

New Haven

New Haven County

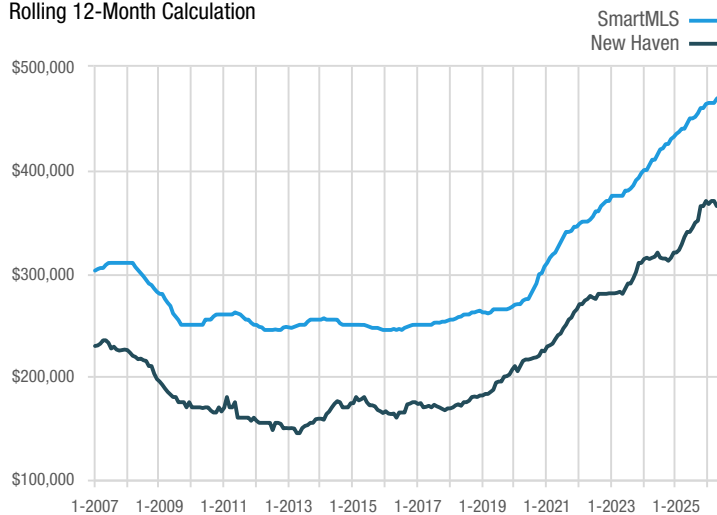
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	39	34	- 12.8%	156	151	- 3.2%
Pending Sales	38	38	0.0%	118	112	- 5.1%
Closed Sales	33	33	0.0%	106	93	- 12.3%
Days on Market Until Sale	61	28	- 54.1%	44	31	- 29.5%
Median Sales Price*	\$355,000	\$385,000	+ 8.5%	\$353,375	\$360,000	+ 1.9%
Average Sales Price*	\$449,500	\$526,871	+ 17.2%	\$415,219	\$449,293	+ 8.2%
Percent of List Price Received*	99.8%	104.9%	+ 5.1%	100.2%	104.0%	+ 3.8%
Inventory of Homes for Sale	56	65	+ 16.1%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	23	31	+ 34.8%	114	135	+ 18.4%
Pending Sales	22	20	- 9.1%	74	74	0.0%
Closed Sales	17	17	0.0%	63	58	- 7.9%
Days on Market Until Sale	39	42	+ 7.7%	36	49	+ 36.1%
Median Sales Price*	\$255,000	\$250,000	- 2.0%	\$255,000	\$253,000	- 0.8%
Average Sales Price*	\$251,036	\$272,735	+ 8.6%	\$288,100	\$269,641	- 6.4%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	101.8%	99.5%	- 2.3%
Inventory of Homes for Sale	60	72	+ 20.0%	—	—	—
Months Supply of Inventory	3.7	4.7	+ 27.0%	—	—	—

* 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.

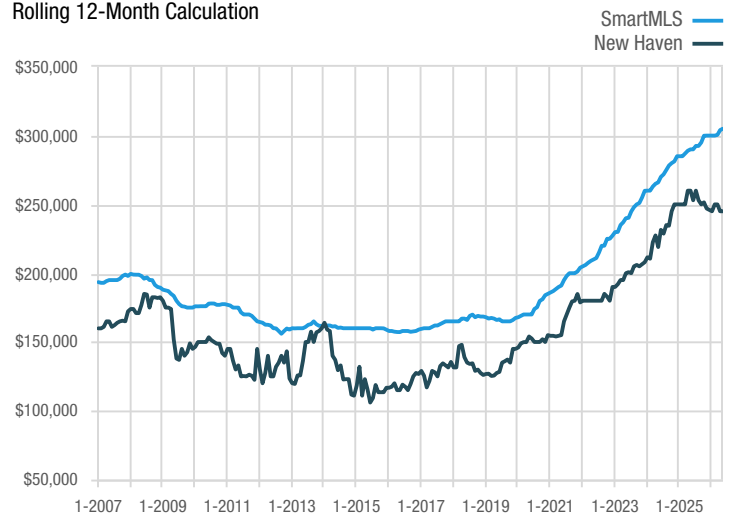
Median Sales Price - Single Family

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.