

# Weekly Market Activity Report

New Haven County

SMART MLS

## For Week Ending January 17, 2026

Data current as of January 27, 2026

The average 30-year fixed mortgage rate fell to 6.06% the week ending January 15, 2026, the lowest level since September 2022, according to Freddie Mac. The Mortgage Bankers Association noted that lower rates have coincided with a rise in purchase and refinance applications, as borrowers respond to recent improvements in affordability.

### SINGLE FAMILY

For the week ending January 17:

- New Listings increased 9.1% to 108
- Pending Sales increased 4.4% to 94
- Inventory increased 1.1% to 917

For the month of December:

- Median Sales Price increased 11.5% to \$430,000
- Days on Market decreased 8.8% to 31
- Pct of List Price Rec'd decreased 0.1% to 100.6%
- Months Supply increased 5.0% to 2.1

### TOWNHOUSE/CONDO

For the week ending January 17:

- New Listings decreased 2.6% to 37
- Pending Sales decreased 31.4% to 24
- Inventory increased 3.9% to 369

For the month of December:

- Median Sales Price remained flat at \$260,000
- Days on Market increased 38.7% to 43
- Pct of List Price Rec'd decreased 1.5% to 99.0%
- Months Supply remained flat at 2.1

## Quick Facts

Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
+ 9.1%	- 2.6%	+ 4.4%	- 31.4%	+ 1.1%	+ 3.9%
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

New Listings	2
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Inventory of Homes for Sale	4

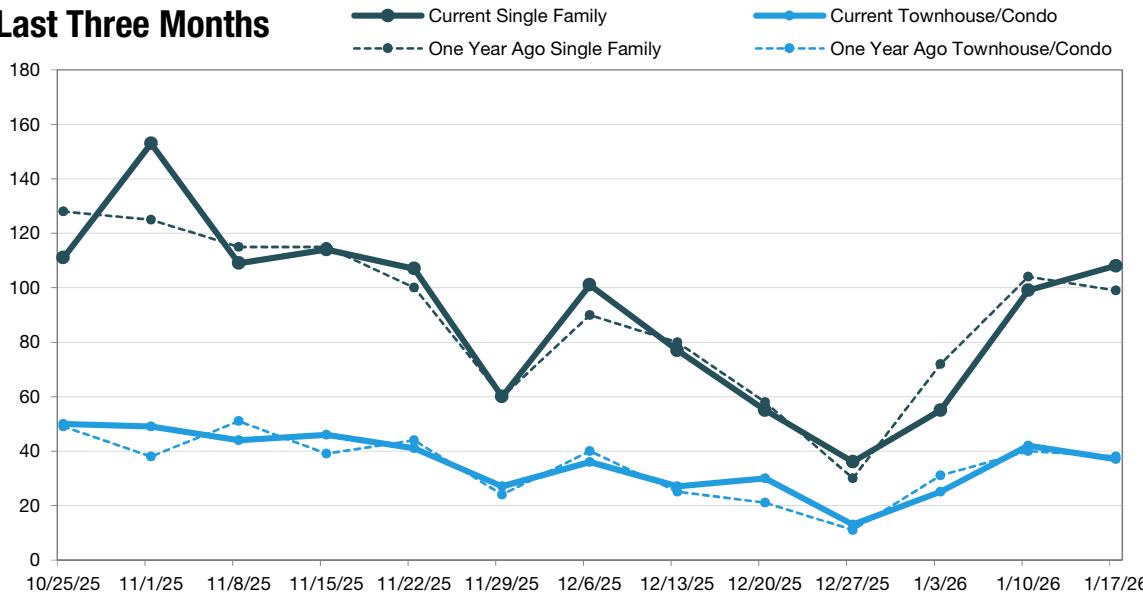
### Metrics by Month

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# New Listings

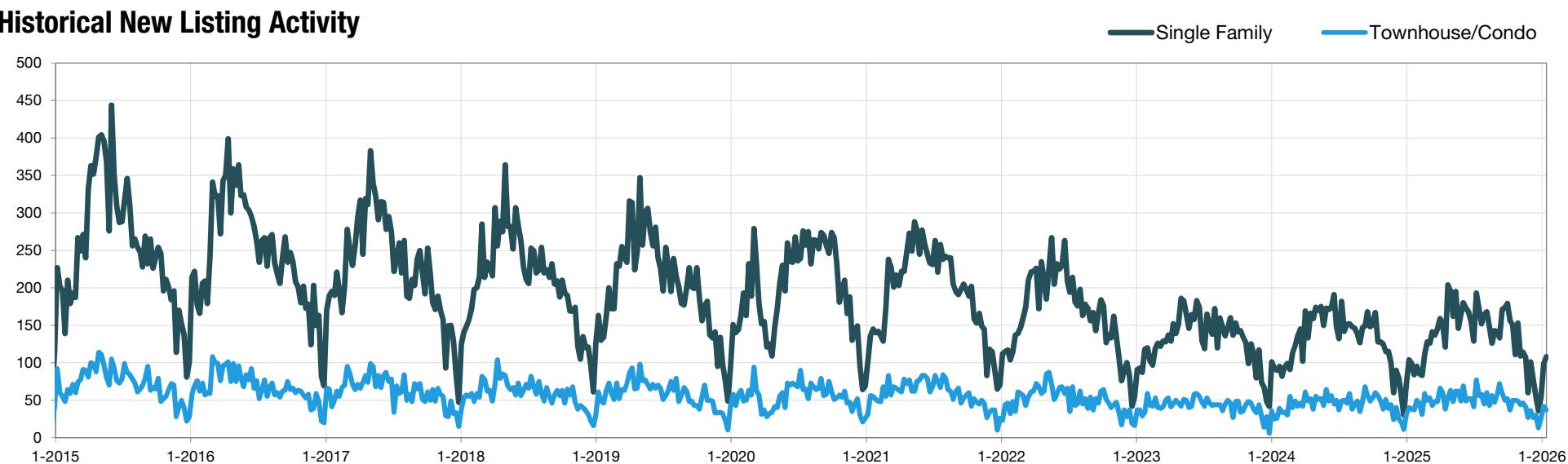
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
10/25/2025	111	- 13.3%	50	+ 2.0%
11/1/2025	153	+ 22.4%	49	+ 28.9%
11/8/2025	109	- 5.2%	44	- 13.7%
11/15/2025	114	- 0.9%	46	+ 17.9%
11/22/2025	107	+ 7.0%	41	- 6.8%
11/29/2025	60	0.0%	27	+ 12.5%
12/6/2025	101	+ 12.2%	36	- 10.0%
12/13/2025	77	- 3.8%	27	+ 8.0%
12/20/2025	55	- 5.2%	30	+ 42.9%
12/27/2025	36	+ 20.0%	13	+ 18.2%
1/3/2026	55	- 23.6%	25	- 19.4%
1/10/2026	99	- 4.8%	42	+ 5.0%
1/17/2026	108	+ 9.1%	37	- 2.6%
3-Month Avg.	91	+ 0.8%	36	+ 3.5%

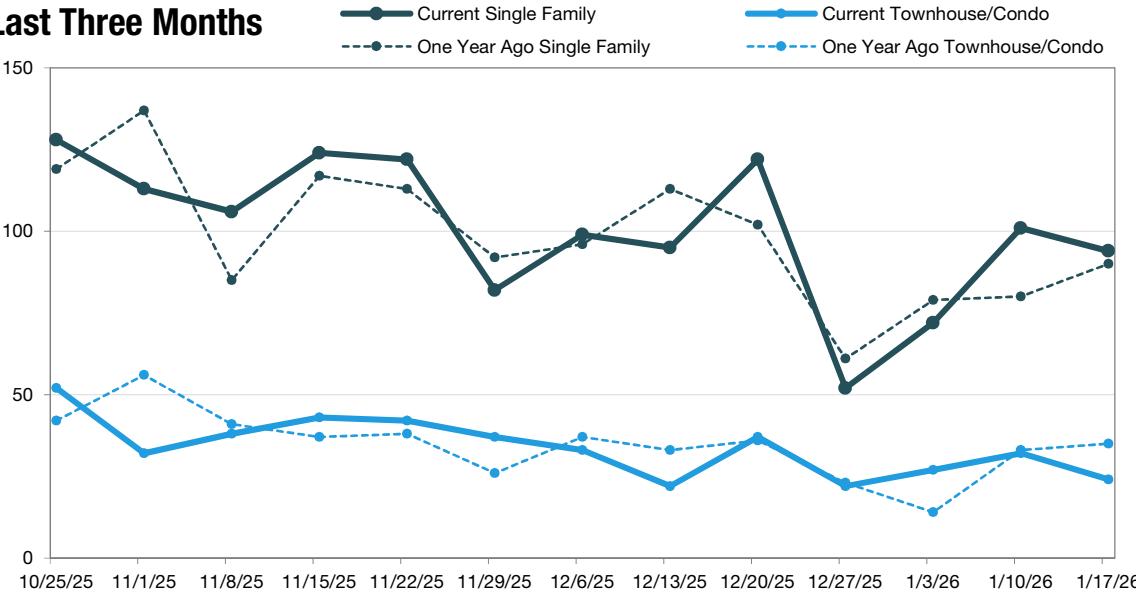
## Historical New Listing Activity



# Pending Sales

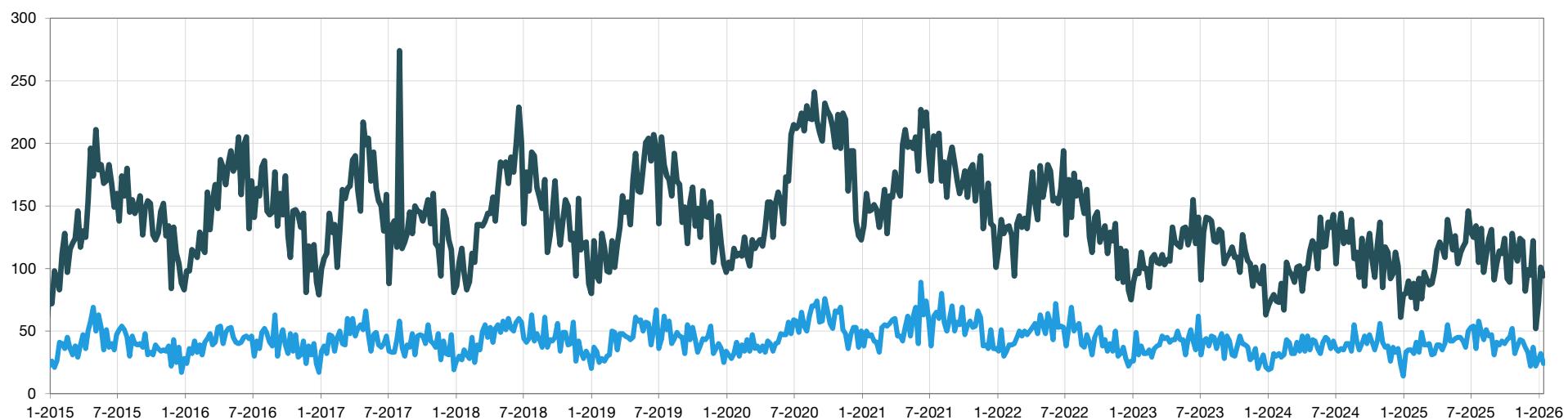
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
10/25/2025	128	+ 7.6%	52	+ 23.8%
11/1/2025	113	- 17.5%	32	- 42.9%
11/8/2025	106	+ 24.7%	38	- 7.3%
11/15/2025	124	+ 6.0%	43	+ 16.2%
11/22/2025	122	+ 8.0%	42	+ 10.5%
11/29/2025	82	- 10.9%	37	+ 42.3%
12/6/2025	99	+ 3.1%	33	- 10.8%
12/13/2025	95	- 15.9%	22	- 33.3%
12/20/2025	122	+ 19.6%	37	+ 2.8%
12/27/2025	52	- 14.8%	22	- 4.3%
1/3/2026	72	- 8.9%	27	+ 92.9%
1/10/2026	101	+ 26.3%	32	- 3.0%
1/17/2026	94	+ 4.4%	24	- 31.4%
3-Month Avg.	101	+ 2.0%	34	- 2.2%

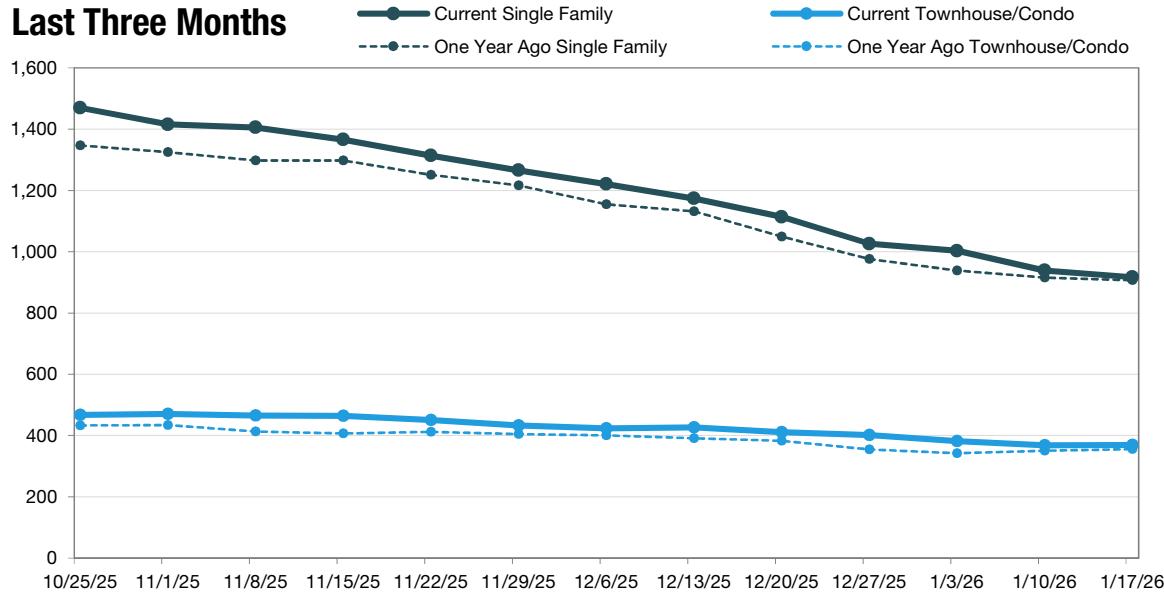
## Historical Pending Sales



# Inventory of Homes for Sale

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

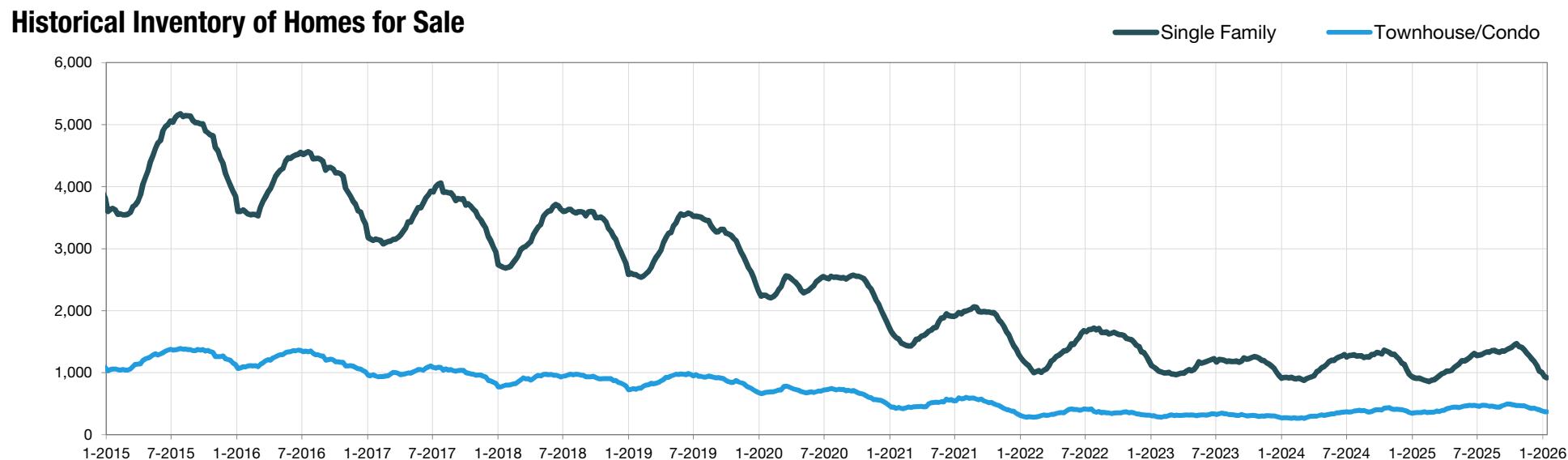
## Last Three Months



Data for the  
Week Ending...

	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
10/25/2025	1,470	+ 9.1%	467	+ 7.9%
11/1/2025	1,416	+ 6.9%	470	+ 8.3%
11/8/2025	1,406	+ 8.3%	465	+ 12.6%
11/15/2025	1,366	+ 5.2%	464	+ 14.0%
11/22/2025	1,314	+ 5.0%	450	+ 9.2%
11/29/2025	1,266	+ 4.1%	433	+ 6.9%
12/6/2025	1,221	+ 5.7%	423	+ 5.8%
12/13/2025	1,174	+ 3.7%	426	+ 9.0%
12/20/2025	1,114	+ 6.2%	411	+ 7.3%
12/27/2025	1,026	+ 5.1%	401	+ 13.3%
1/3/2026	1,003	+ 6.9%	382	+ 11.7%
1/10/2026	939	+ 2.6%	368	+ 5.1%
1/17/2026	917	+ 1.1%	369	+ 3.9%
3-Month Avg.	1,202	+ 5.6%	425	+ 8.9%

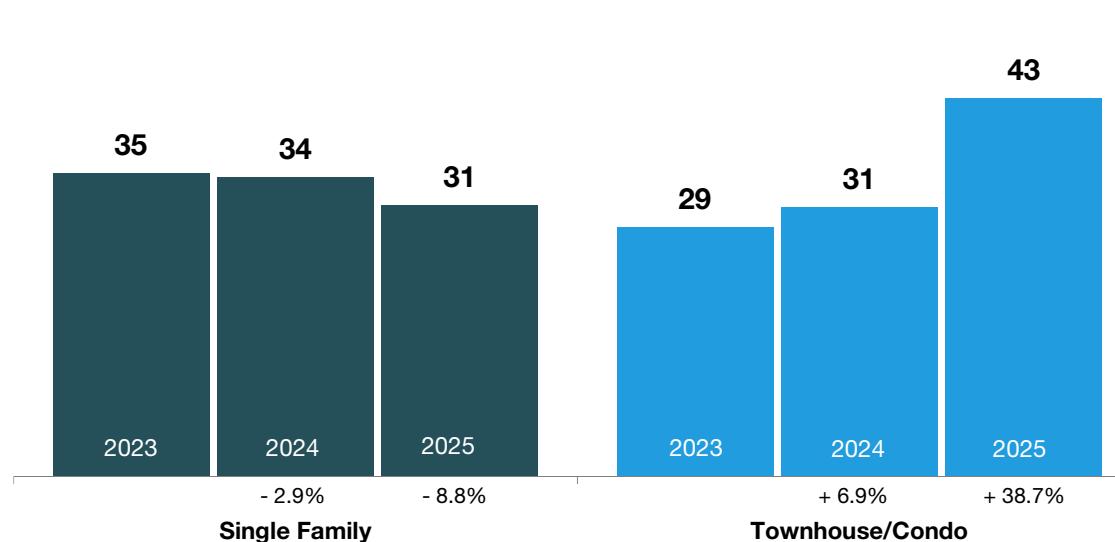
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

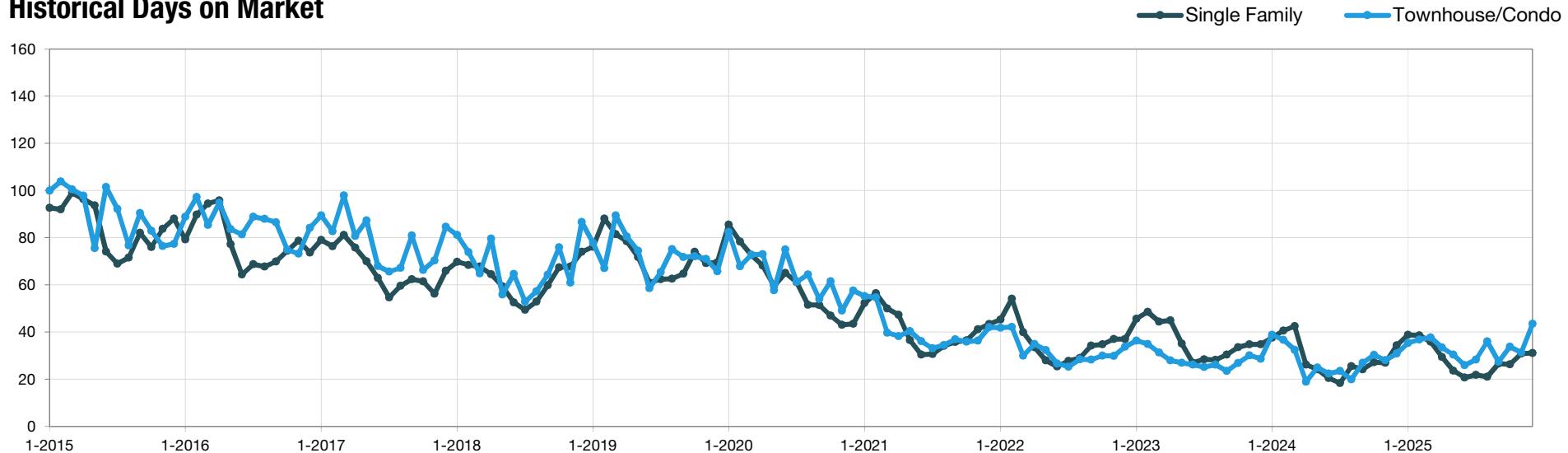
Average number of days between when a property is listed and when an offer is accepted in a given month.

## December



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jan-2025	39	+ 2.6%	35	- 10.3%
Feb-2025	39	- 4.9%	37	0.0%
Mar-2025	36	- 14.3%	38	+ 18.8%
Apr-2025	29	+ 11.5%	33	+ 73.7%
May-2025	24	0.0%	30	+ 20.0%
Jun-2025	21	0.0%	26	+ 18.2%
Jul-2025	22	+ 22.2%	28	+ 16.7%
Aug-2025	21	- 16.0%	36	+ 80.0%
Sep-2025	27	+ 12.5%	27	0.0%
Oct-2025	26	- 3.7%	34	+ 13.3%
Nov-2025	31	+ 14.8%	31	+ 10.7%
Dec-2025	31	- 8.8%	43	+ 38.7%
Average	29	+ 1.3%	33	+ 23.3%

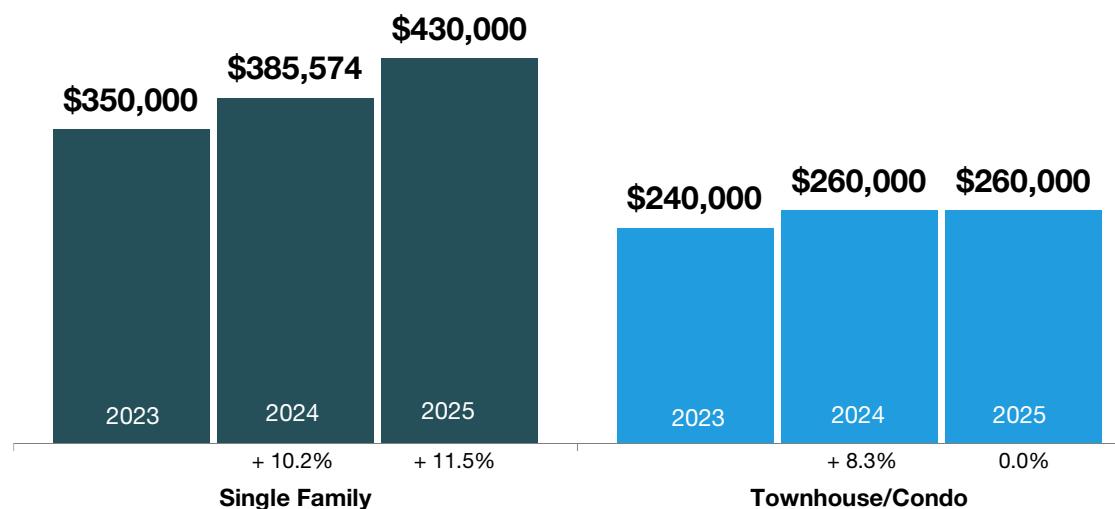
## Historical Days on Market



# Median Sales Price

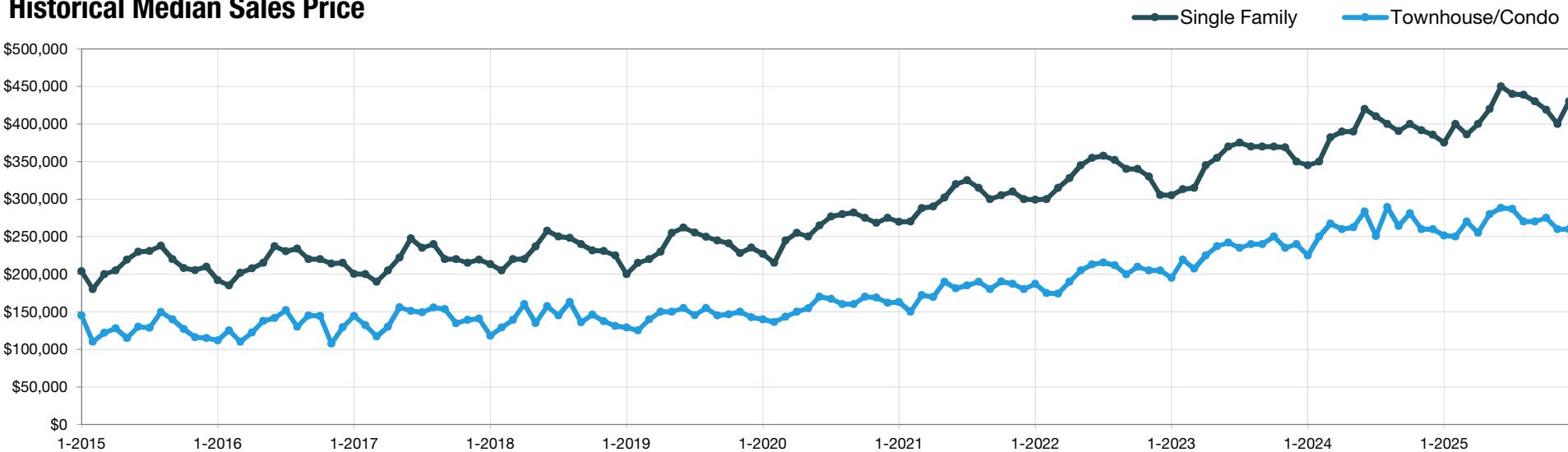
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## December



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jan-2025	\$375,000	+ 8.7%	\$251,500	+ 11.8%
Feb-2025	\$400,000	+ 14.3%	\$250,000	0.0%
Mar-2025	\$386,000	+ 1.0%	\$270,000	+ 1.0%
Apr-2025	\$400,000	+ 2.6%	\$255,000	- 1.9%
May-2025	\$420,000	+ 7.7%	\$279,950	+ 6.6%
Jun-2025	\$450,000	+ 7.1%	\$288,250	+ 1.7%
Jul-2025	\$440,000	+ 7.3%	\$287,000	+ 14.3%
Aug-2025	\$439,000	+ 9.7%	\$270,000	- 6.7%
Sep-2025	\$430,000	+ 10.1%	\$270,000	+ 2.3%
Oct-2025	\$419,000	+ 4.8%	\$275,000	- 2.1%
Nov-2025	\$400,000	+ 2.1%	\$260,000	+ 0.0%
Dec-2025	\$430,000	+ 11.5%	\$260,000	0.0%
Median	\$419,500	+ 7.5%	\$270,000	+ 0.5%

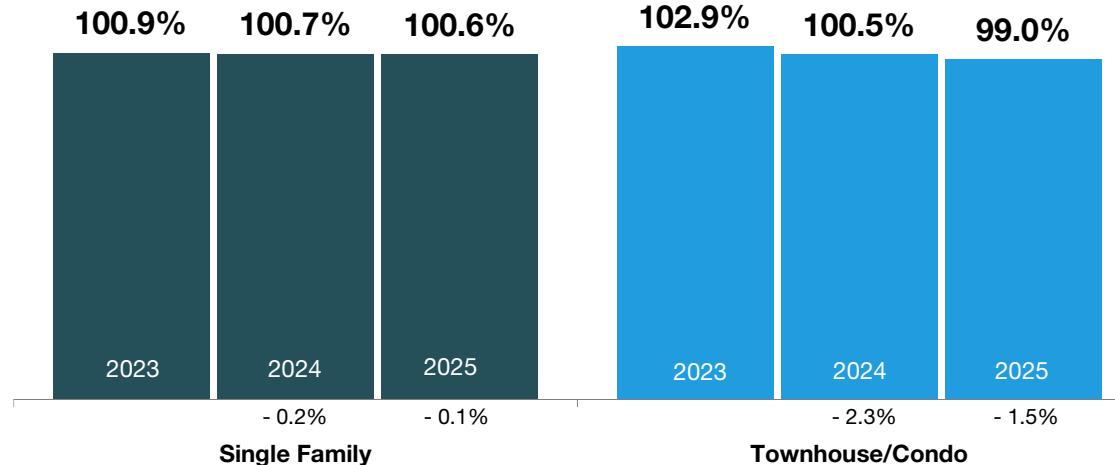
## Historical Median Sales Price



# Percent of List Price Received

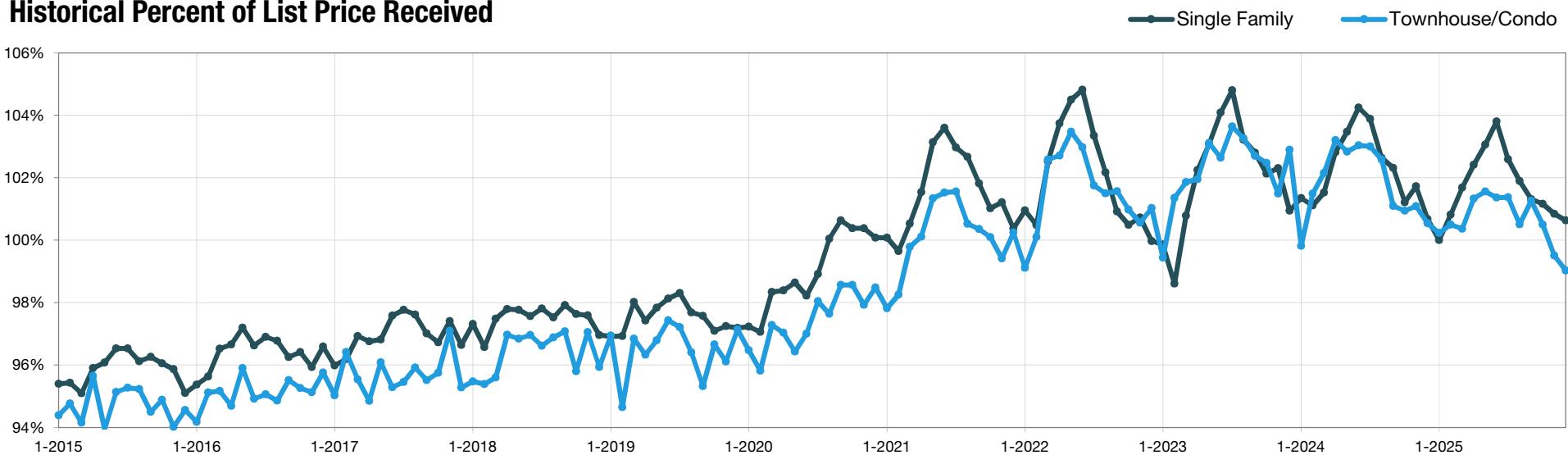
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## December



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jan-2025	100.0%	- 1.4%	100.2%	+ 0.4%
Feb-2025	100.8%	- 0.3%	100.5%	- 1.0%
Mar-2025	101.7%	+ 0.2%	100.4%	- 1.8%
Apr-2025	102.4%	- 0.4%	101.3%	- 1.8%
May-2025	103.1%	- 0.4%	101.6%	- 1.2%
Jun-2025	103.8%	- 0.4%	101.4%	- 1.6%
Jul-2025	102.6%	- 1.3%	101.4%	- 1.6%
Aug-2025	101.9%	- 0.7%	100.5%	- 2.0%
Sep-2025	101.3%	- 1.0%	101.3%	+ 0.2%
Oct-2025	101.2%	0.0%	100.5%	- 0.4%
Nov-2025	100.8%	- 0.9%	99.5%	- 1.6%
Dec-2025	100.6%	- 0.1%	99.0%	- 1.5%
Average	101.7%	- 0.5%	100.6%	- 1.1%

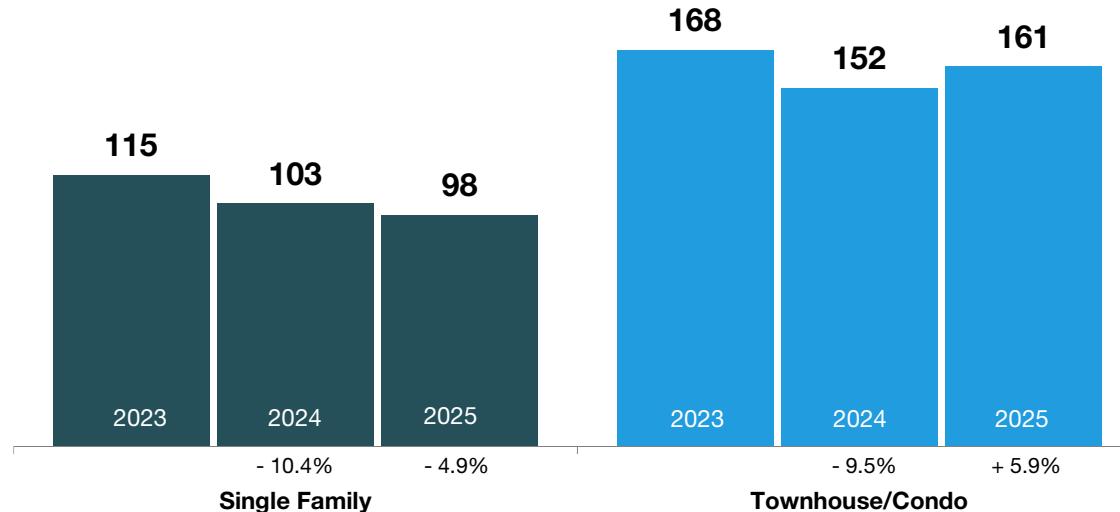
## Historical Percent of List Price Received



# Housing Affordability Index

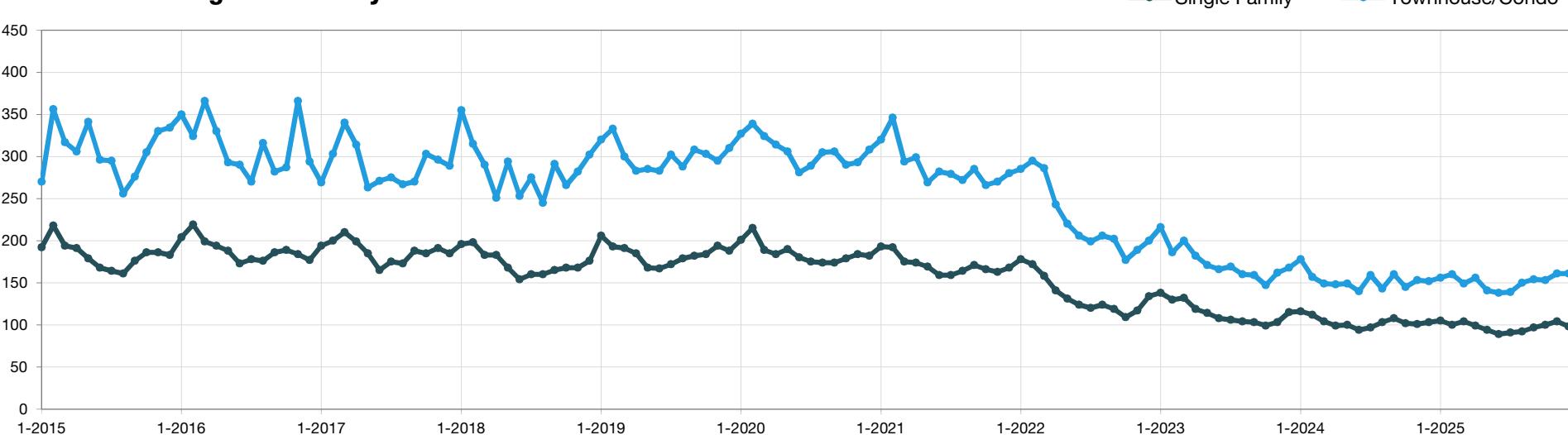
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## December



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jan-2025	105	- 9.5%	156	- 12.4%
Feb-2025	100	- 10.7%	160	+ 1.9%
Mar-2025	104	0.0%	149	0.0%
Apr-2025	99	0.0%	156	+ 5.4%
May-2025	94	- 6.0%	141	- 5.4%
Jun-2025	89	- 5.3%	138	- 1.4%
Jul-2025	91	- 6.2%	139	- 12.6%
Aug-2025	92	- 10.7%	150	+ 4.9%
Sep-2025	97	- 10.2%	154	- 3.8%
Oct-2025	100	- 2.0%	153	+ 5.5%
Nov-2025	104	+ 3.0%	161	+ 5.2%
Dec-2025	98	- 4.9%	161	+ 5.9%
Average	98	- 5.2%	152	- 0.6%

## Historical Housing Affordability Index

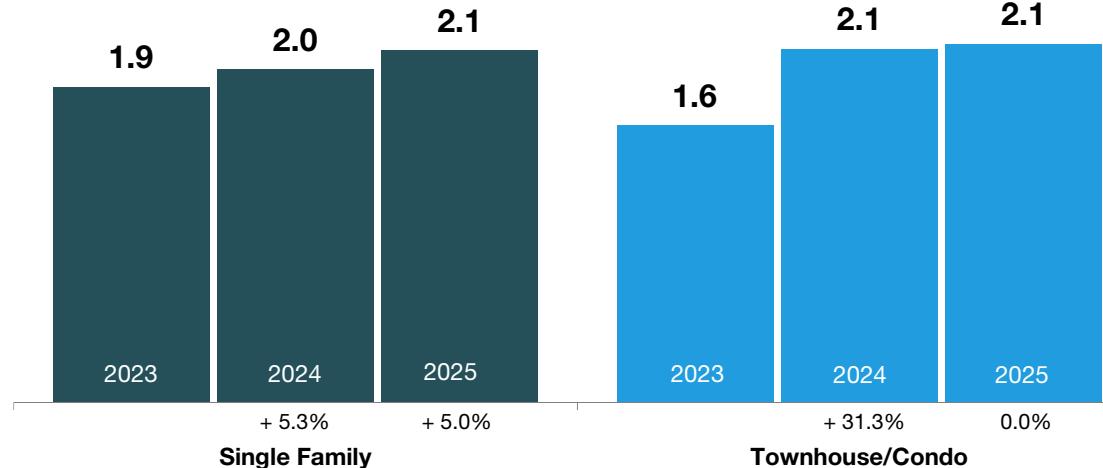


# Months Supply of Inventory

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.

**SMART** MLS  
New Haven County

## December



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jan-2025	1.9	0.0%	2.2	+ 37.5%
Feb-2025	1.9	0.0%	2.2	+ 37.5%
Mar-2025	2.2	+ 10.0%	2.4	+ 33.3%
Apr-2025	2.3	0.0%	2.6	+ 36.8%
May-2025	2.6	0.0%	2.7	+ 22.7%
Jun-2025	2.7	- 3.6%	2.7	+ 17.4%
Jul-2025	2.8	+ 3.7%	2.7	+ 12.5%
Aug-2025	2.9	+ 7.4%	2.5	+ 8.7%
Sep-2025	3.0	+ 3.4%	2.8	+ 7.7%
Oct-2025	3.1	+ 10.7%	2.7	+ 3.8%
Nov-2025	2.7	+ 8.0%	2.4	- 4.0%
Dec-2025	2.1	+ 5.0%	2.1	0.0%
<b>Average</b>	<b>2.5</b>	<b>+ 3.7%</b>	<b>2.5</b>	<b>+ 17.8%</b>

## Historical Months Supply of Inventory

