

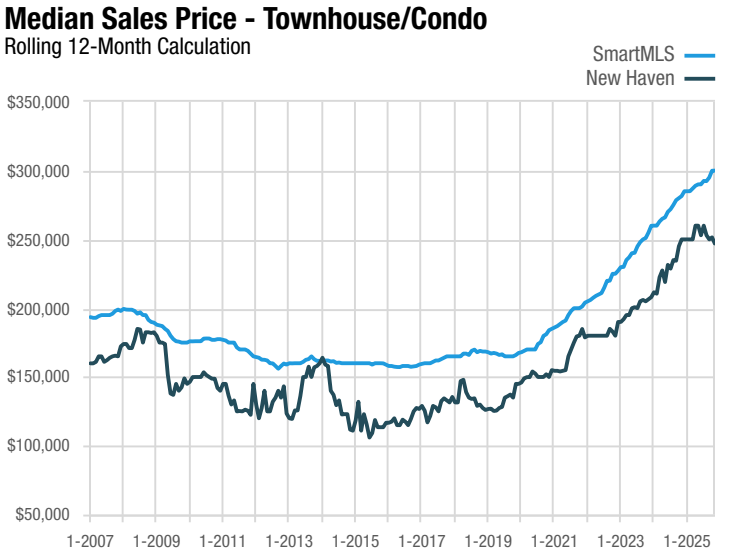
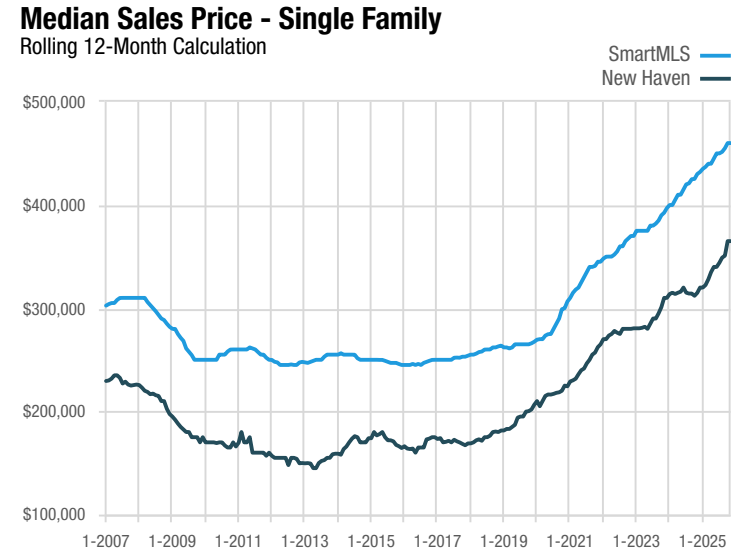
New Haven

New Haven County

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	31	18	- 41.9%	342	380	+ 11.1%
Pending Sales	17	16	- 5.9%	239	261	+ 9.2%
Closed Sales	19	20	+ 5.3%	235	265	+ 12.8%
Days on Market Until Sale	35	38	+ 8.6%	30	32	+ 6.7%
Median Sales Price*	\$315,000	\$304,500	- 3.3%	\$318,000	\$370,000	+ 16.4%
Average Sales Price*	\$330,079	\$433,600	+ 31.4%	\$395,766	\$457,300	+ 15.5%
Percent of List Price Received*	104.7%	98.4%	- 6.0%	102.8%	101.8%	- 1.0%
Inventory of Homes for Sale	73	76	+ 4.1%	—	—	—
Months Supply of Inventory	3.4	3.2	- 5.9%	—	—	—

Townhouse/Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	12	11	- 8.3%	230	232	+ 0.9%
Pending Sales	15	14	- 6.7%	184	176	- 4.3%
Closed Sales	19	14	- 26.3%	178	177	- 0.6%
Days on Market Until Sale	16	34	+ 112.5%	24	38	+ 58.3%
Median Sales Price*	\$267,500	\$208,750	- 22.0%	\$250,000	\$245,000	- 2.0%
Average Sales Price*	\$259,361	\$257,464	- 0.7%	\$276,948	\$289,399	+ 4.5%
Percent of List Price Received*	102.8%	97.4%	- 5.3%	103.6%	101.3%	- 2.2%
Inventory of Homes for Sale	40	49	+ 22.5%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

* 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.



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.