

# Weekly Market Activity Report

New Haven County



## For Week Ending November 29, 2025

Data current as of December 9, 2025

U.S. homeowners earned an average profit of 49.9% on the sale of single-family homes and condominiums in the third quarter of 2025, according to ATTOM's latest U.S. Home Sales Report. That figure is up slightly from 49.3% in the second quarter, but remains below the 55.4% recorded during the third quarter of 2024. The typical homeowner realized a profit of \$123,100 in the third quarter, up 1.9% from the previous quarter but down 3.5% from a year earlier.

### SINGLE FAMILY

For the week ending November 29:

- New Listings remained flat at 60
- Pending Sales decreased 9.8% to 83
- Inventory increased 3.9% to 1,263

For the month of November:

- Median Sales Price increased 2.1% to \$400,000
- Days on Market increased 14.8% to 31
- Pct of List Price Rec'd decreased 0.9% to 100.8%
- Months Supply increased 4.0% to 2.6

### TOWNHOUSE/CONDO

For the week ending November 29:

- New Listings increased 16.7% to 28
- Pending Sales increased 46.2% to 38
- Inventory increased 8.1% to 438

For the month of November:

- Median Sales Price remained flat at \$260,000
- Days on Market increased 10.7% to 31
- Pct of List Price Rec'd decreased 1.6% to 99.5%
- Months Supply decreased 4.0% to 2.4

## Quick Facts

0.0%	+ 16.7%	- 9.8%	+ 46.2%	+ 3.9%	+ 8.1%
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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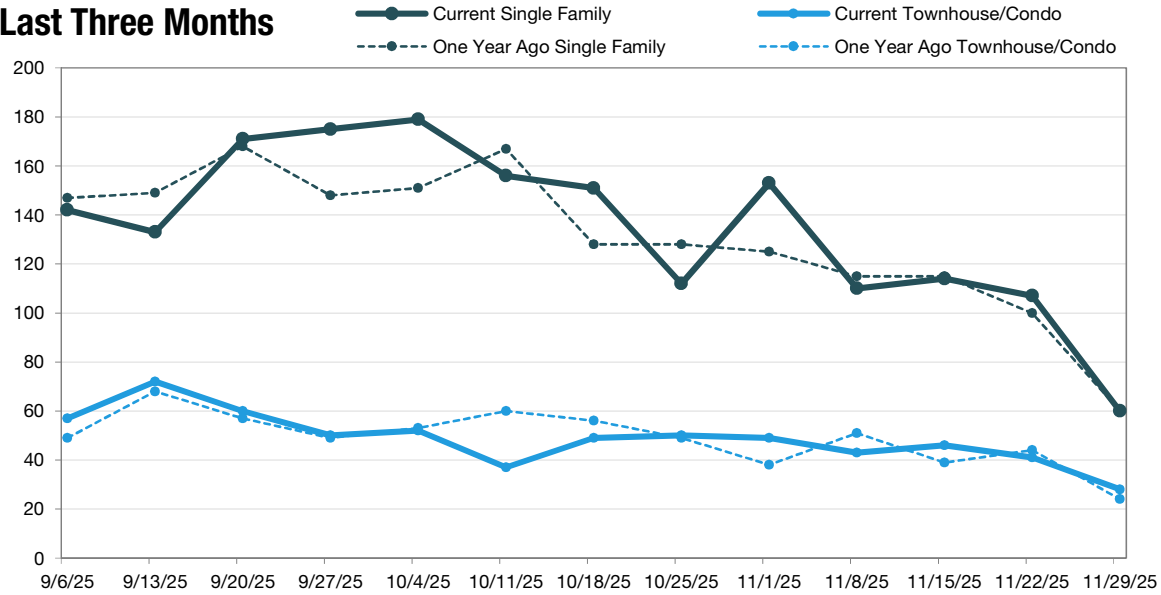
### Metrics by Month

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# New Listings

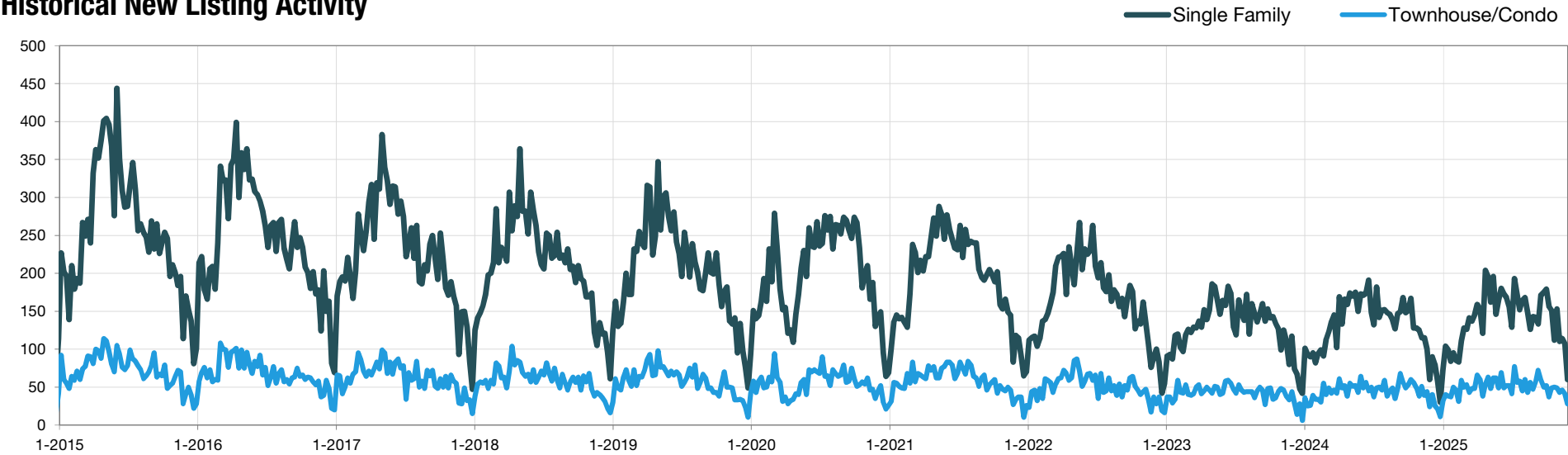
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	142	- 3.4%	57	+ 16.3%
9/13/2025	133	- 10.7%	72	+ 5.9%
9/20/2025	171	+ 1.8%	60	+ 5.3%
9/27/2025	175	+ 18.2%	50	+ 2.0%
10/4/2025	179	+ 18.5%	52	- 1.9%
10/11/2025	156	- 6.6%	37	- 38.3%
10/18/2025	151	+ 18.0%	49	- 12.5%
10/25/2025	112	- 12.5%	50	+ 2.0%
11/1/2025	153	+ 22.4%	49	+ 28.9%
11/8/2025	110	- 4.3%	43	- 15.7%
11/15/2025	114	- 0.9%	46	+ 17.9%
11/22/2025	107	+ 7.0%	41	- 6.8%
11/29/2025	60	0.0%	28	+ 16.7%
3-Month Avg.	136	+ 3.6%	49	- 0.5%

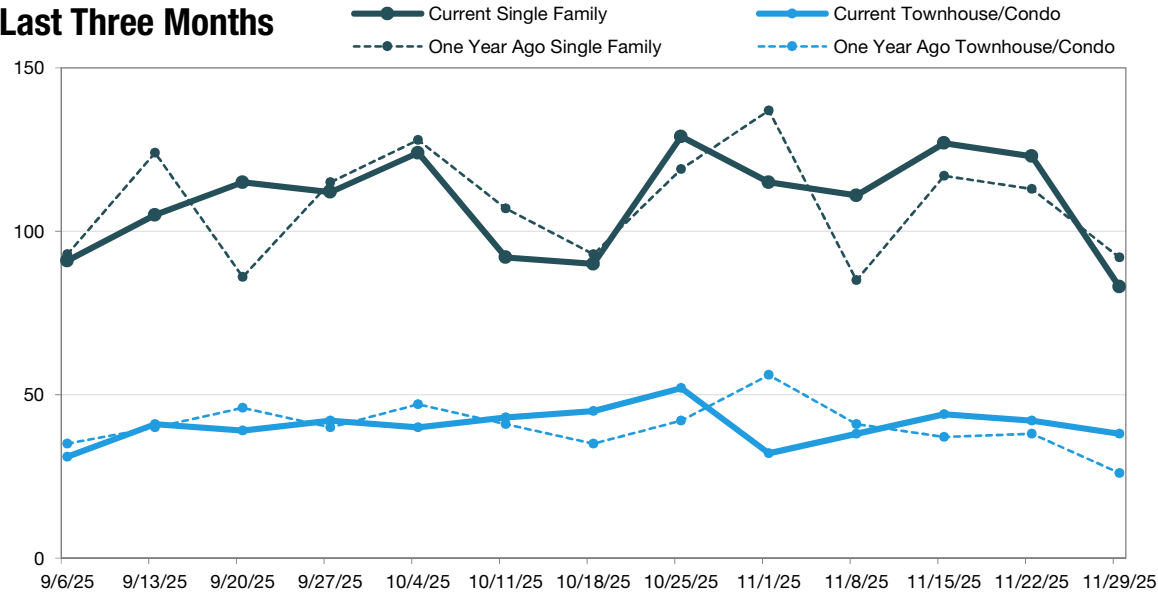
## Historical New Listing Activity



# Pending Sales

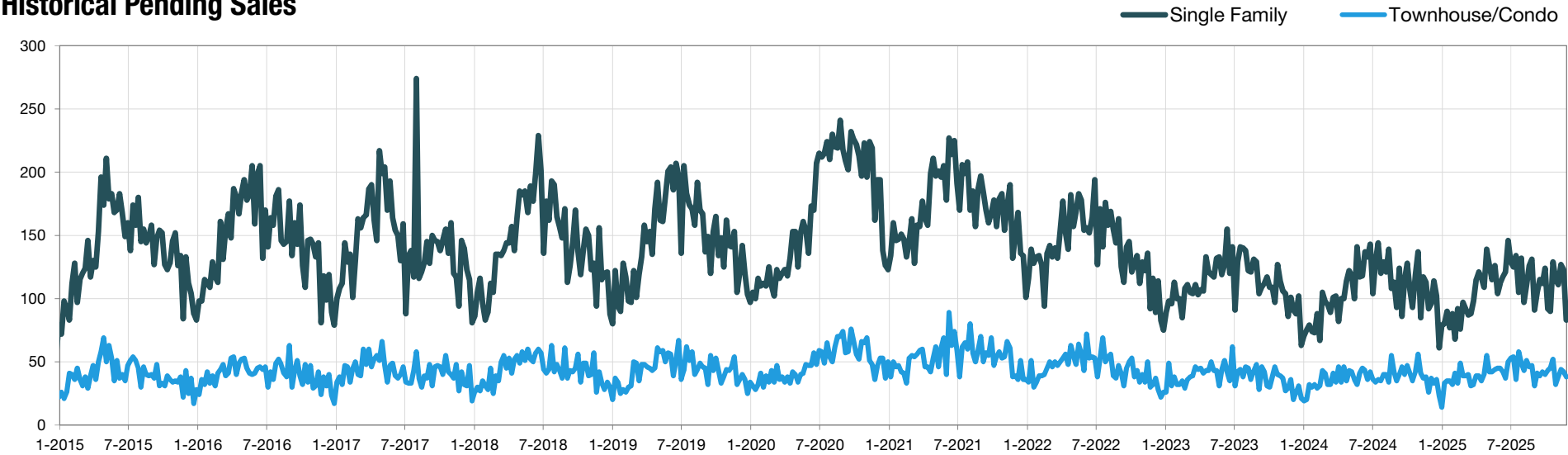
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	91	- 2.2%	31	- 11.4%
9/13/2025	105	- 15.3%	41	+ 2.5%
9/20/2025	115	+ 33.7%	39	- 15.2%
9/27/2025	112	- 2.6%	42	+ 5.0%
10/4/2025	124	- 3.1%	40	- 14.9%
10/11/2025	92	- 14.0%	43	+ 4.9%
10/18/2025	90	- 3.2%	45	+ 28.6%
10/25/2025	129	+ 8.4%	52	+ 23.8%
11/1/2025	115	- 16.1%	32	- 42.9%
11/8/2025	111	+ 30.6%	38	- 7.3%
11/15/2025	127	+ 8.5%	44	+ 18.9%
11/22/2025	123	+ 8.8%	42	+ 10.5%
11/29/2025	83	- 9.8%	38	+ 46.2%
3-Month Avg.	109	+ 0.6%	41	+ 0.6%

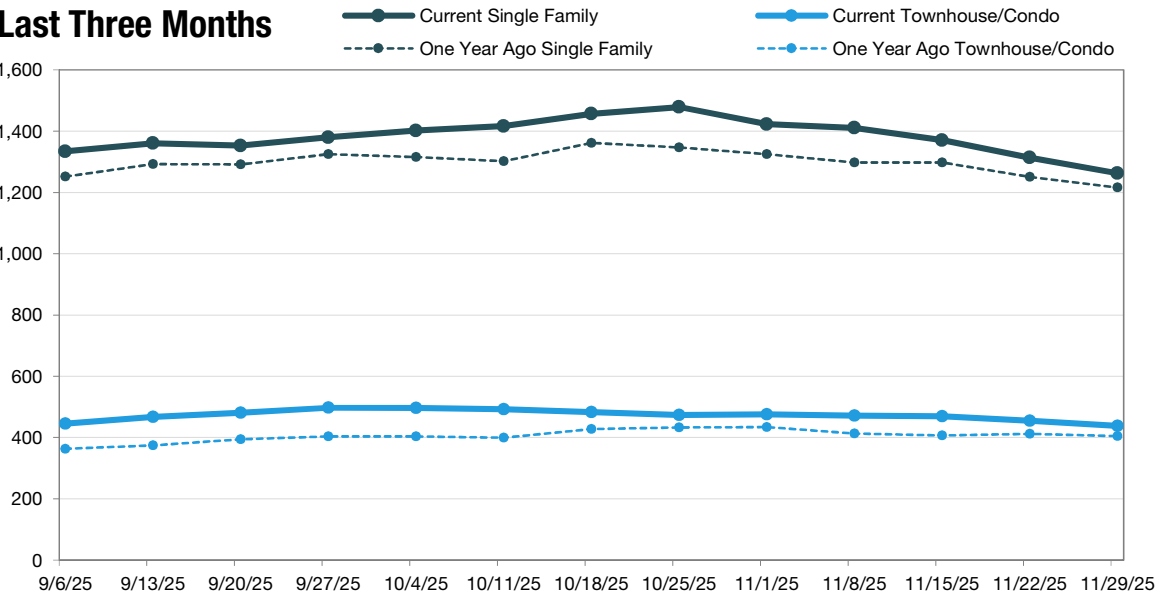
## Historical Pending Sales



# Inventory of Homes for Sale

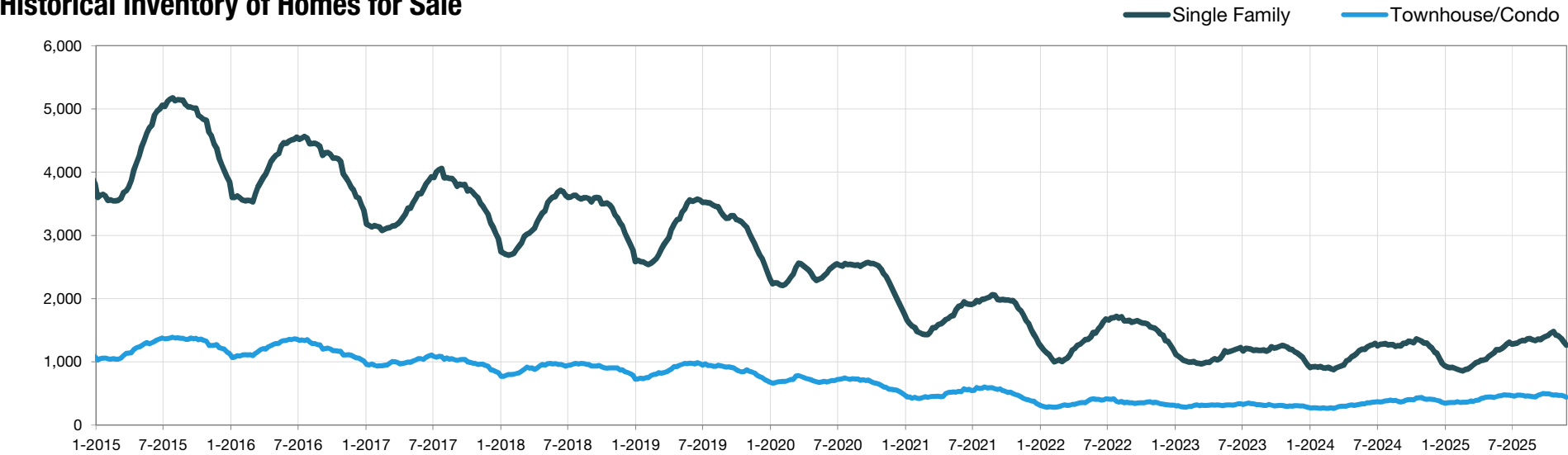
The number of properties available for sale in active status at the end of a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	1,334	+ 6.5%	445	+ 22.6%
9/13/2025	1,361	+ 5.3%	467	+ 24.9%
9/20/2025	1,353	+ 4.7%	481	+ 22.1%
9/27/2025	1,380	+ 4.2%	497	+ 23.3%
10/4/2025	1,402	+ 6.5%	496	+ 23.1%
10/11/2025	1,417	+ 8.8%	492	+ 23.3%
10/18/2025	1,457	+ 7.0%	483	+ 13.1%
10/25/2025	1,479	+ 9.8%	473	+ 9.2%
11/1/2025	1,423	+ 7.4%	476	+ 9.7%
11/8/2025	1,411	+ 8.7%	471	+ 14.0%
11/15/2025	1,371	+ 5.6%	469	+ 15.2%
11/22/2025	1,314	+ 5.0%	455	+ 10.4%
11/29/2025	1,263	+ 3.9%	438	+ 8.1%
3-Month Avg.	1,382	+ 6.4%	473	+ 16.6%

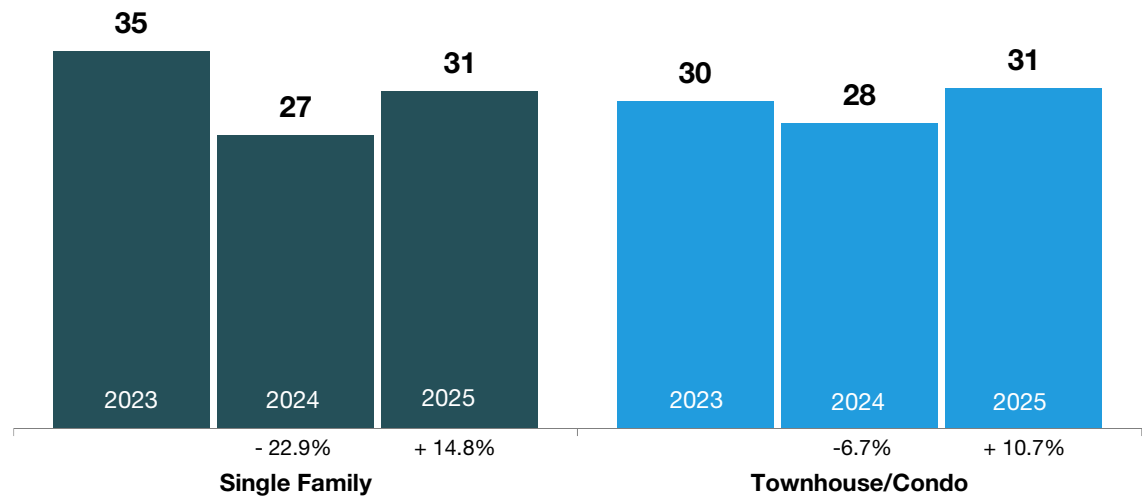
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

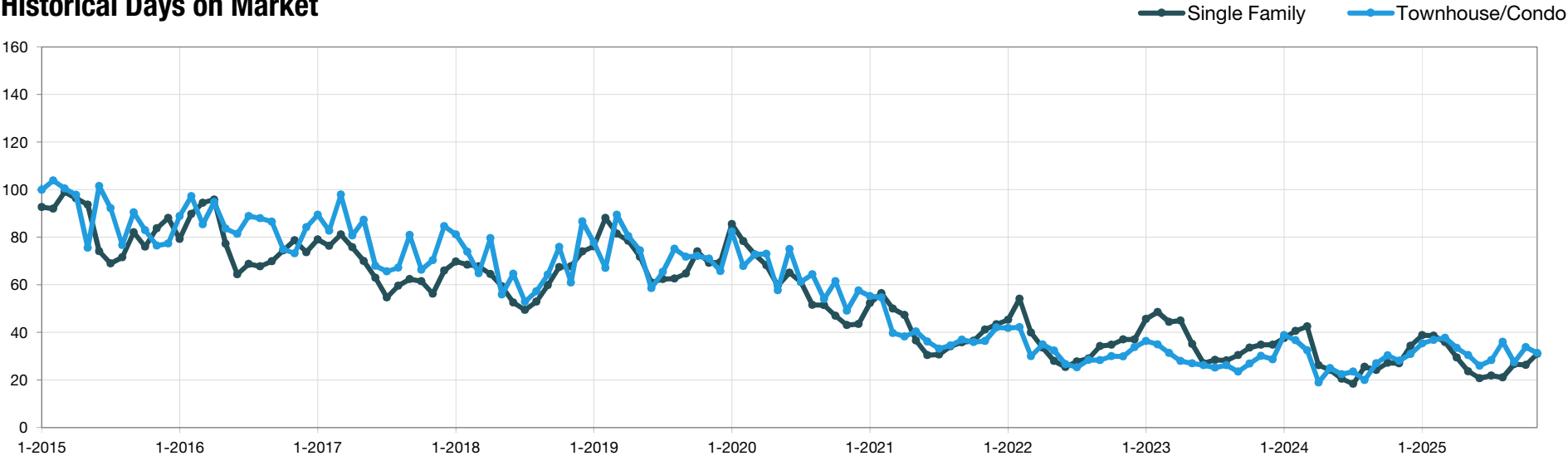
Average number of days between when a property is listed and when an offer is accepted in a given month.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	34	- 2.9%	31	+ 6.9%
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%
Average	29	+ 1.8%	32	+ 20.7%

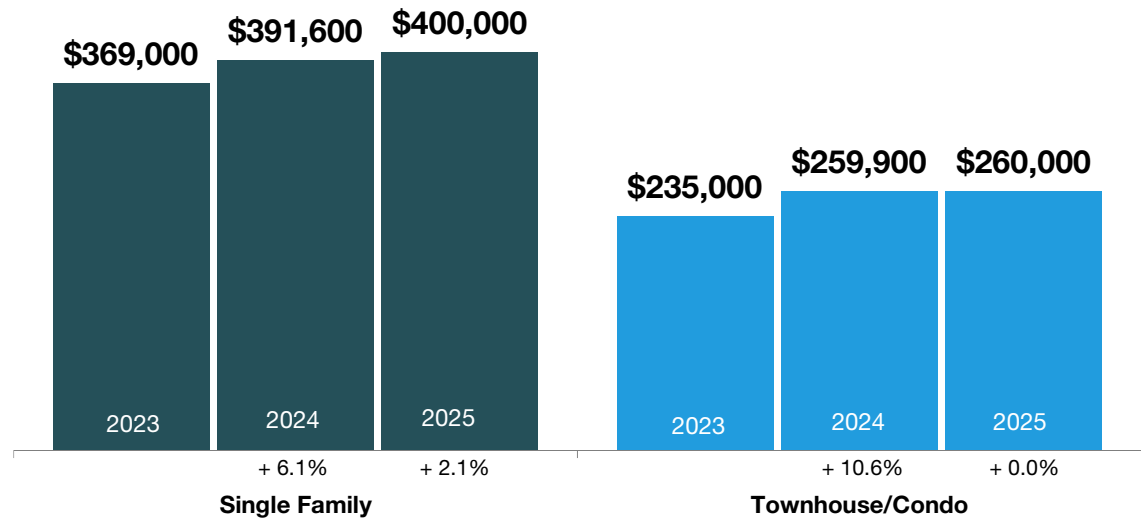
## Historical Days on Market



# Median Sales Price

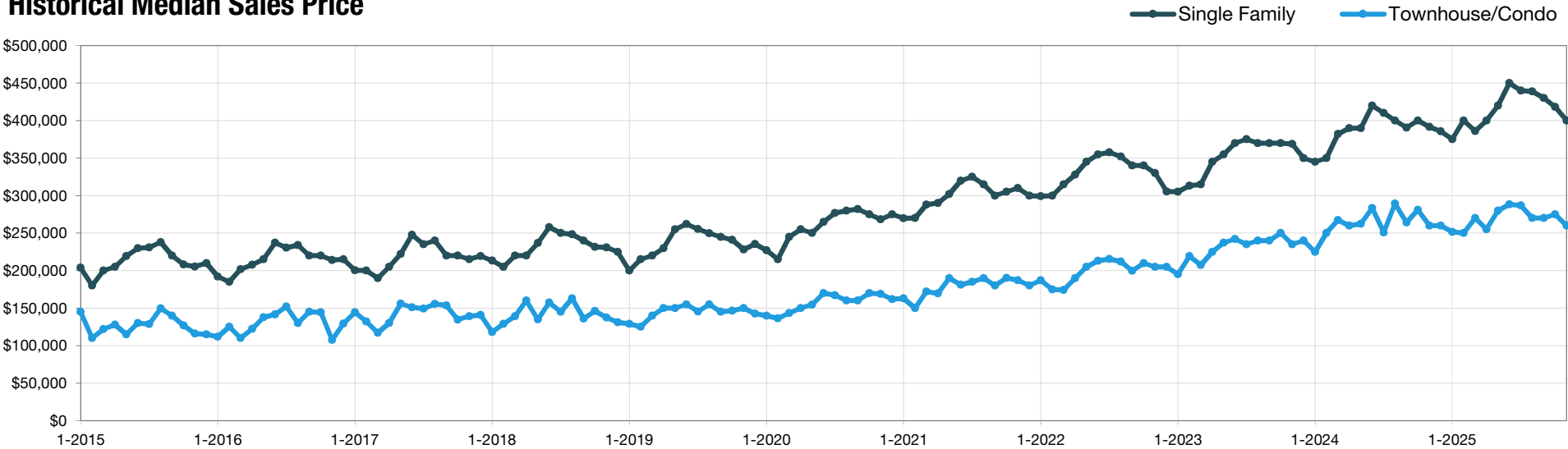
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	\$385,574	+ 10.2%	\$260,000	+ 8.3%
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	\$418,250	+ 4.6%	\$275,000	- 2.1%
Nov-2025	\$400,000	+ 2.1%	\$260,000	+ 0.0%
Median	\$409,125	+ 7.5%	\$270,000	+ 1.3%

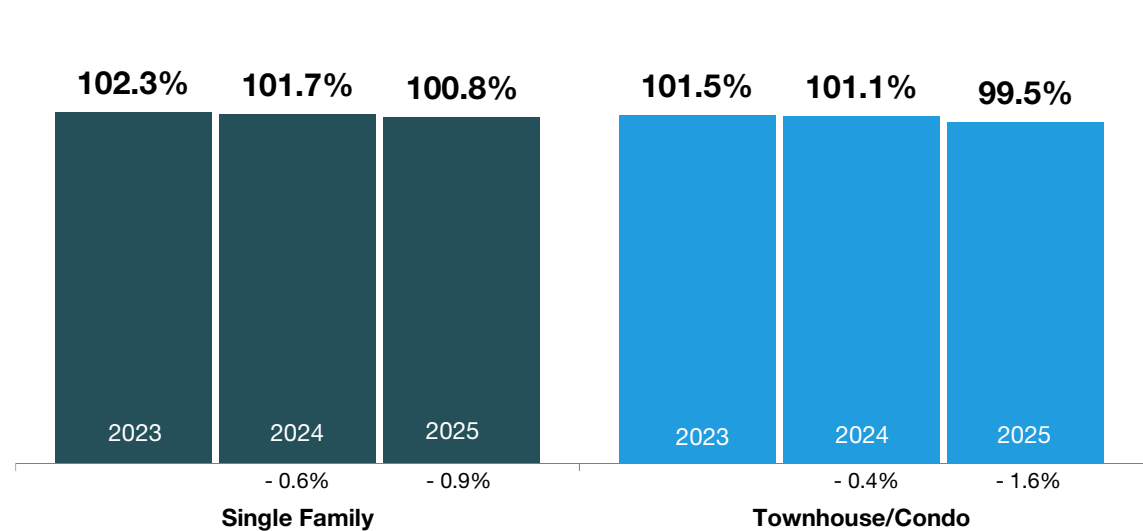
## Historical Median Sales Price



# Percent of List Price Received

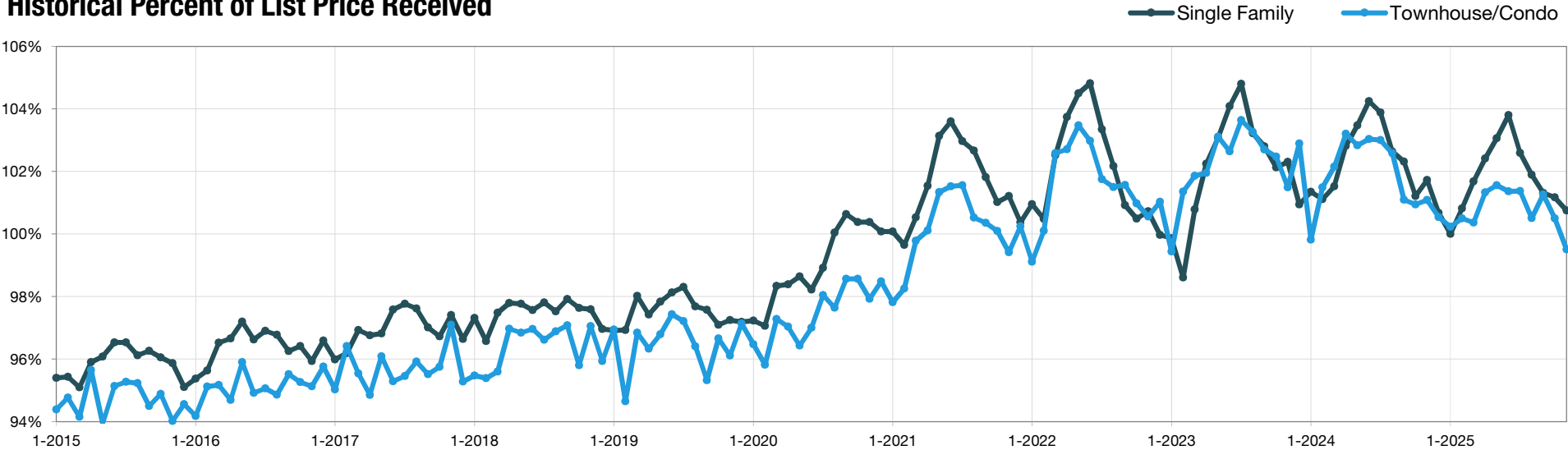
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	100.7%	- 0.2%	100.5%	- 2.3%
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%
Average	101.7%	- 0.6%	100.8%	- 1.2%

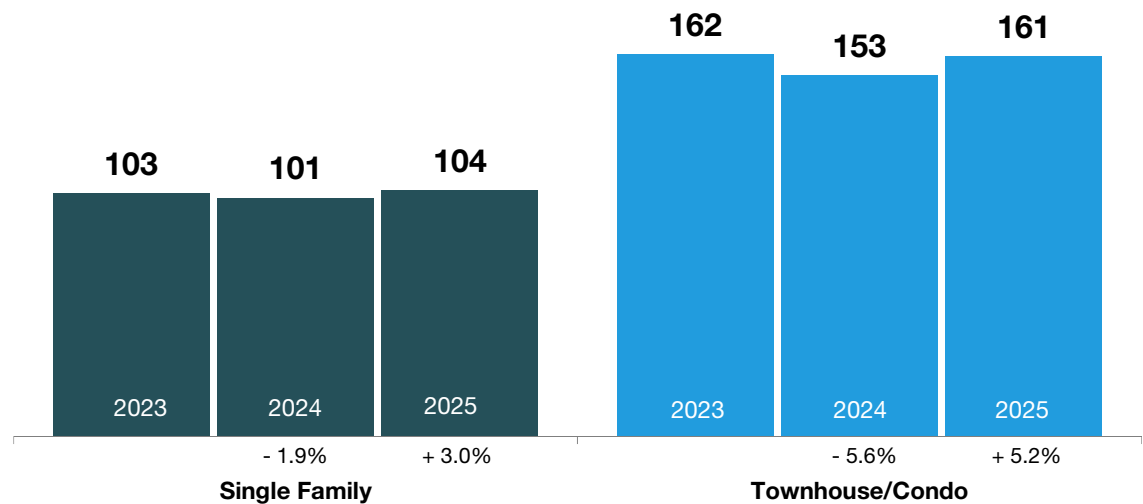
## Historical Percent of List Price Received



# Housing Affordability Index

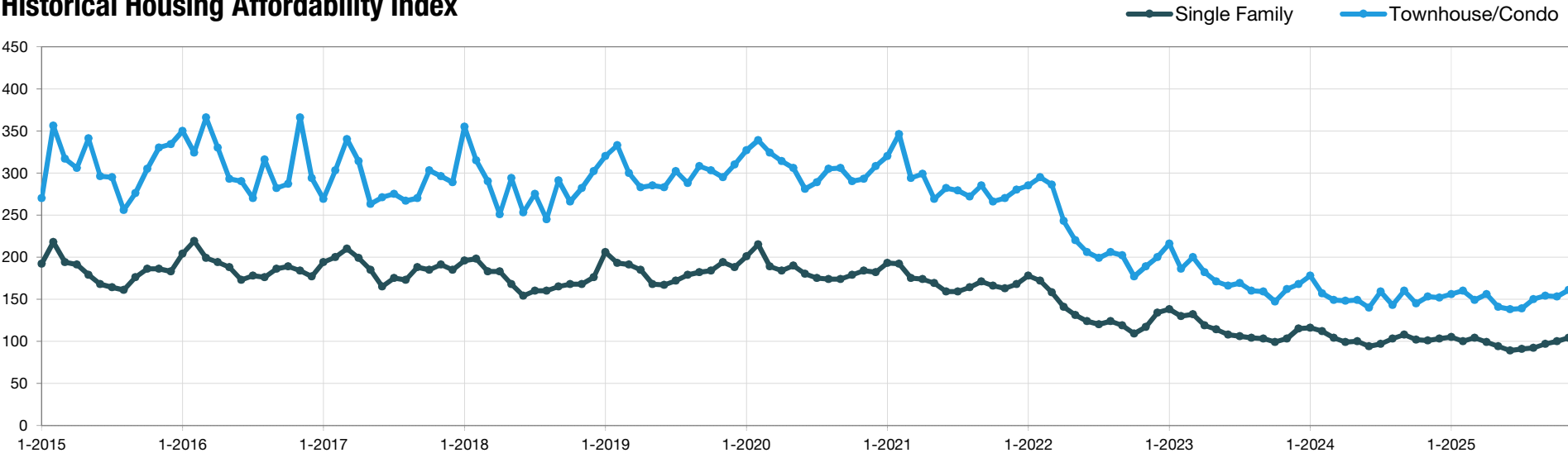
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	103	- 10.4%	152	- 9.5%
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%
Average	98	- 5.7%	151	- 1.8%

## Historical Housing Affordability Index

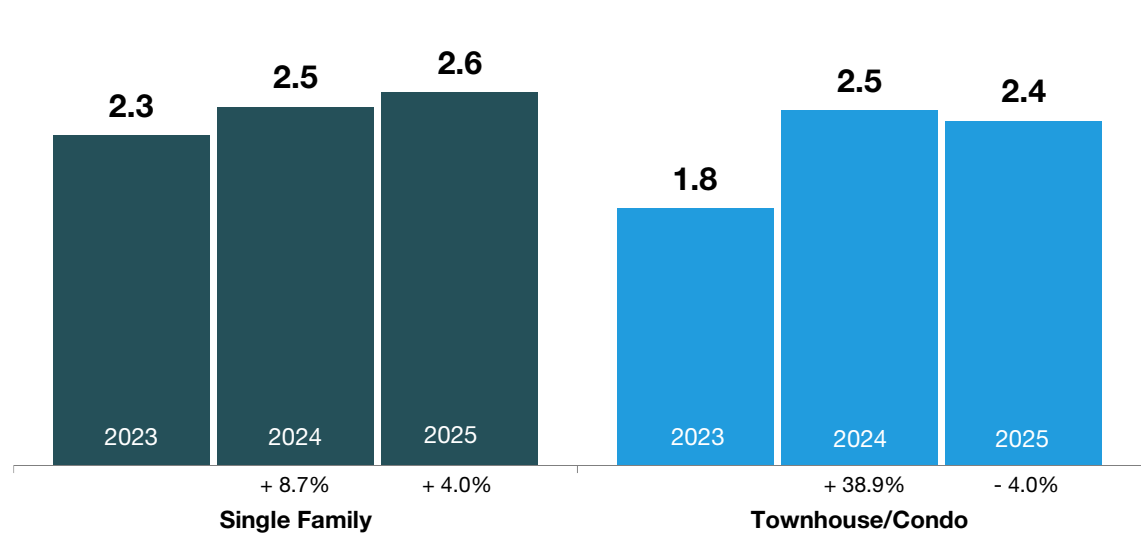




# Months Supply of Inventory

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-2024	2.0	+ 5.3%	2.1	+ 31.3%
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%	2.8	+ 21.7%
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	2.6	+ 4.0%	2.4	- 4.0%
Average	2.5	+ 3.4%	2.5	+ 20.8%

## Historical Months Supply of Inventory

