

New Haven

New Haven County

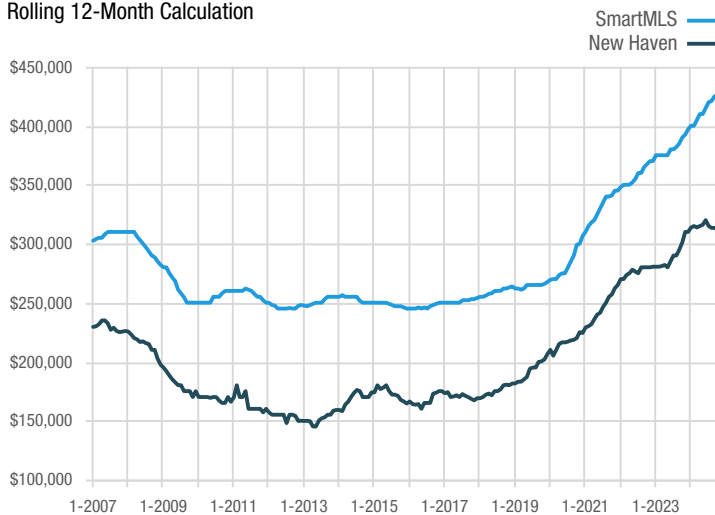
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	28	28	0.0%	332	312	- 6.0%
Pending Sales	26	25	- 3.8%	251	223	- 11.2%
Closed Sales	27	28	+ 3.7%	248	215	- 13.3%
Days on Market Until Sale	48	29	- 39.6%	36	30	- 16.7%
Median Sales Price*	\$325,000	\$309,950	- 4.6%	\$315,000	\$318,000	+ 1.0%
Average Sales Price*	\$344,126	\$359,025	+ 4.3%	\$367,244	\$401,412	+ 9.3%
Percent of List Price Received*	101.2%	99.6%	- 1.6%	102.6%	102.7%	+ 0.1%
Inventory of Homes for Sale	89	73	- 18.0%	—	—	—
Months Supply of Inventory	3.7	3.3	- 10.8%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	27	+ 125.0%	191	218	+ 14.1%
Pending Sales	18	16	- 11.1%	176	169	- 4.0%
Closed Sales	15	18	+ 20.0%	171	159	- 7.0%
Days on Market Until Sale	32	44	+ 37.5%	29	25	- 13.8%
Median Sales Price*	\$175,000	\$243,500	+ 39.1%	\$210,000	\$250,000	+ 19.0%
Average Sales Price*	\$181,167	\$263,333	+ 45.4%	\$238,828	\$279,050	+ 16.8%
Percent of List Price Received*	100.8%	103.9%	+ 3.1%	101.9%	103.7%	+ 1.8%
Inventory of Homes for Sale	30	47	+ 56.7%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

* 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.

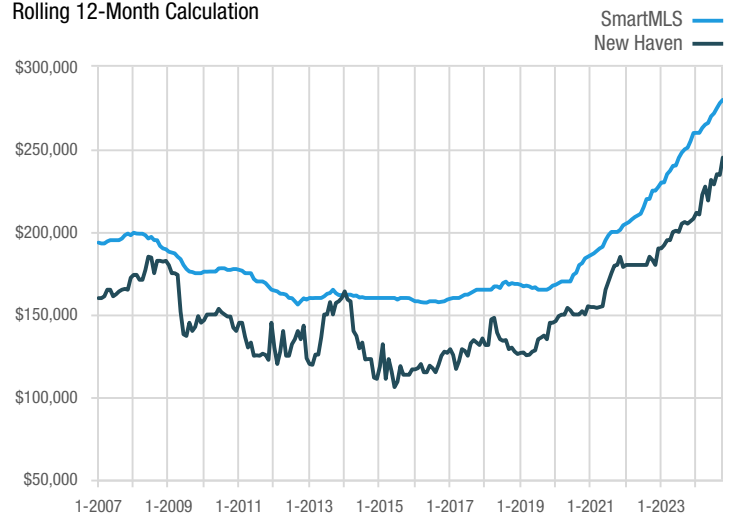
Median Sales Price - Single Family

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.