

Weekly Market Activity Report

New Haven County



For Week Ending December 21, 2024

Data current as of December 31, 2024

New-home purchases accounted for 15% of home sales over the past year, the highest share since 2007, while existing-home purchases accounted for 85%, according to a recent report from the National Association of REALTORS®. Among new-home buyers, 42% were most often looking to avoid renovations and problems with mechanical systems, while 31% of existing-home buyers felt previously owned homes represented a better overall value.

SINGLE FAMILY

For the week ending December 21:

- New Listings remained flat at 48
- Pending Sales increased 6.9% to 109
- Inventory increased 3.0% to 1,035

For the month of November:

- Median Sales Price increased 5.9% to \$390,800
- Days on Market decreased 22.9% to 27
- Pct of List Price Rec'd decreased 0.6% to 101.7%
- Months Supply increased 8.7% to 2.5

TOWNHOUSE/CONDO

For the week ending December 21:

- New Listings decreased 28.6% to 20
- Pending Sales increased 12.9% to 35
- Inventory increased 39.4% to 403

For the month of November:

- Median Sales Price increased 10.6% to \$259,900
- Days on Market decreased 6.7% to 28
- Pct of List Price Rec'd decreased 0.4% to 101.1%
- Months Supply increased 44.4% to 2.6

Quick Facts

0.0%	- 28.6%	+ 6.9%	+ 12.9%	+ 3.0%	+ 39.4%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

A research tool provided by SmartMLS covering New Haven County.

Metrics by Week

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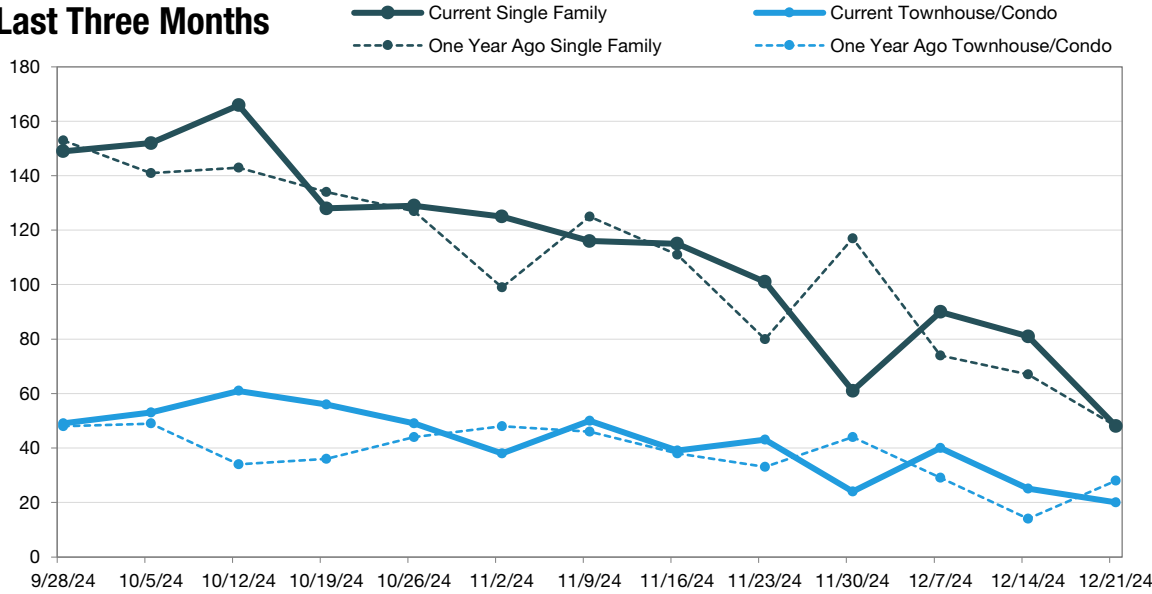
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New Listings

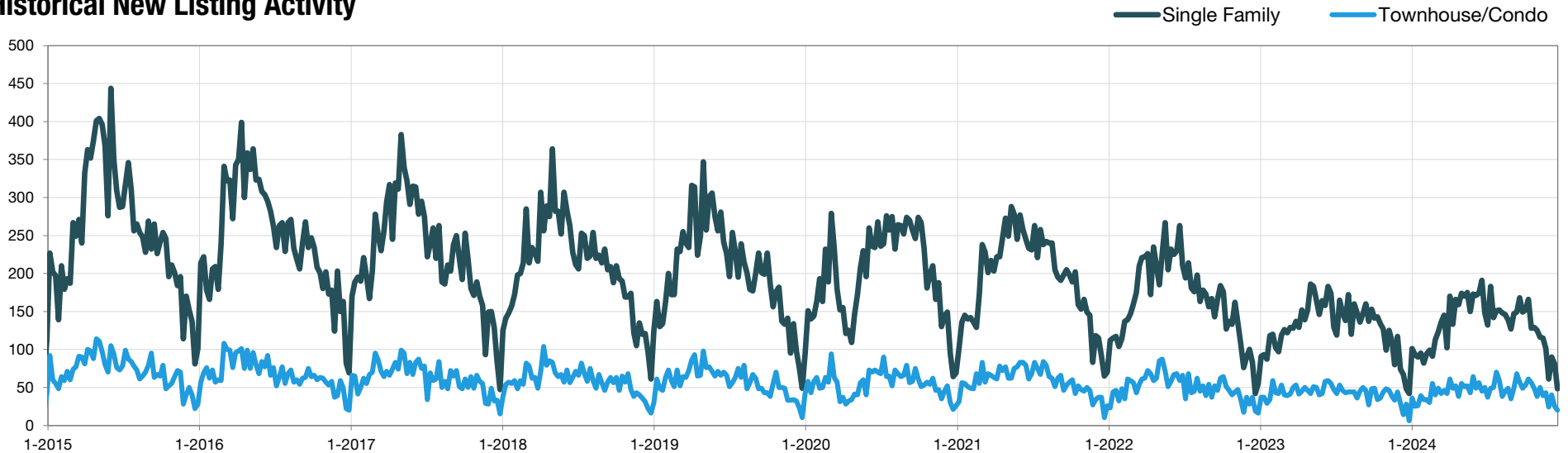
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/28/2024	149	- 2.6%	49	+ 2.1%
10/5/2024	152	+ 7.8%	53	+ 8.2%
10/12/2024	166	+ 16.1%	61	+ 79.4%
10/19/2024	128	- 4.5%	56	+ 55.6%
10/26/2024	129	+ 1.6%	49	+ 11.4%
11/2/2024	125	+ 26.3%	38	- 20.8%
11/9/2024	116	- 7.2%	50	+ 8.7%
11/16/2024	115	+ 3.6%	39	+ 2.6%
11/23/2024	101	+ 26.3%	43	+ 30.3%
11/30/2024	61	- 47.9%	24	- 45.5%
12/7/2024	90	+ 21.6%	40	+ 37.9%
12/14/2024	81	+ 20.9%	25	+ 78.6%
12/21/2024	48	0.0%	20	- 28.6%
3-Month Avg.	112	+ 3.0%	42	+ 11.4%

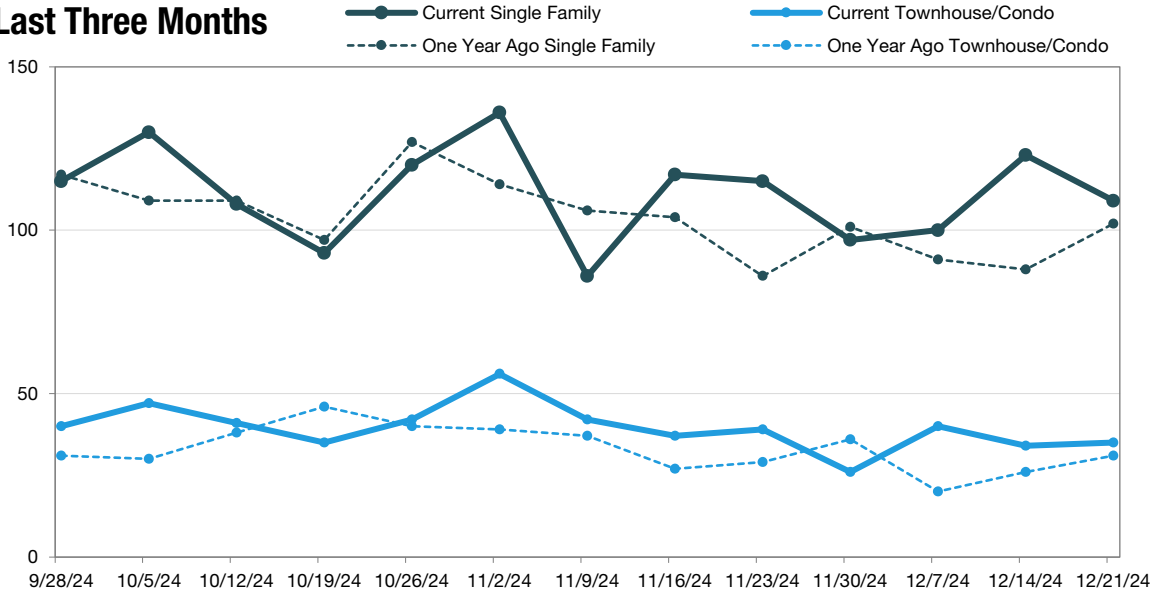
Historical New Listing Activity



Pending Sales

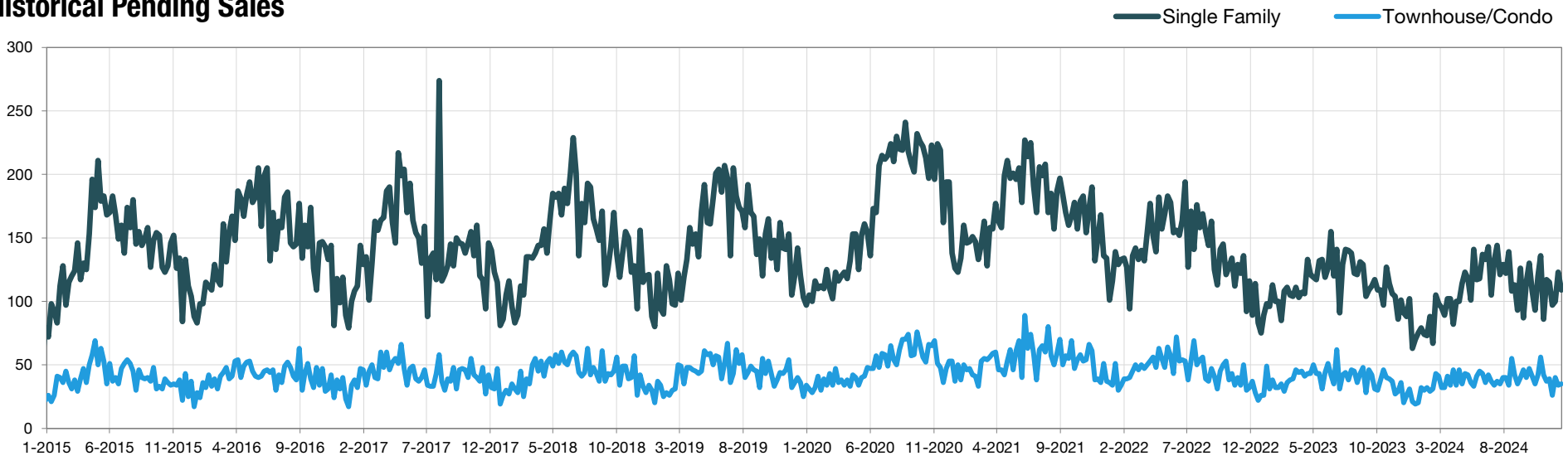
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/28/2024	115	- 1.7%	40	+ 29.0%
10/5/2024	130	+ 19.3%	47	+ 56.7%
10/12/2024	108	- 0.9%	41	+ 7.9%
10/19/2024	93	- 4.1%	35	- 23.9%
10/26/2024	120	- 5.5%	42	+ 5.0%
11/2/2024	136	+ 19.3%	56	+ 43.6%
11/9/2024	86	- 18.9%	42	+ 13.5%
11/16/2024	117	+ 12.5%	37	+ 37.0%
11/23/2024	115	+ 33.7%	39	+ 34.5%
11/30/2024	97	- 4.0%	26	- 27.8%
12/7/2024	100	+ 9.9%	40	+ 100.0%
12/14/2024	123	+ 39.8%	34	+ 30.8%
12/21/2024	109	+ 6.9%	35	+ 12.9%
3-Month Avg.	111	+ 7.3%	40	+ 19.5%

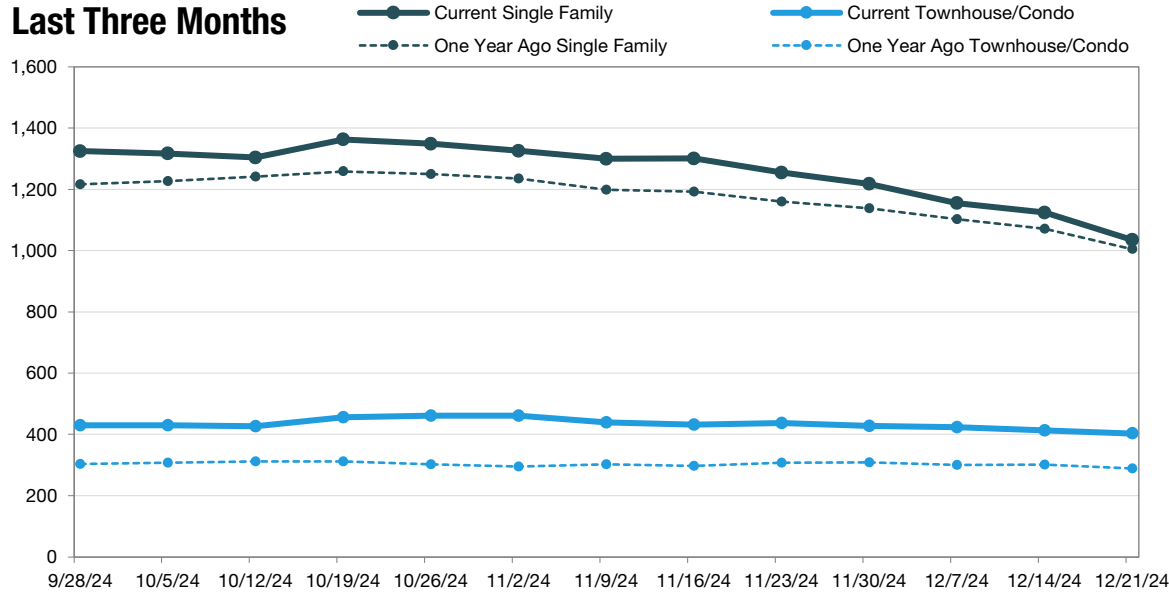
Historical Pending Sales



Inventory of Homes for Sale

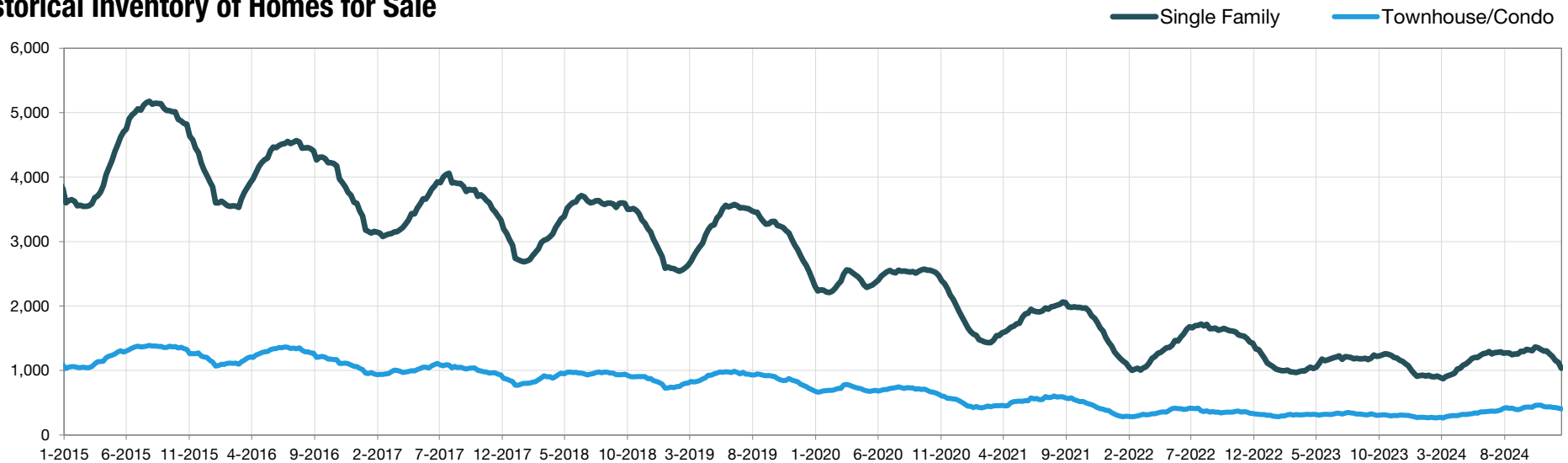
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/28/2024	1,325	+ 9.0%	430	+ 41.9%
10/5/2024	1,317	+ 7.3%	430	+ 40.1%
10/12/2024	1,304	+ 5.0%	426	+ 36.5%
10/19/2024	1,363	+ 8.3%	456	+ 46.6%
10/26/2024	1,349	+ 7.9%	461	+ 52.6%
11/2/2024	1,326	+ 7.4%	461	+ 56.3%
11/9/2024	1,300	+ 8.4%	439	+ 45.4%
11/16/2024	1,301	+ 9.1%	432	+ 45.5%
11/23/2024	1,255	+ 8.2%	437	+ 42.3%
11/30/2024	1,218	+ 7.0%	427	+ 38.6%
12/7/2024	1,155	+ 4.7%	423	+ 41.0%
12/14/2024	1,124	+ 4.9%	413	+ 37.2%
12/21/2024	1,035	+ 3.0%	403	+ 39.4%
3-Month Avg.	1,259	+ 7.0%	434	+ 43.3%

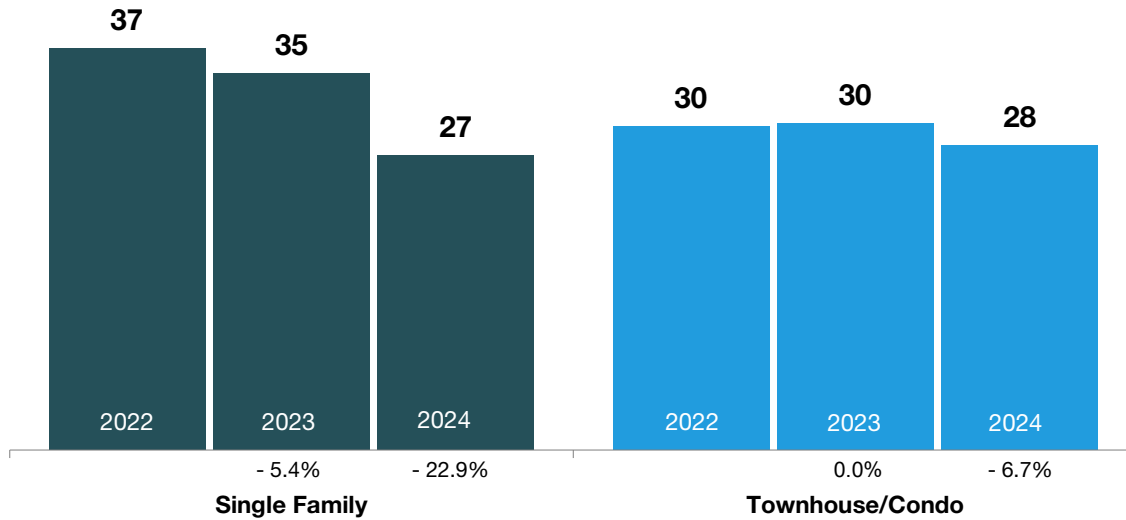
Historical Inventory of Homes for Sale



Days on Market Until Sale

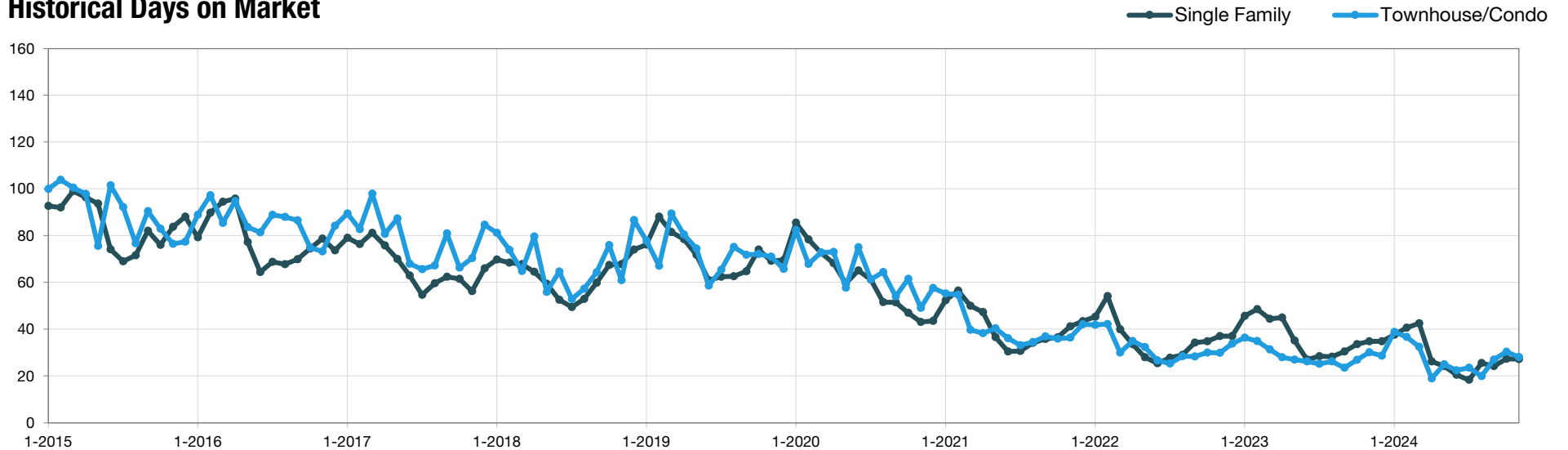
Average number of days between when a property is listed and when an offer is accepted in a given month.

November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2023	35	- 5.4%	29	- 14.7%
Jan-2024	38	- 17.4%	39	+ 8.3%
Feb-2024	41	- 16.3%	37	+ 5.7%
Mar-2024	42	- 4.5%	32	+ 3.2%
Apr-2024	26	- 42.2%	19	- 32.1%
May-2024	24	- 31.4%	25	- 7.4%
Jun-2024	21	- 22.2%	22	- 15.4%
Jul-2024	18	- 35.7%	24	- 4.0%
Aug-2024	25	- 10.7%	20	- 23.1%
Sep-2024	24	- 20.0%	27	+ 12.5%
Oct-2024	27	- 20.6%	30	+ 11.1%
Nov-2024	27	- 22.9%	28	- 6.7%
Average	29	-20.8%	28	-5.2%

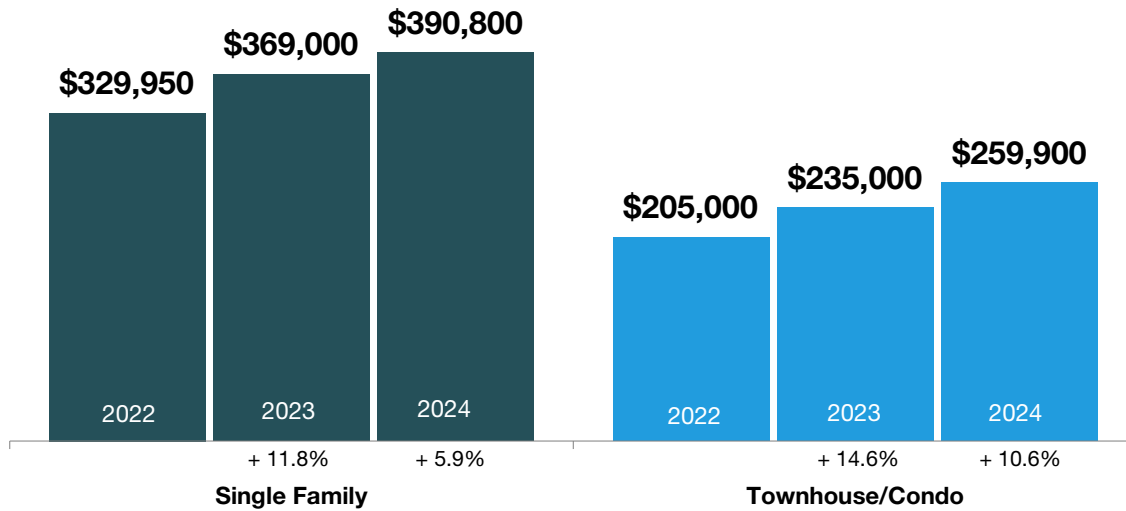
Historical Days on Market



Median Sales Price

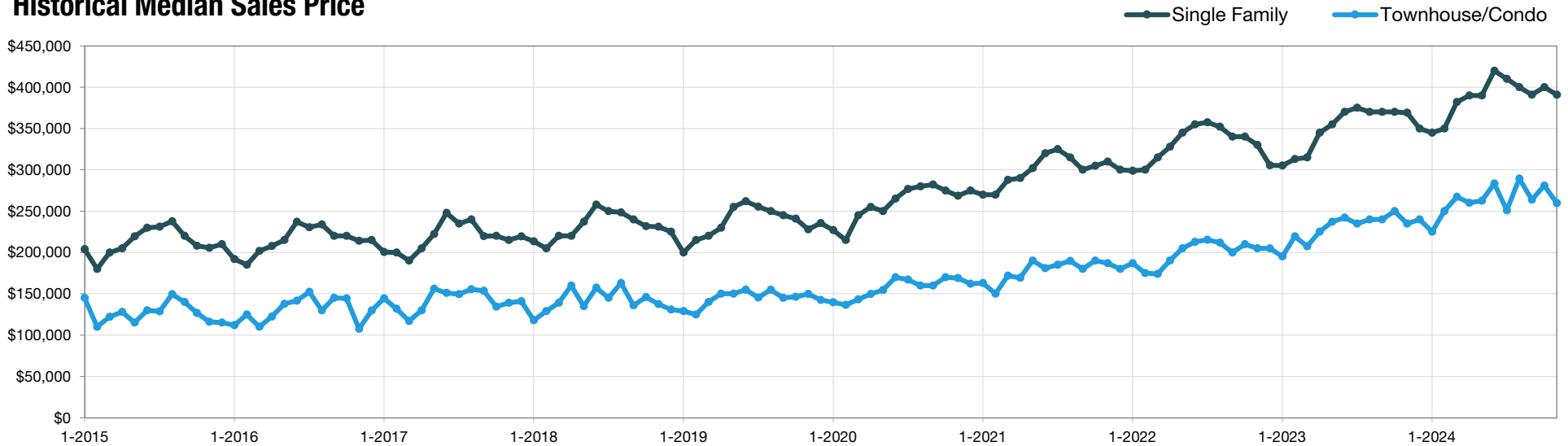
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2023	\$350,000	+ 14.6%	\$240,000	+ 17.1%
Jan-2024	\$345,000	+ 13.1%	\$225,000	+ 15.2%
Feb-2024	\$350,000	+ 11.8%	\$250,000	+ 13.9%
Mar-2024	\$382,137	+ 21.3%	\$267,400	+ 28.9%
Apr-2024	\$390,000	+ 13.0%	\$260,000	+ 15.6%
May-2024	\$389,900	+ 9.8%	\$262,500	+ 10.7%
Jun-2024	\$420,000	+ 13.5%	\$283,500	+ 17.1%
Jul-2024	\$410,000	+ 9.3%	\$251,000	+ 6.8%
Aug-2024	\$400,000	+ 8.1%	\$289,500	+ 20.6%
Sep-2024	\$391,000	+ 5.7%	\$264,000	+ 10.0%
Oct-2024	\$400,000	+ 8.1%	\$281,000	+ 12.4%
Nov-2024	\$390,800	+ 5.9%	\$259,900	+ 10.6%
Median	\$390,400	+ 10.8%	\$261,250	+ 14.6%

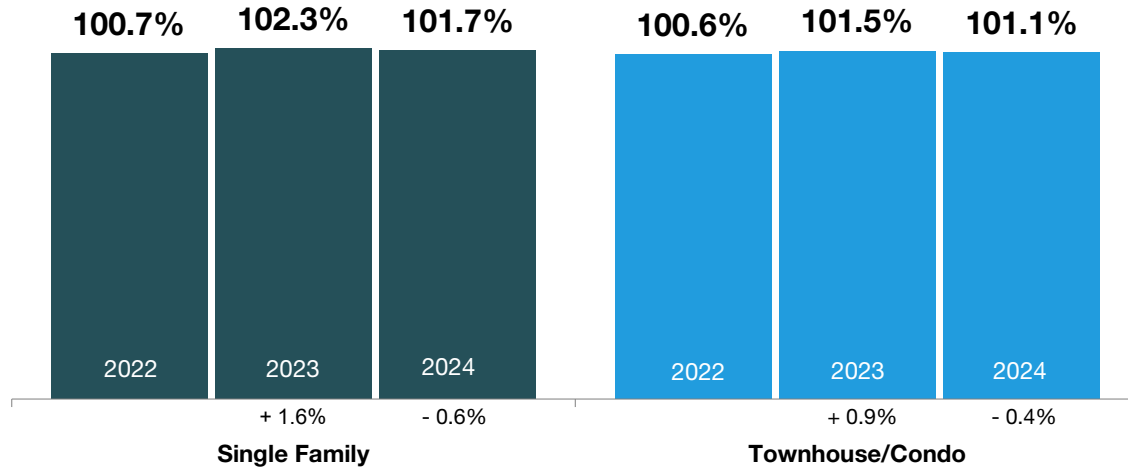
Historical Median Sales Price



Percent of List Price Received

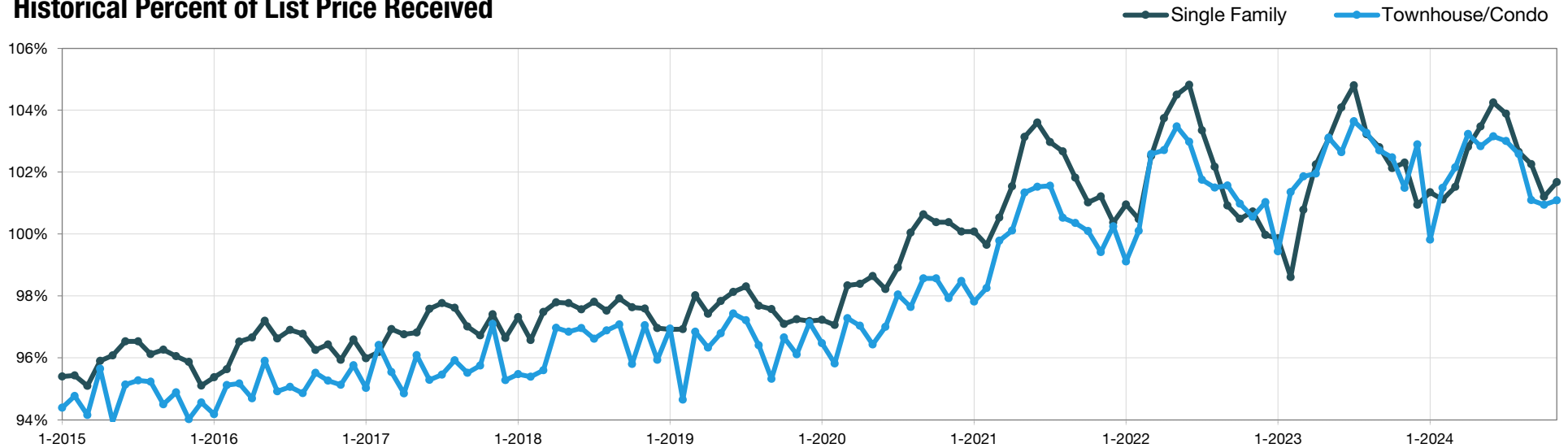
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2023	100.9%	+ 0.9%	102.9%	+ 1.9%
Jan-2024	101.4%	+ 1.5%	99.8%	+ 0.4%
Feb-2024	101.1%	+ 2.5%	101.5%	+ 0.1%
Mar-2024	101.5%	+ 0.7%	102.2%	+ 0.3%
Apr-2024	102.8%	+ 0.6%	103.2%	+ 1.2%
May-2024	103.5%	+ 0.4%	102.8%	- 0.3%
Jun-2024	104.2%	+ 0.1%	103.2%	+ 0.6%
Jul-2024	103.9%	- 0.9%	103.0%	- 0.6%
Aug-2024	102.6%	- 0.6%	102.6%	- 0.7%
Sep-2024	102.3%	- 0.5%	101.1%	- 1.6%
Oct-2024	101.2%	- 0.9%	100.9%	- 1.6%
Nov-2024	101.7%	- 0.6%	101.1%	- 0.4%
Average	102.3%	+ 0.3%	102.0%	- 0.1%

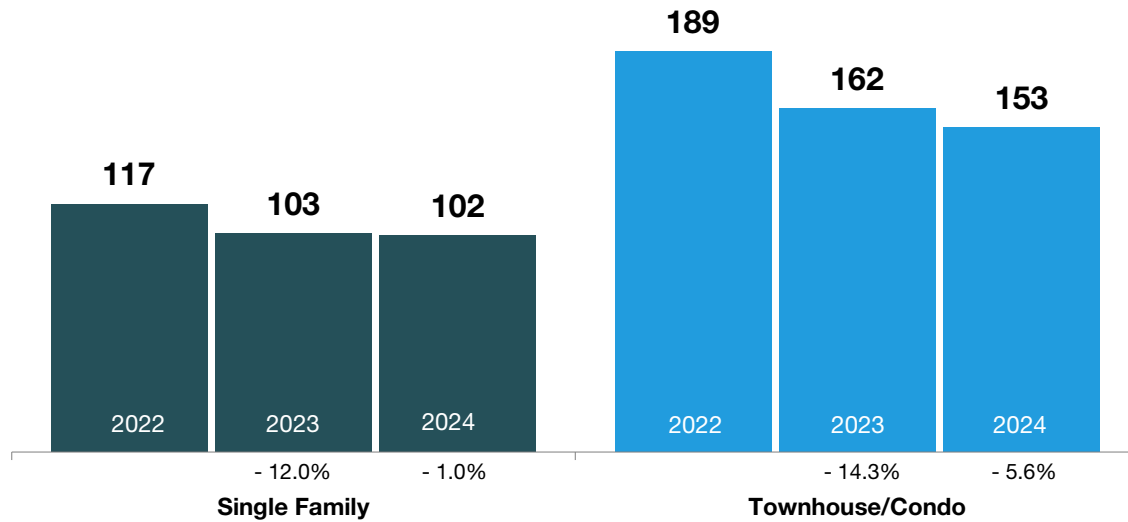
Historical Percent of List Price Received



Housing Affordability Index

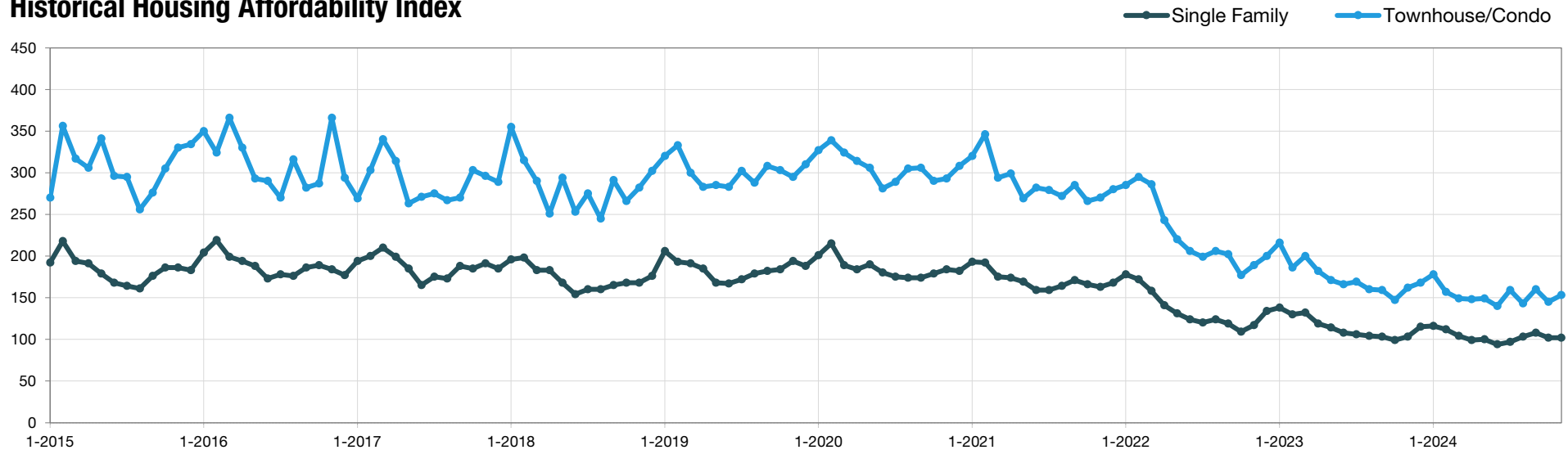
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2023	115	- 14.2%	168	- 16.0%
Jan-2024	116	- 15.9%	178	- 17.6%
Feb-2024	112	- 13.8%	157	- 15.6%
Mar-2024	104	- 21.2%	149	- 25.5%
Apr-2024	99	- 16.8%	148	- 18.7%
May-2024	100	- 12.3%	149	- 12.9%
Jun-2024	94	- 13.0%	140	- 15.7%
Jul-2024	97	- 8.5%	159	- 5.9%
Aug-2024	103	- 1.0%	143	- 10.6%
Sep-2024	108	+ 4.9%	160	+ 0.6%
Oct-2024	102	+ 3.0%	145	- 1.4%
Nov-2024	102	- 1.0%	153	- 5.6%
Average	104	- 9.1%	154	- 12.1%

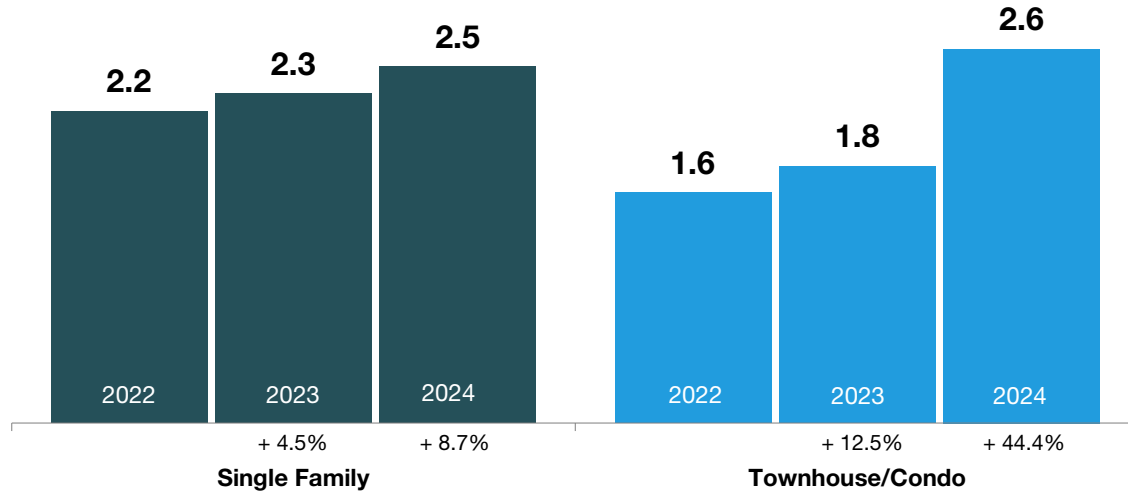
Historical Housing Affordability Index



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.

November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2023	1.9	0.0%	1.6	+ 6.7%
Jan-2024	1.9	+ 11.8%	1.6	+ 6.7%
Feb-2024	1.9	+ 11.8%	1.6	- 5.9%
Mar-2024	2.0	+ 11.1%	1.8	+ 5.9%
Apr-2024	2.4	+ 26.3%	1.9	+ 11.8%
May-2024	2.6	+ 23.8%	2.3	+ 35.3%
Jun-2024	2.8	+ 27.3%	2.3	+ 27.8%
Jul-2024	2.7	+ 17.4%	2.6	+ 36.8%
Aug-2024	2.7	+ 17.4%	2.5	+ 38.9%
Sep-2024	2.9	+ 16.0%	2.7	+ 50.0%
Oct-2024	2.8	+ 12.0%	2.8	+ 64.7%
Nov-2024	2.5	+ 8.7%	2.6	+ 44.4%
Average	2.4	+ 15.3%	2.2	+ 26.9%

Historical Months Supply of Inventory

