

Weekly Market Activity Report

New Haven County



For Week Ending October 10, 2026

Data current as of October 20, 2026

The 30-year fixed-rate mortgage averaged 7.40% as of October 8, up from 7.28% a week earlier and 6.30% a year ago, according to Freddie Mac. The 15-year fixed-rate mortgage averaged 6.73%, up from 6.60% the prior week. The 30-year average has now risen for seven straight weeks.

SINGLE FAMILY

For the week ending October 10:

- New Listings remained flat at 156
- Pending Sales increased 30.8% to 119
- Inventory increased 0.4% to 1,413

For the month of September:

- Median Sales Price increased 5.8% to \$455,000
- Days on Market increased 29.6% to 35
- Pct of List Price Rec'd increased 0.7% to 102.0%
- Months Supply remained flat at 3.0

TOWNHOUSE/CONDO

For the week ending October 10:

- New Listings increased 33.3% to 48
- Pending Sales decreased 4.7% to 41
- Inventory increased 16.2% to 567

For the month of September:

- Median Sales Price increased 7.4% to \$290,000
- Days on Market increased 53.6% to 43
- Pct of List Price Rec'd decreased 0.9% to 100.4%
- Months Supply increased 17.9% to 3.3

Quick Facts

0.0%	+ 33.3%	+ 30.8%	- 4.7%	+ 0.4%	+ 16.2%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

A research tool provided by SmartMLS covering New Haven County.

Metrics by Week

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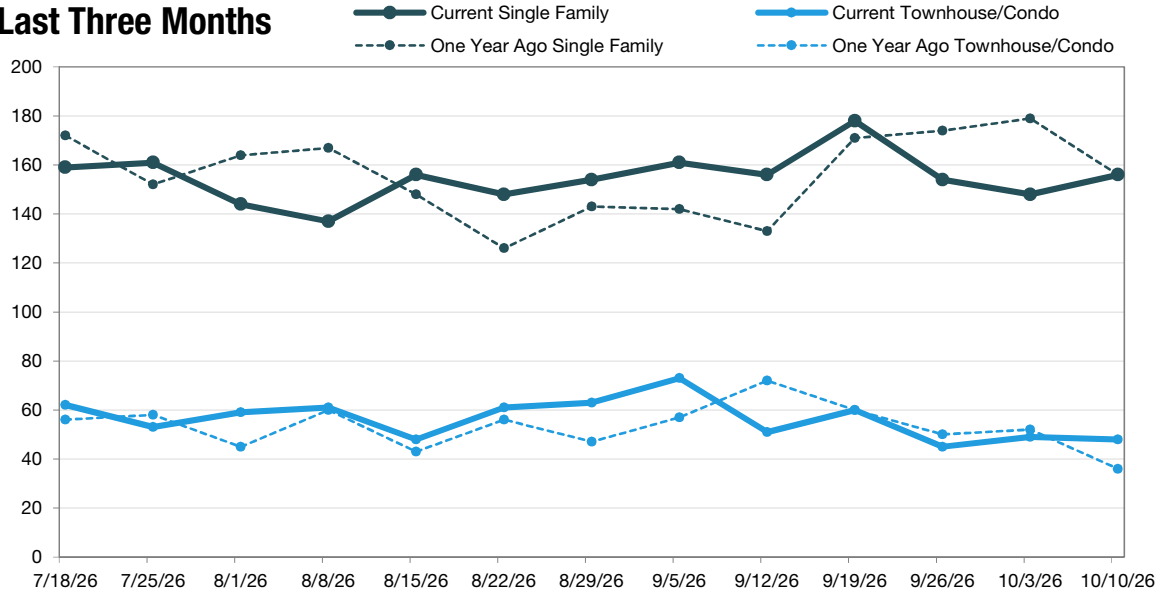
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New Listings

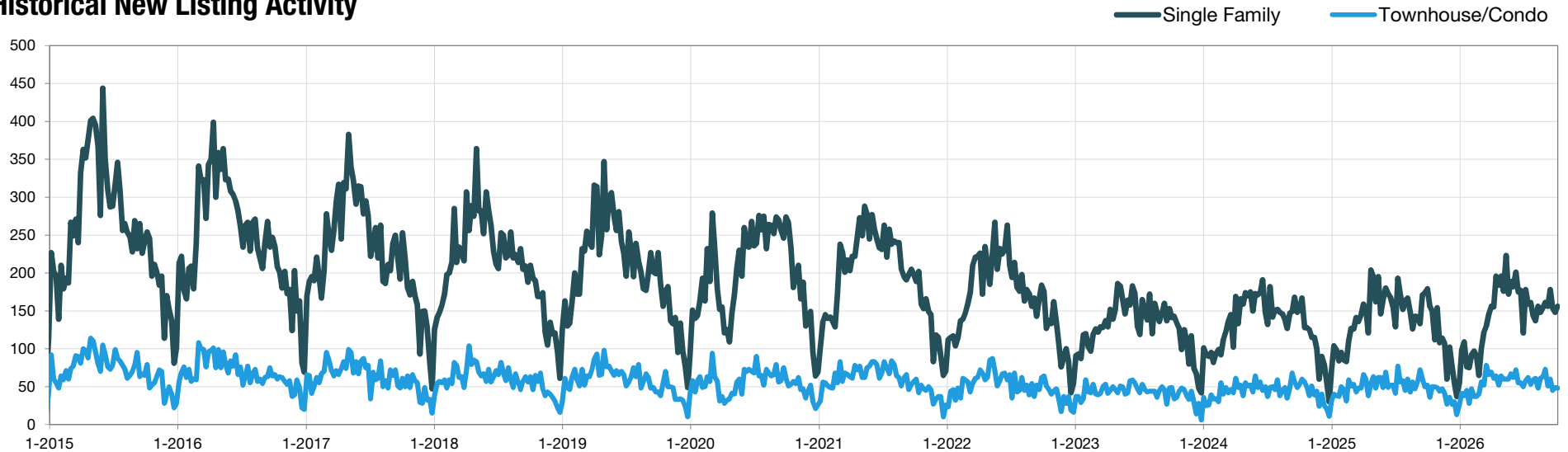
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
7/18/2026	159	- 7.6%	62	+ 10.7%
7/25/2026	161	+ 5.9%	53	- 8.6%
8/1/2026	144	- 12.2%	59	+ 31.1%
8/8/2026	137	- 18.0%	61	+ 1.7%
8/15/2026	156	+ 5.4%	48	+ 11.6%
8/22/2026	148	+ 17.5%	61	+ 8.9%
8/29/2026	154	+ 7.7%	63	+ 34.0%
9/5/2026	161	+ 13.4%	73	+ 28.1%
9/12/2026	156	+ 17.3%	51	- 29.2%
9/19/2026	178	+ 4.1%	60	0.0%
9/26/2026	154	- 11.5%	45	- 10.0%
10/3/2026	148	- 17.3%	49	- 5.8%
10/10/2026	156	0.0%	48	+ 33.3%
3-Month Avg.	155	- 0.7%	56	+ 5.9%

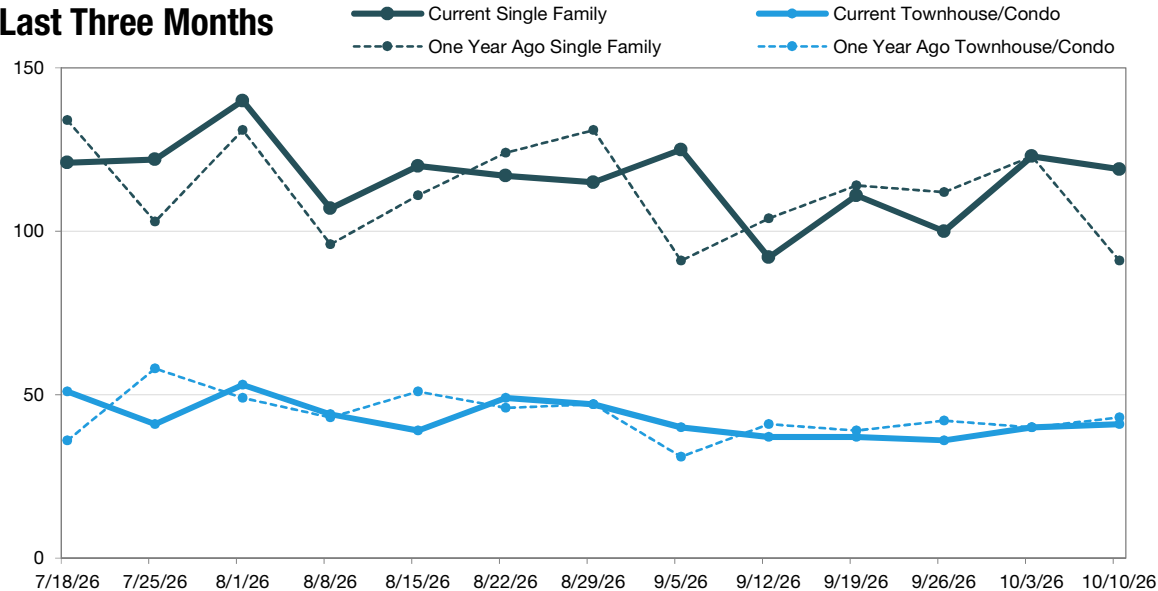
Historical New Listing Activity



Pending Sales

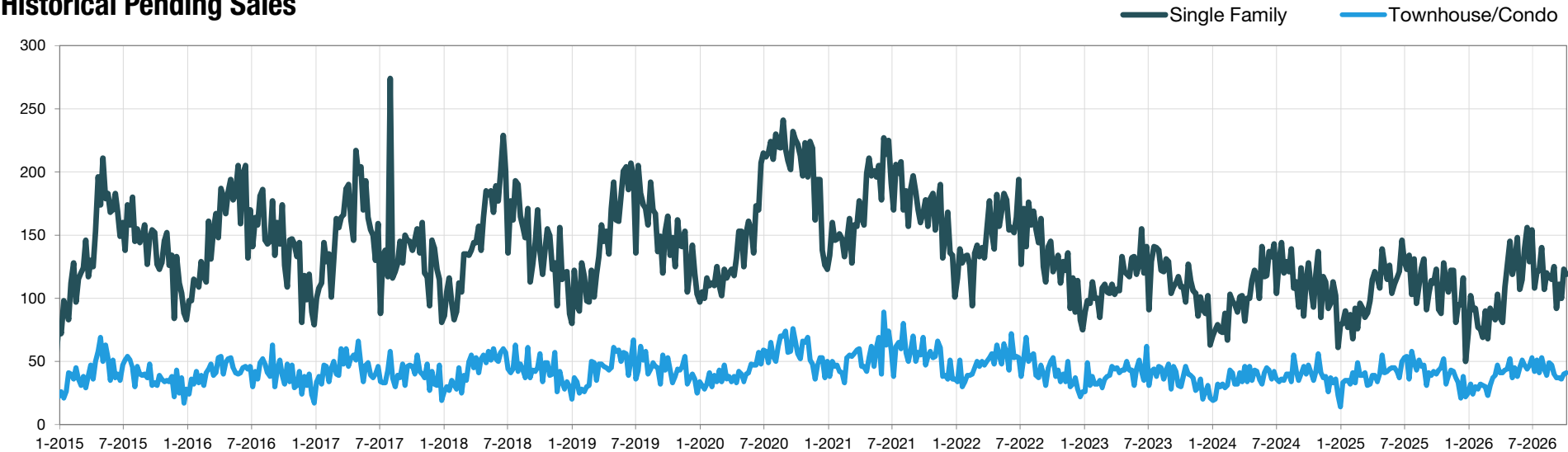
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
7/18/2026	121	- 9.7%	51	+ 41.7%
7/25/2026	122	+ 18.4%	41	- 29.3%
8/1/2026	140	+ 6.9%	53	+ 8.2%
8/8/2026	107	+ 11.5%	44	+ 2.3%
8/15/2026	120	+ 8.1%	39	- 23.5%
8/22/2026	117	- 5.6%	49	+ 6.5%
8/29/2026	115	- 12.2%	47	0.0%
9/5/2026	125	+ 37.4%	40	+ 29.0%
9/12/2026	92	- 11.5%	37	- 9.8%
9/19/2026	111	- 2.6%	37	- 5.1%
9/26/2026	100	- 10.7%	36	- 14.3%
10/3/2026	123	0.0%	40	0.0%
10/10/2026	119	+ 30.8%	41	- 4.7%
3-Month Avg.	116	+ 3.2%	43	- 1.9%

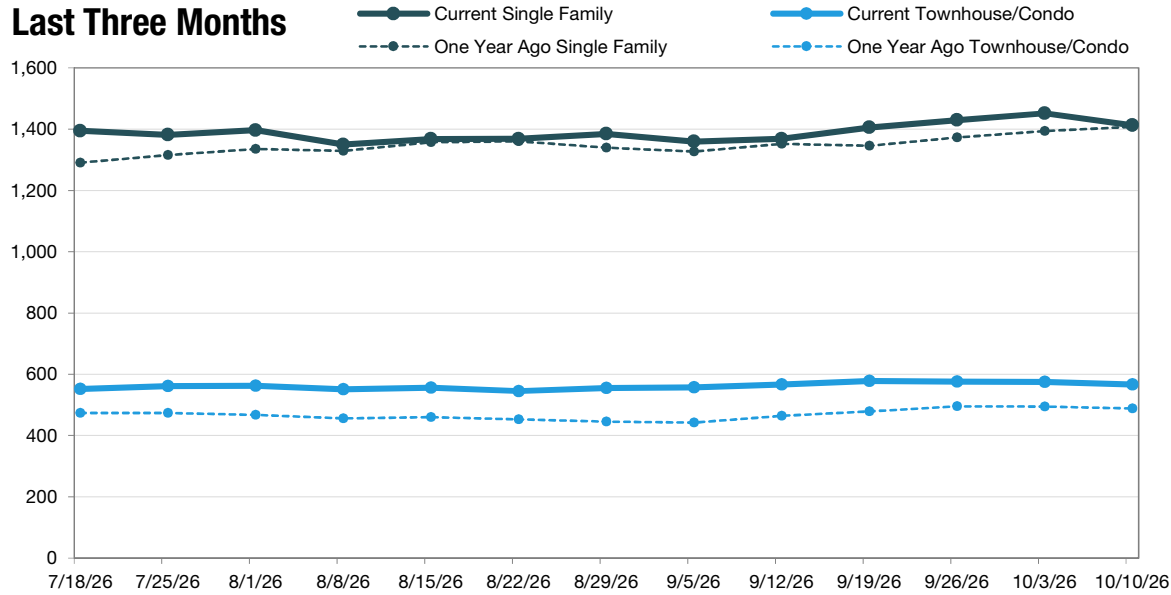
Historical Pending Sales



Inventory of Homes for Sale

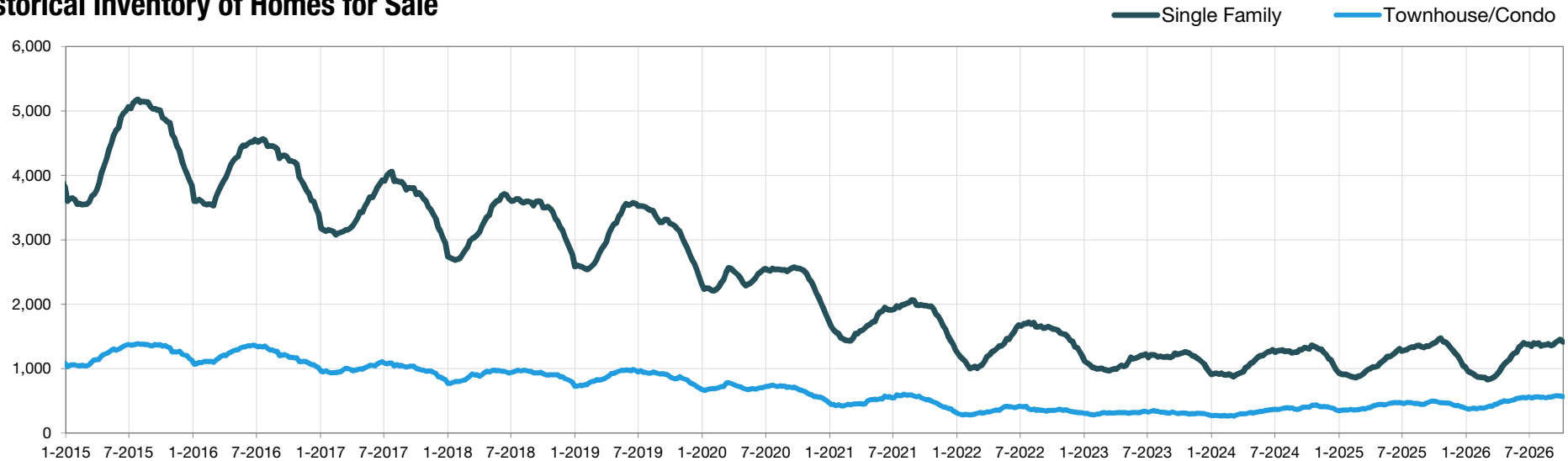
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
7/18/2026	1,395	+ 8.1%	552	+ 16.5%
7/25/2026	1,382	+ 5.0%	561	+ 18.6%
8/1/2026	1,397	+ 4.6%	562	+ 20.3%
8/8/2026	1,350	+ 1.6%	551	+ 20.8%
8/15/2026	1,368	+ 0.8%	556	+ 20.9%
8/22/2026	1,369	+ 0.6%	545	+ 20.3%
8/29/2026	1,385	+ 3.4%	555	+ 24.7%
9/5/2026	1,360	+ 2.5%	557	+ 26.0%
9/12/2026	1,369	+ 1.3%	567	+ 22.2%
9/19/2026	1,406	+ 4.5%	578	+ 20.7%
9/26/2026	1,430	+ 4.2%	576	+ 16.4%
10/3/2026	1,452	+ 4.2%	575	+ 16.4%
10/10/2026	1,413	+ 0.4%	567	+ 16.2%
3-Month Avg.	1,390	+ 3.1%	562	+ 19.9%

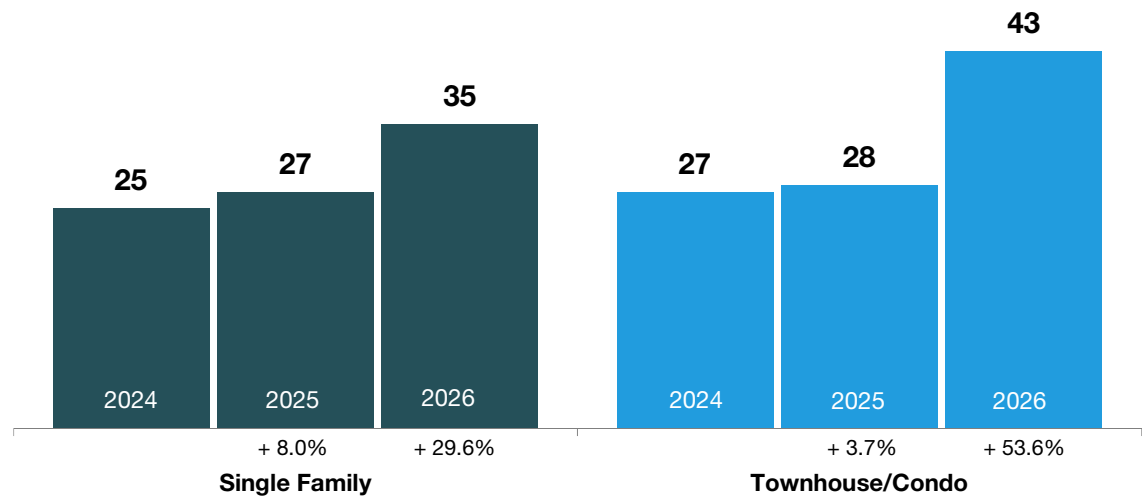
Historical Inventory of Homes for Sale



Days on Market Until Sale

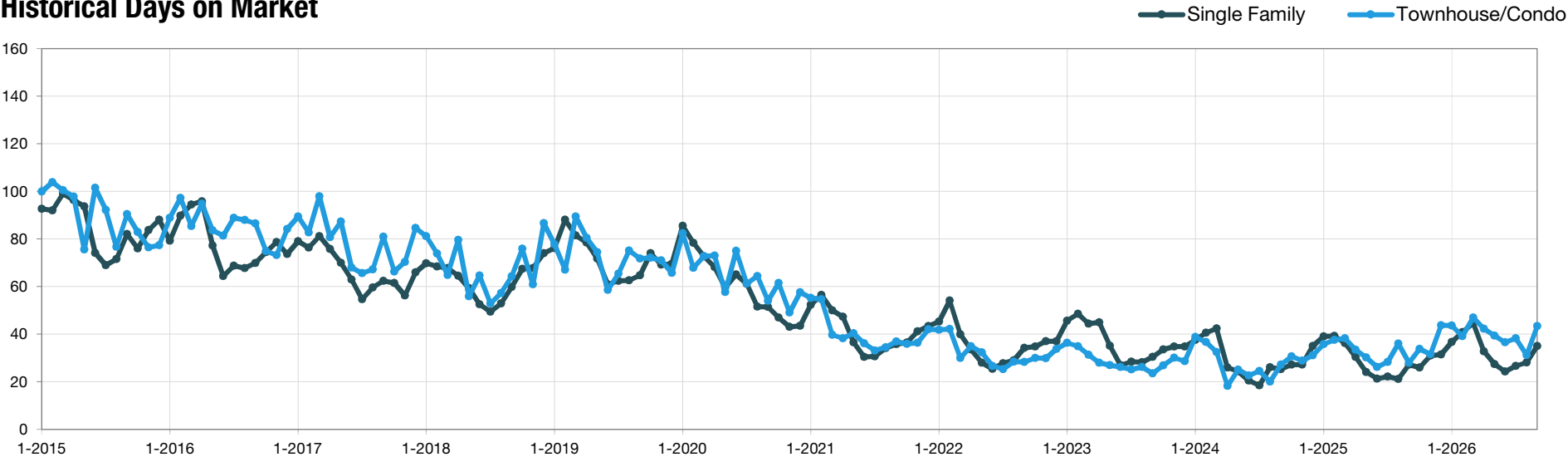
Average number of days between when a property is listed and when an offer is accepted in a given month.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Oct-2025	26	- 3.7%	34	+ 9.7%
Nov-2025	31	+ 14.8%	32	+ 10.3%
Dec-2025	31	- 11.4%	44	+ 41.9%
Jan-2026	37	- 5.1%	44	+ 22.2%
Feb-2026	41	+ 5.1%	39	+ 2.6%
Mar-2026	45	+ 25.0%	47	+ 23.7%
Apr-2026	33	+ 10.0%	42	+ 27.3%
May-2026	27	+ 12.5%	39	+ 30.0%
Jun-2026	24	+ 14.3%	37	+ 42.3%
Jul-2026	27	+ 22.7%	38	+ 35.7%
Aug-2026	28	+ 33.3%	31	- 13.9%
Sep-2026	35	+ 29.6%	43	+ 53.6%
Average	32	+ 12.3%	39	+ 23.8%

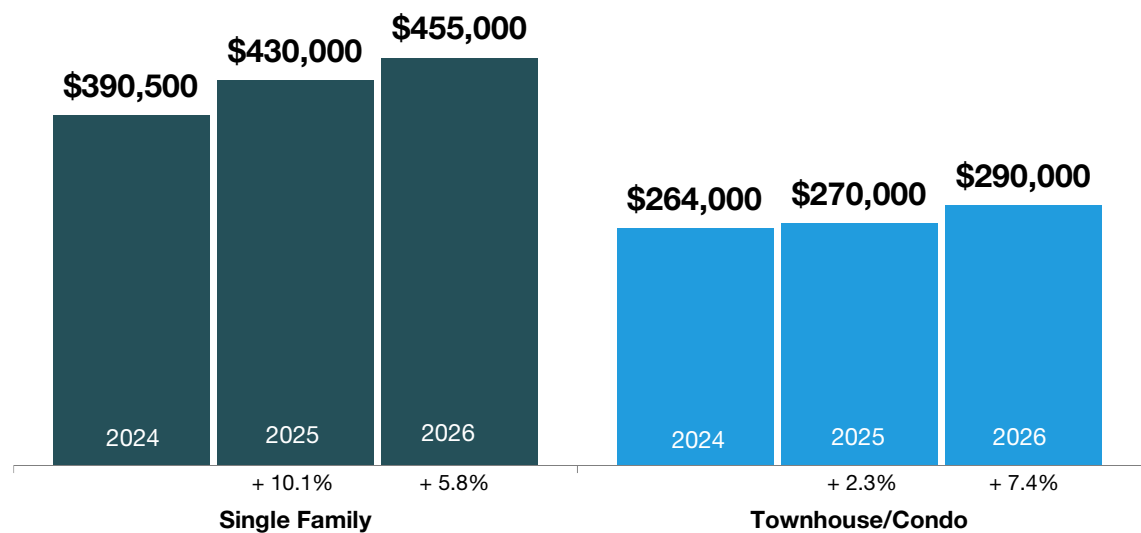
Historical Days on Market



Median Sales Price

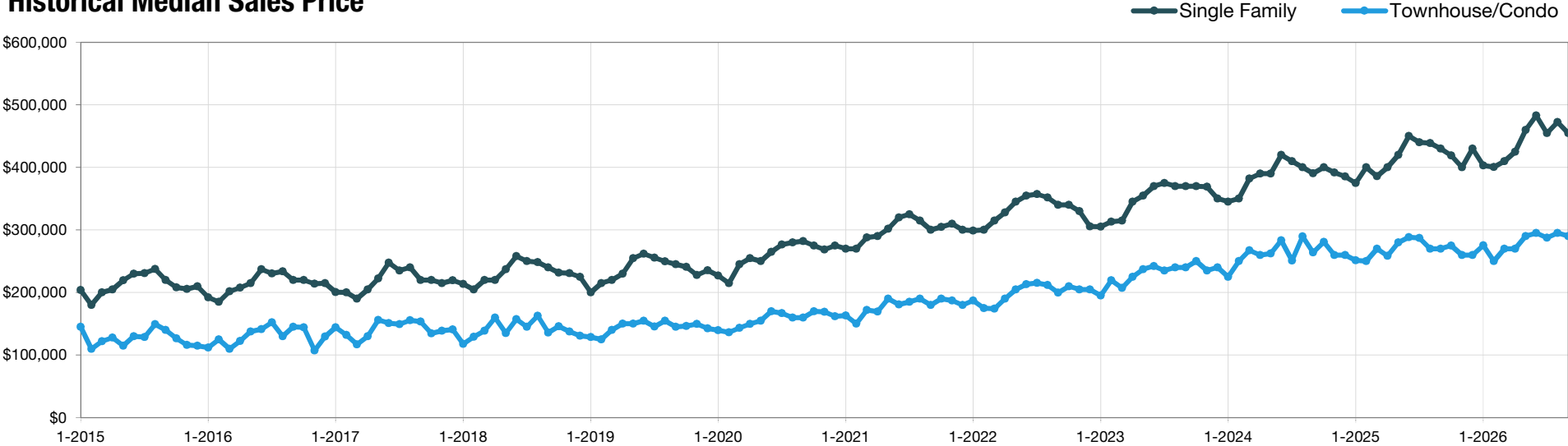
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Oct-2025	\$419,000	+ 4.8%	\$275,000	- 2.1%
Nov-2025	\$400,000	+ 2.1%	\$260,000	+ 0.0%
Dec-2025	\$430,000	+ 11.5%	\$260,000	0.0%
Jan-2026	\$403,000	+ 7.5%	\$275,500	+ 9.5%
Feb-2026	\$400,500	+ 0.1%	\$250,000	0.0%
Mar-2026	\$410,000	+ 6.2%	\$270,000	0.0%
Apr-2026	\$425,000	+ 6.3%	\$270,000	+ 4.4%
May-2026	\$460,000	+ 9.5%	\$290,000	+ 3.6%
Jun-2026	\$483,050	+ 7.3%	\$295,000	+ 2.3%
Jul-2026	\$455,000	+ 3.4%	\$287,500	+ 0.2%
Aug-2026	\$472,500	+ 7.6%	\$294,950	+ 9.2%
Sep-2026	\$455,000	+ 5.8%	\$290,000	+ 7.4%
Median	\$427,500	+ 6.2%	\$275,250	+ 1.3%

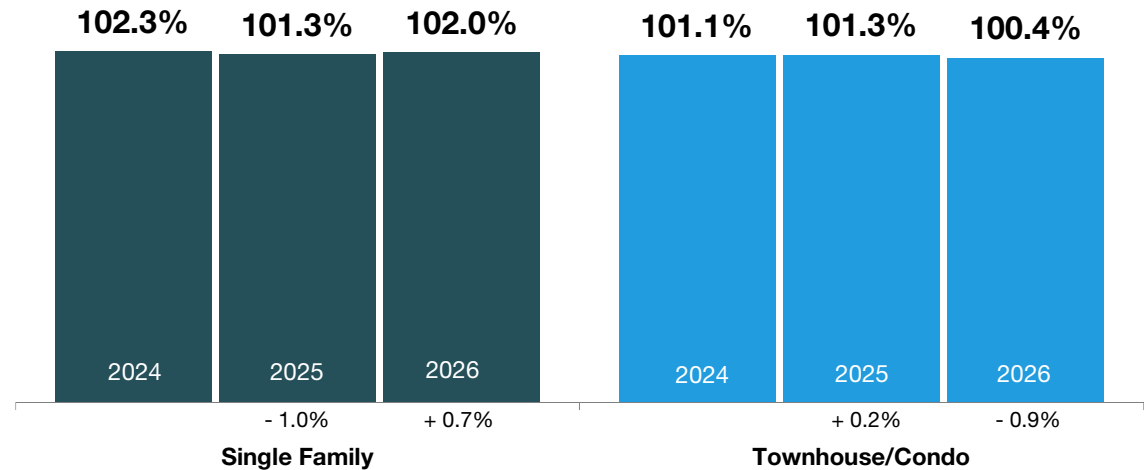
Historical Median Sales Price



Percent of List Price Received

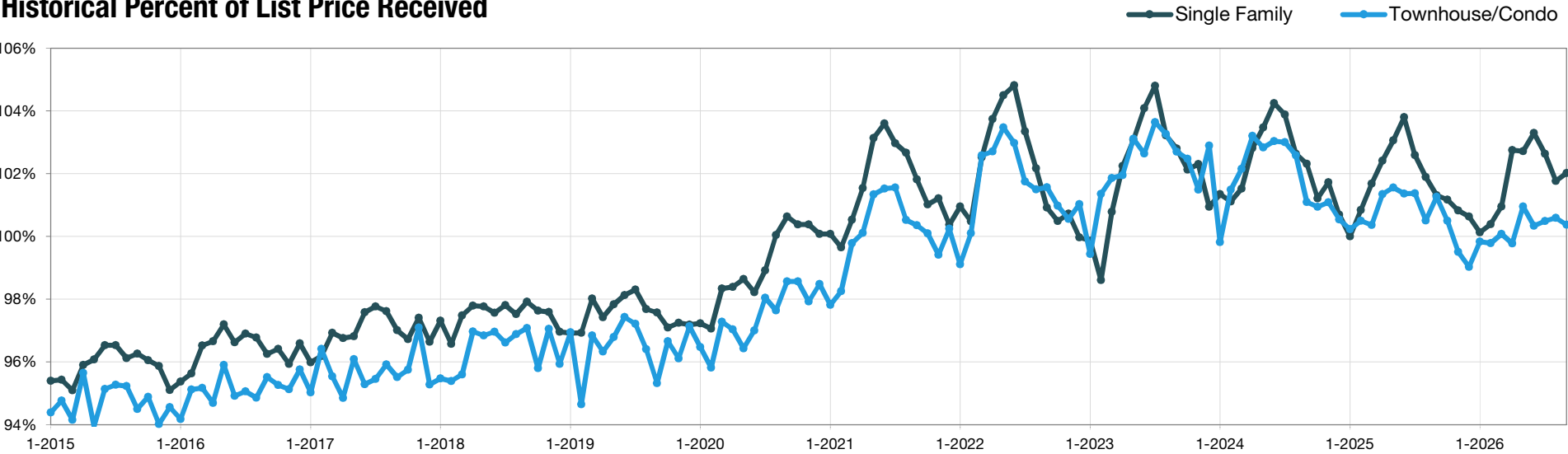
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Oct-2025	101.2%	0.0%	100.5%	- 0.4%
Nov-2025	100.8%	- 0.9%	99.5%	- 1.6%
Dec-2025	100.6%	- 0.1%	99.0%	- 1.5%
Jan-2026	100.1%	+ 0.1%	99.8%	- 0.4%
Feb-2026	100.4%	- 0.4%	99.8%	- 0.7%
Mar-2026	100.9%	- 0.8%	100.1%	- 0.3%
Apr-2026	102.8%	+ 0.4%	99.8%	- 1.5%
May-2026	102.7%	- 0.4%	100.9%	- 0.7%
Jun-2026	103.3%	- 0.5%	100.3%	- 1.1%
Jul-2026	102.6%	0.0%	100.5%	- 0.9%
Aug-2026	101.8%	- 0.1%	100.6%	+ 0.1%
Sep-2026	102.0%	+ 0.7%	100.4%	- 0.9%
Average	101.6%	- 0.2%	100.1%	- 0.8%

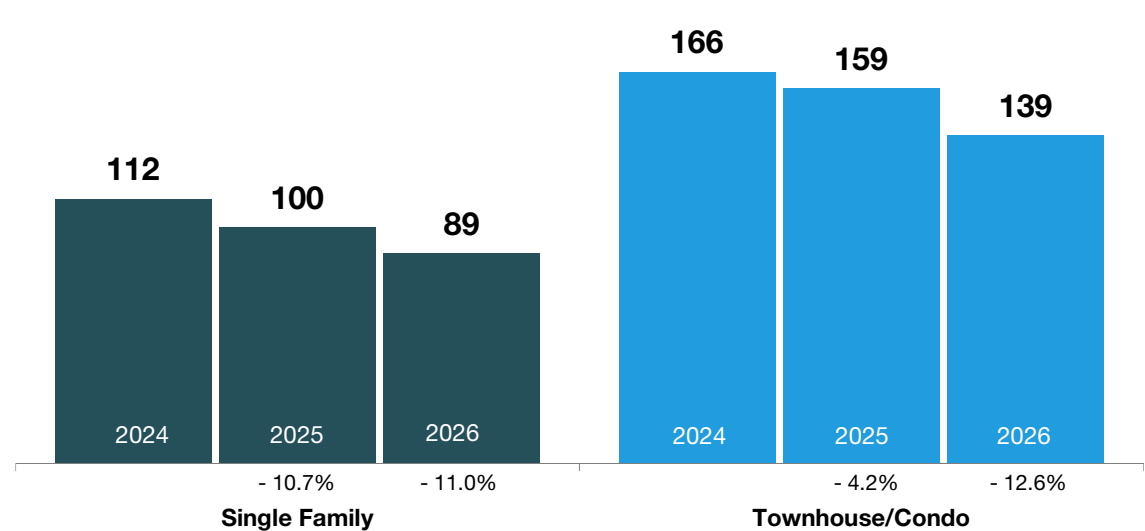
Historical Percent of List Price Received



Housing Affordability Index

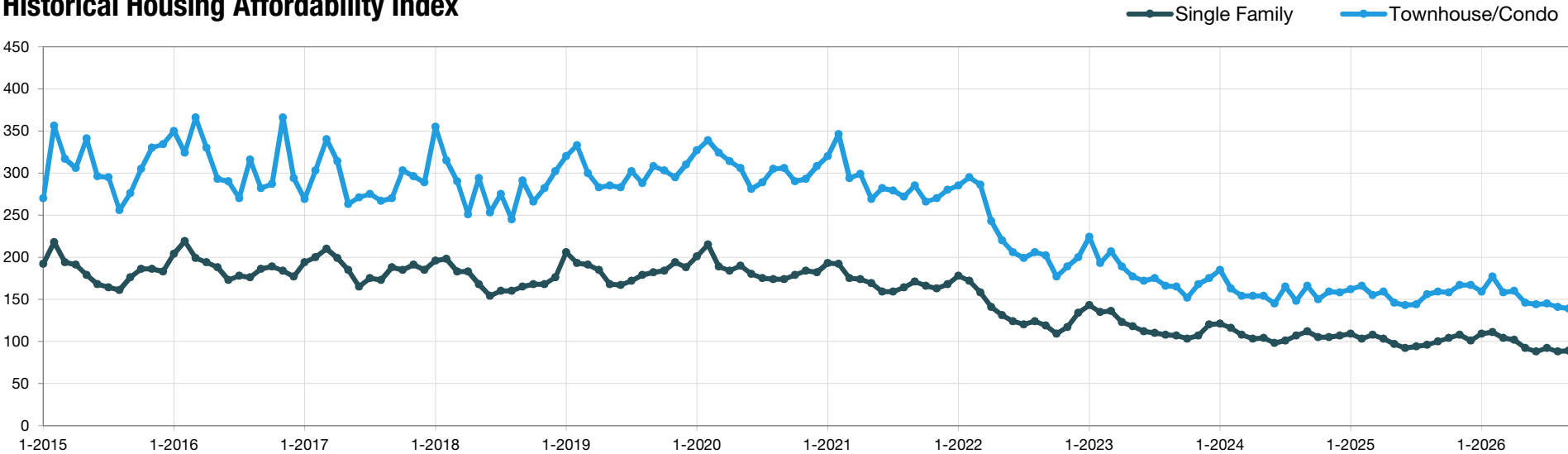
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Oct-2025	104	- 1.0%	158	+ 5.3%
Nov-2025	108	+ 2.9%	167	+ 5.0%
Dec-2025	101	- 5.6%	167	+ 5.7%
Jan-2026	109	0.0%	159	- 1.9%
Feb-2026	111	+ 7.8%	177	+ 6.6%
Mar-2026	104	- 3.7%	158	+ 1.9%
Apr-2026	102	- 1.0%	160	+ 0.6%
May-2026	92	- 5.2%	146	0.0%
Jun-2026	88	- 4.3%	144	+ 0.7%
Jul-2026	92	- 2.1%	145	+ 0.7%
Aug-2026	88	- 8.3%	141	- 9.6%
Sep-2026	89	- 11.0%	139	- 12.6%
Average	99	- 2.6%	155	+ 0.2%

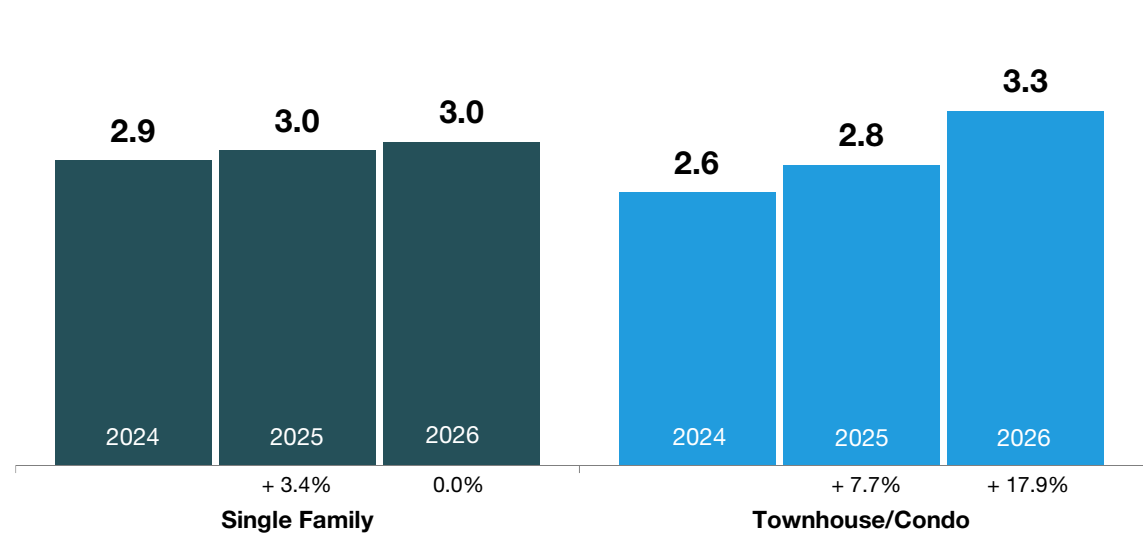
Historical Housing Affordability Index



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Oct-2025	3.1	+ 10.7%	2.7	+ 3.8%
Nov-2025	2.7	+ 8.0%	2.4	- 4.0%
Dec-2025	2.1	+ 5.0%	2.1	0.0%
Jan-2026	1.9	0.0%	2.2	0.0%
Feb-2026	1.8	- 5.3%	2.3	0.0%
Mar-2026	2.0	- 9.1%	2.6	+ 8.3%
Apr-2026	2.4	+ 4.3%	2.9	+ 11.5%
May-2026	2.9	+ 11.5%	3.2	+ 18.5%
Jun-2026	2.9	+ 7.4%	3.2	+ 14.3%
Jul-2026	2.9	+ 3.6%	3.2	+ 18.5%
Aug-2026	2.9	0.0%	3.3	+ 32.0%
Sep-2026	3.0	0.0%	3.3	+ 17.9%
Average	2.6	+ 3.0%	2.8	+ 10.1%

Historical Months Supply of Inventory

