Local Market Update – April 2026
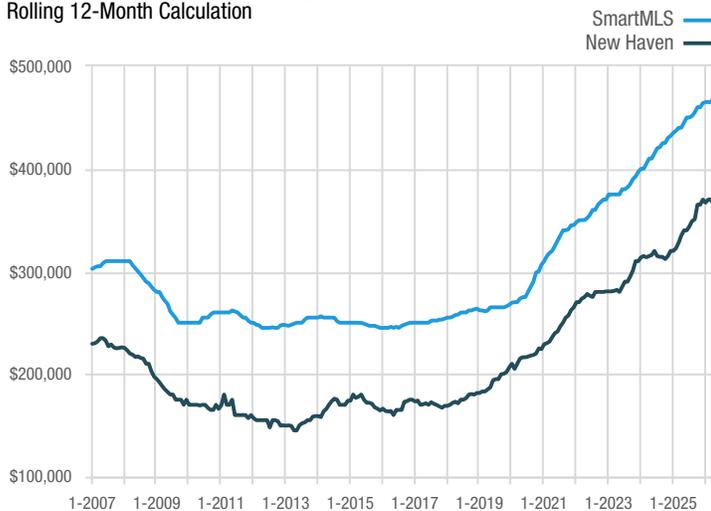A Research Tool Provided by SmartMLS

SMART MLS

New Haven
New Haven County

Single Family

Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	26	39	+ 50.0%	117	117	0.0%
Pending Sales	26	28	+ 7.7%	80	76	- 5.0%
Closed Sales	19	19	0.0%	73	60	- 17.8%
Days on Market Until Sale	19	27	+ 42.1%	36	33	- 8.3%
Median Sales Price*	$410,000	$360,000	- 12.2%	$351,750	$327,500	- 6.9%
Average Sales Price*	$469,401	$442,289	- 5.8%	$399,723	$406,625	+ 1.7%
Percent of List Price Received*	101.9%	106.6%	+ 4.6%	100.3%	103.5%	+ 3.2%
Inventory of Homes for Sale	61	73	+ 19.7%	—	—	—
Months Supply of Inventory	2.7	3.1	+ 14.8%	—	—	—

Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	30	32	+ 6.7%	91	101	+ 11.0%
Pending Sales	16	20	+ 25.0%	52	55	+ 5.8%
Closed Sales	17	13	- 23.5%	46	41	- 10.9%
Days on Market Until Sale	26	50	+ 92.3%	35	52	+ 48.6%
Median Sales Price*	$325,000	$349,000	+ 7.4%	$254,000	$256,000	+ 0.8%
Average Sales Price*	$321,688	$335,692	+ 4.4%	$301,798	$268,359	- 11.1%
Percent of List Price Received*	101.9%	97.9%	- 3.9%	102.1%	99.3%	- 2.7%
Inventory of Homes for Sale	67	63	- 6.0%	—	—	—
Months Supply of Inventory	4.2	4.0	- 4.8%	—	—	—

* 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.
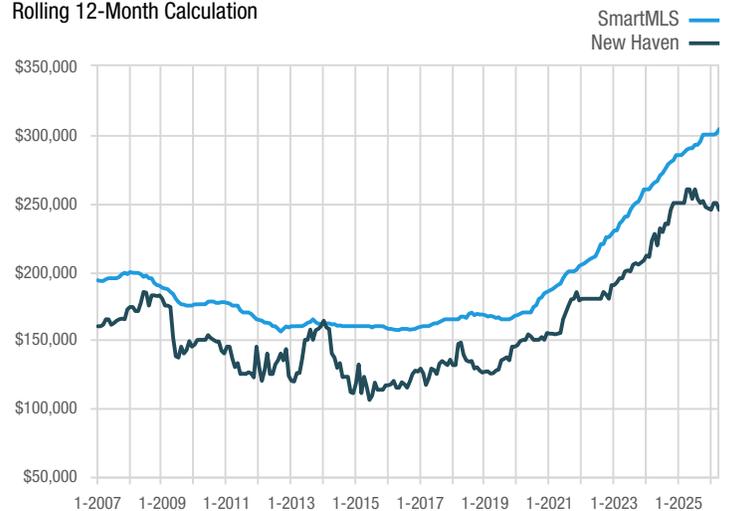
Median Sales Price - Single Family
Rolling 12-Month Calculation

SmartMLS —
New Haven —

Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

SmartMLS —
New Haven —

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.