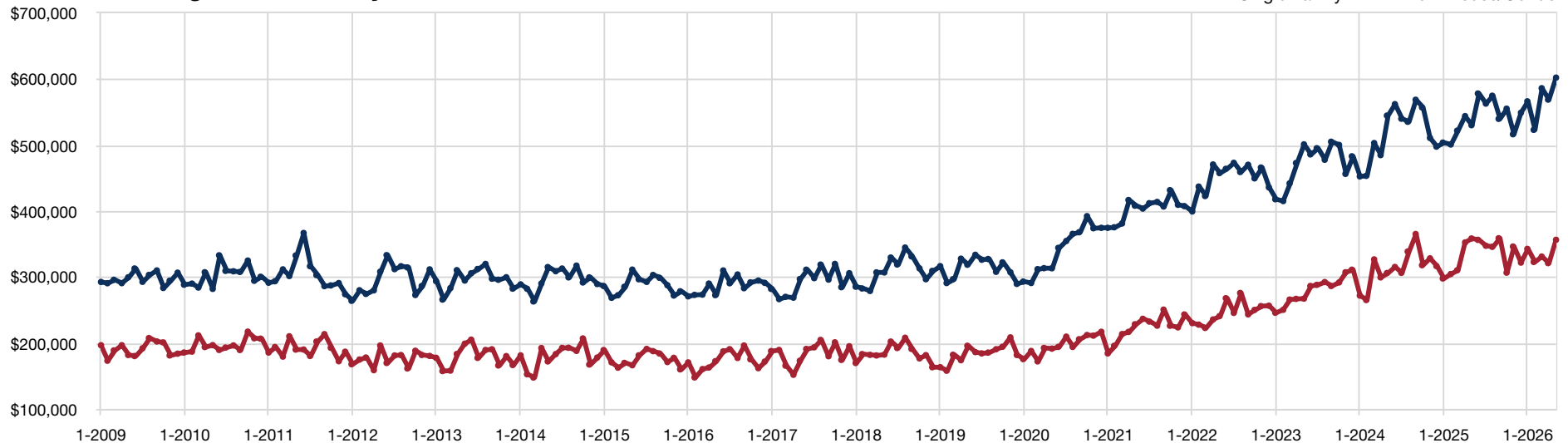
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	\$578,136	+ 2.9%	\$356,270	+ 13.0%
Jul-2025	\$562,872	+ 4.2%	\$347,342	+ 13.4%
Aug-2025	\$574,776	+ 7.4%	\$345,685	+ 2.1%
Sep-2025	\$539,731	- 5.1%	\$358,699	- 1.8%
Oct-2025	\$555,158	- 0.3%	\$306,554	- 3.6%
Nov-2025	\$516,403	+ 1.1%	\$346,126	+ 5.4%
Dec-2025	\$548,996	+ 10.3%	\$321,788	+ 1.7%
Jan-2026	\$566,257	+ 12.4%	\$342,545	+ 15.1%
Feb-2026	\$523,075	+ 4.4%	\$322,781	+ 6.0%
Mar-2026	\$586,157	+ 12.3%	\$330,944	+ 6.7%
Apr-2026	\$568,888	+ 4.6%	\$321,007	- 8.9%
May-2026	\$602,196	+ 13.6%	\$356,330	- 0.6%
12-Month Avg*	\$561,176	+ 5.3%	\$338,910	+ 3.9%

* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

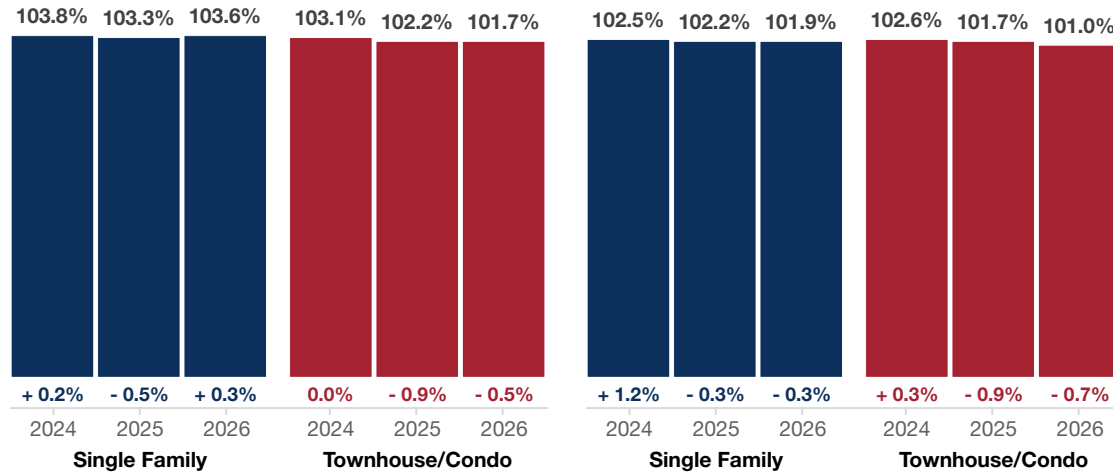


Percent of List Price Received

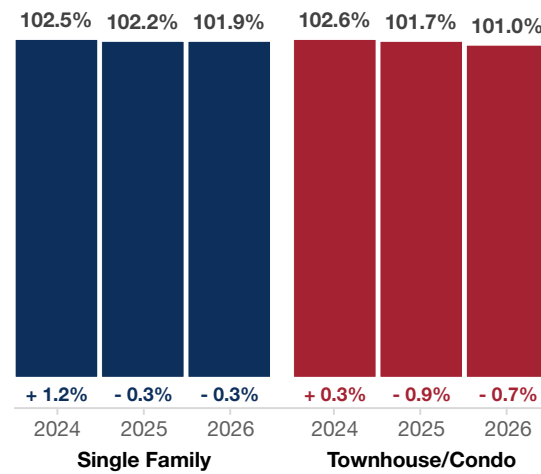
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



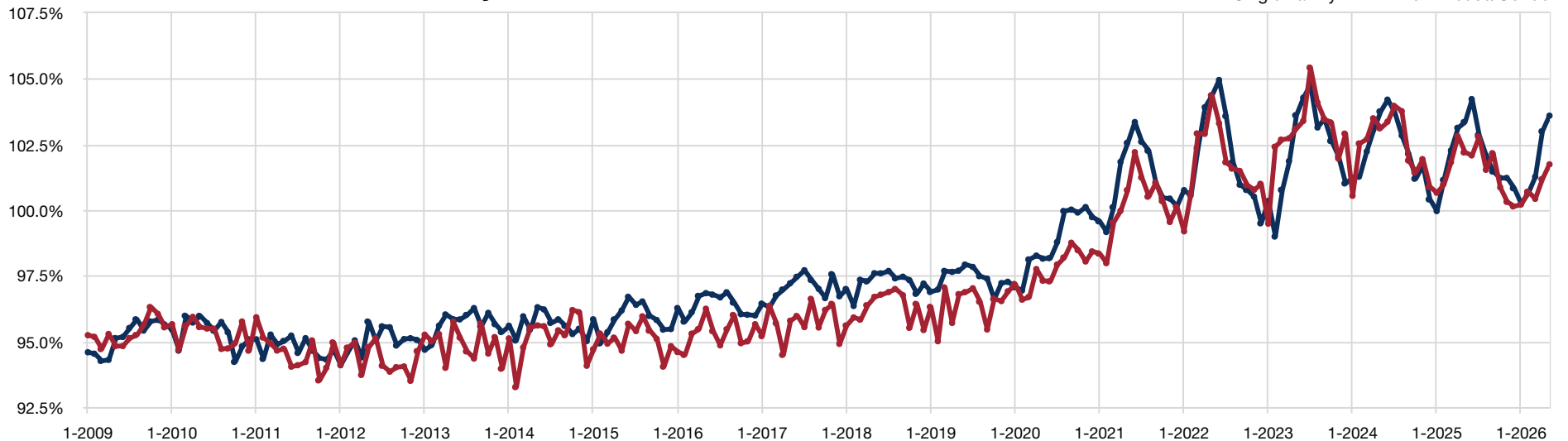
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	104.2%	0.0%	102.1%	- 1.3%
Jul-2025	102.9%	- 0.8%	102.8%	- 1.2%
Aug-2025	102.1%	- 0.7%	101.5%	- 2.2%
Sep-2025	101.5%	- 0.6%	102.2%	+ 0.3%
Oct-2025	101.2%	0.0%	100.9%	- 0.5%
Nov-2025	101.2%	- 0.5%	100.3%	- 1.6%
Dec-2025	100.8%	+ 0.4%	100.1%	- 0.8%
Jan-2026	100.2%	+ 0.2%	100.2%	- 0.5%
Feb-2026	100.6%	- 0.5%	100.7%	- 0.3%
Mar-2026	101.3%	- 1.0%	100.4%	- 1.4%
Apr-2026	103.0%	- 0.1%	101.2%	- 1.6%
May-2026	103.6%	+ 0.3%	101.7%	- 0.5%
12-Month Avg*	102.0%	- 0.3%	101.3%	- 0.9%

* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

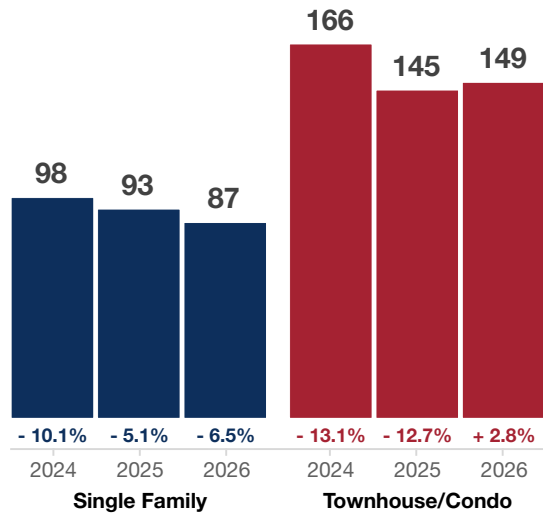
Historical Percent of List Price Received by Month



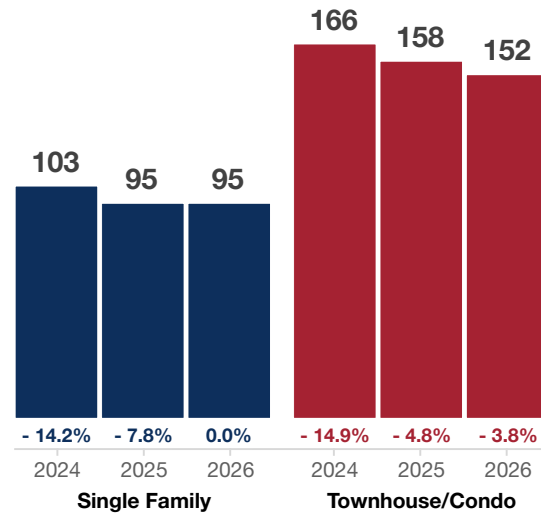
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

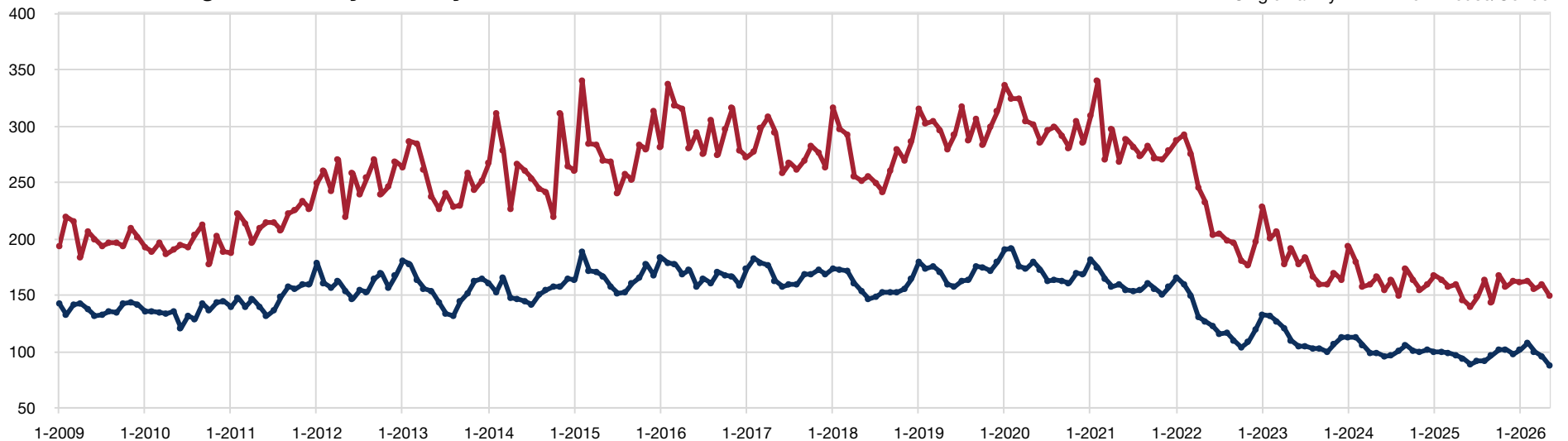


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	88	- 7.4%	139	- 9.7%
Jul-2025	91	- 5.2%	148	- 9.2%
Aug-2025	91	- 9.0%	163	+ 9.4%
Sep-2025	96	- 8.6%	143	- 17.3%
Oct-2025	101	+ 1.0%	167	+ 2.5%
Nov-2025	101	+ 2.0%	157	+ 1.9%
Dec-2025	97	- 4.0%	162	+ 1.9%
Jan-2026	101	+ 2.0%	161	- 3.6%
Feb-2026	107	+ 8.1%	162	- 0.6%
Mar-2026	99	+ 1.0%	155	- 1.3%
Apr-2026	95	- 1.0%	159	0.0%
May-2026	87	- 6.5%	149	+ 2.8%
12-Month Avg	96	- 2.0%	155	- 2.5%

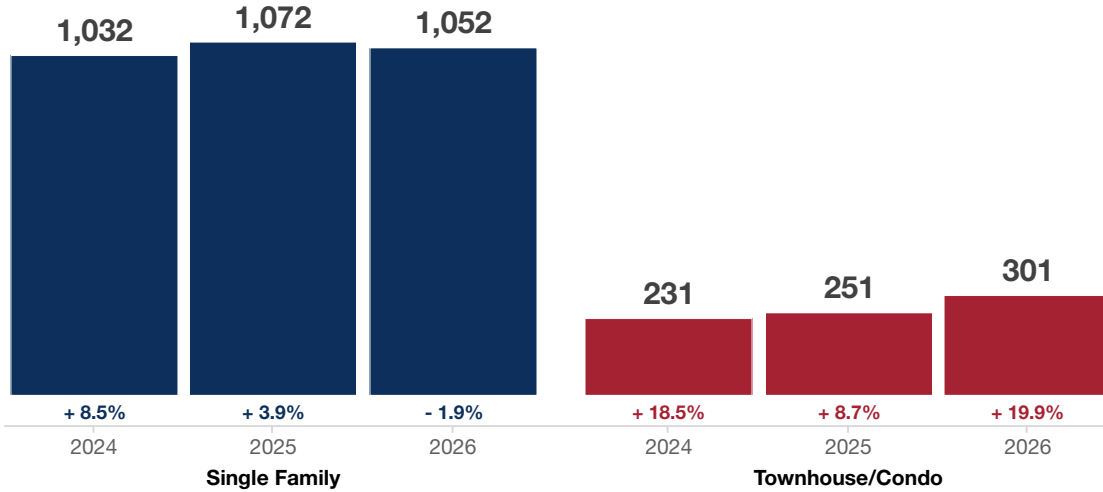
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

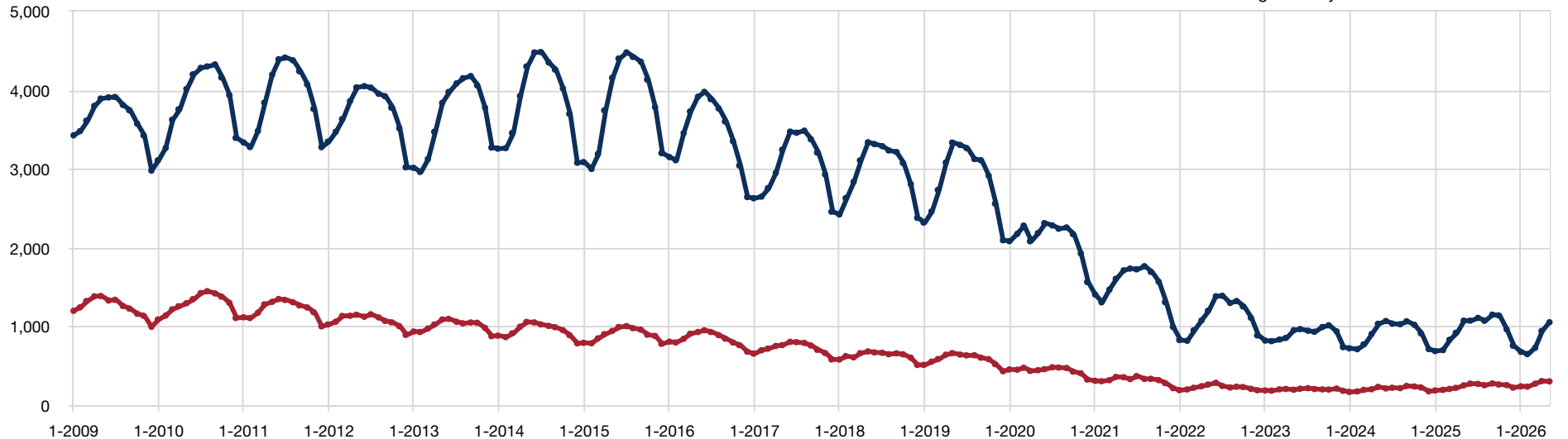
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	1,072	+ 0.4%	273	+ 29.4%
Jul-2025	1,107	+ 7.1%	269	+ 22.3%
Aug-2025	1,071	+ 4.3%	252	+ 17.2%
Sep-2025	1,148	+ 7.9%	275	+ 13.2%
Oct-2025	1,139	+ 11.8%	261	+ 10.6%
Nov-2025	963	+ 5.6%	254	+ 13.4%
Dec-2025	754	+ 6.0%	222	+ 26.9%
Jan-2026	676	- 1.5%	238	+ 28.0%
Feb-2026	647	- 7.3%	234	+ 21.2%
Mar-2026	728	- 12.2%	271	+ 32.2%
Apr-2026	941	+ 2.5%	305	+ 39.3%
May-2026	1,052	- 1.9%	301	+ 19.9%
12-Month Avg	942	+ 2.4%	263	+ 22.3%

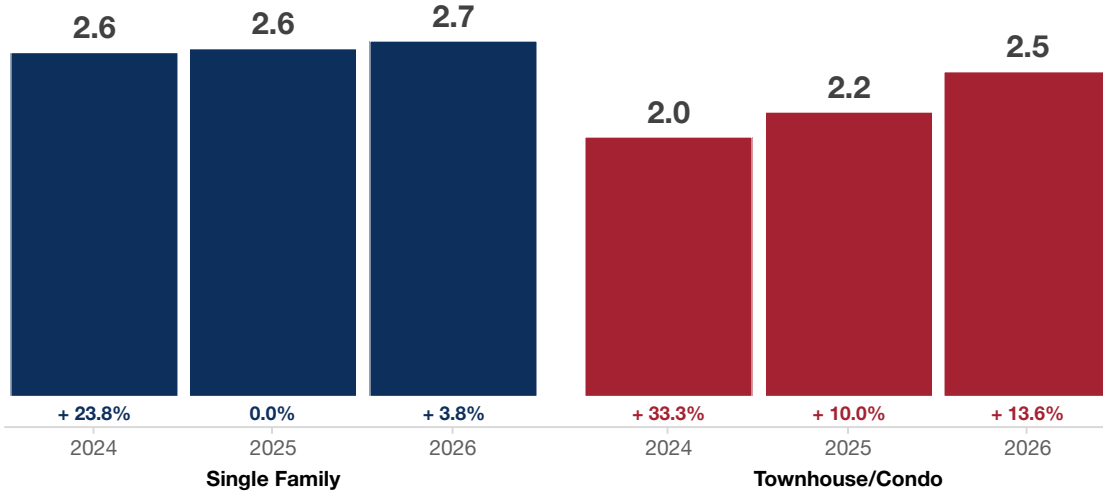
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

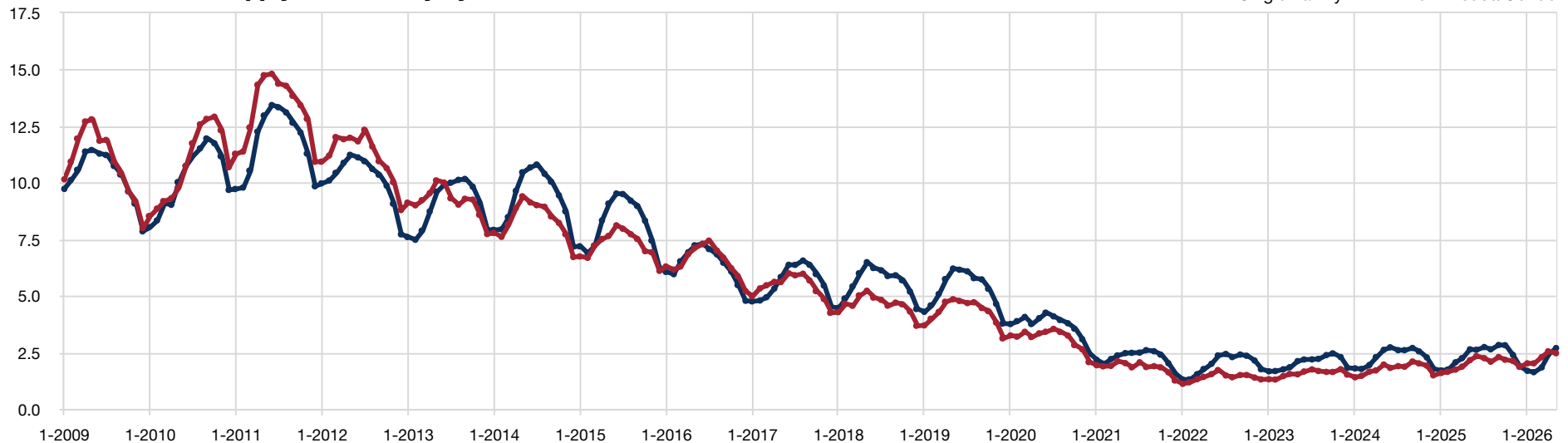
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2.6	- 3.7%	2.3	+ 27.8%
Jul-2025	2.7	+ 3.8%	2.2	+ 15.8%
Aug-2025	2.6	0.0%	2.1	+ 10.5%
Sep-2025	2.8	+ 3.7%	2.3	+ 9.5%
Oct-2025	2.8	+ 12.0%	2.2	+ 10.0%
Nov-2025	2.4	+ 4.3%	2.1	+ 10.5%
Dec-2025	1.9	+ 5.6%	1.9	+ 26.7%
Jan-2026	1.7	0.0%	2.0	+ 25.0%
Feb-2026	1.6	- 5.9%	2.0	+ 25.0%
Mar-2026	1.8	- 14.3%	2.3	+ 35.3%
Apr-2026	2.4	+ 9.1%	2.5	+ 31.6%
May-2026	2.7	+ 3.8%	2.5	+ 13.6%
12-Month Avg*	2.3	+ 2.0%	2.2	+ 19.8%

* Months Supply for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		881	815	- 7.5%	3,284	3,107	- 5.4%
Pending Sales		577	618	+ 7.1%	2,402	2,302	- 4.2%
Closed Sales		584	527	- 9.8%	2,216	2,026	- 8.6%
Days on Market Until Sale		20	26	+ 30.0%	28	34	+ 21.4%
Median Sales Price		\$432,500	\$455,000	+ 5.2%	\$410,000	\$423,000	+ 3.2%
Average Sales Price		\$493,340	\$532,215	+ 7.9%	\$475,396	\$508,996	+ 7.1%
Percent of List Price Received		103.1%	103.1%	0.0%	102.1%	101.7%	- 0.4%
Housing Affordability Index		99	97	- 2.0%	104	104	0.0%
Inventory of Homes for Sale		1,323	1,353	+ 2.3%	—	—	—
Months Supply of Inventory		2.5	2.6	+ 4.0%	—	—	—