

New Haven County

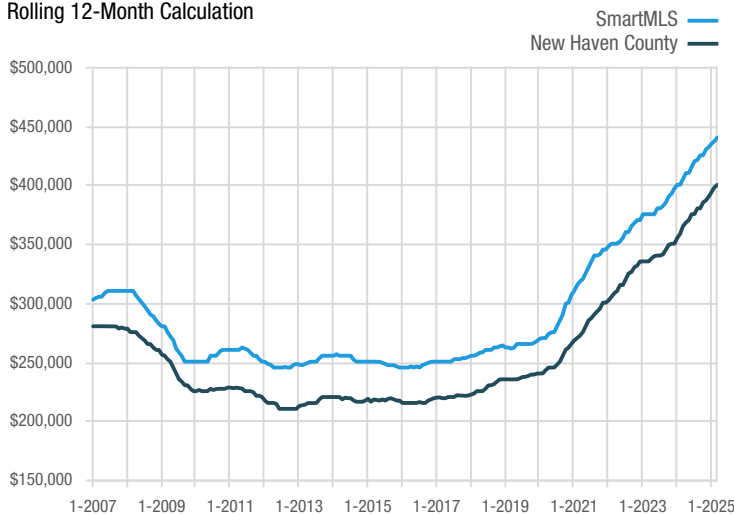
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	544	595	+ 9.4%	1,362	1,417	+ 4.0%
Pending Sales	417	416	- 0.2%	1,114	1,131	+ 1.5%
Closed Sales	390	349	- 10.5%	1,037	1,041	+ 0.4%
Days on Market Until Sale	42	36	- 14.3%	40	38	- 5.0%
Median Sales Price*	\$382,137	\$390,000	+ 2.1%	\$360,000	\$385,550	+ 7.1%
Average Sales Price*	\$464,789	\$478,487	+ 2.9%	\$426,678	\$456,455	+ 7.0%
Percent of List Price Received*	101.5%	101.7%	+ 0.2%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	932	971	+ 4.2%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	194	203	+ 4.6%	492	573	+ 16.5%
Pending Sales	151	172	+ 13.9%	418	472	+ 12.9%
Closed Sales	138	149	+ 8.0%	364	418	+ 14.8%
Days on Market Until Sale	32	37	+ 15.6%	36	36	0.0%
Median Sales Price*	\$267,400	\$270,000	+ 1.0%	\$250,500	\$255,000	+ 1.8%
Average Sales Price*	\$320,660	\$299,103	- 6.7%	\$298,849	\$295,614	- 1.1%
Percent of List Price Received*	102.2%	100.5%	- 1.7%	101.2%	100.4%	- 0.8%
Inventory of Homes for Sale	288	406	+ 41.0%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

* 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.

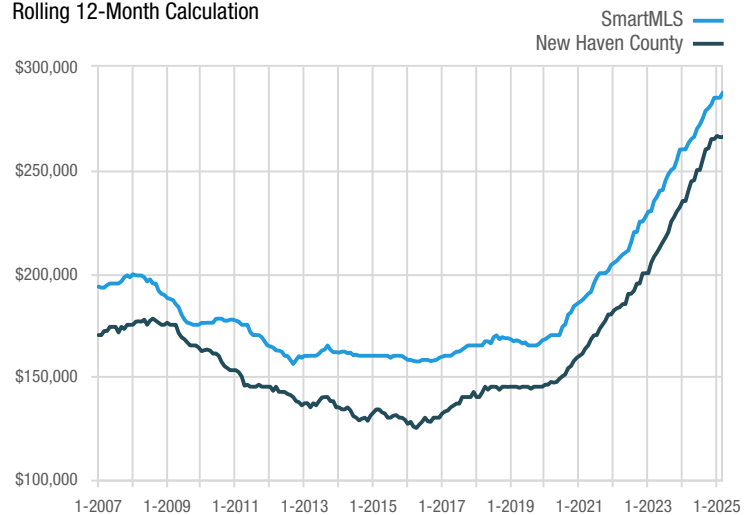
Median Sales Price - Single Family

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.