

# Weekly Market Activity Report

New Haven County



## For Week Ending June 6, 2026

Data current as of June 16, 2026

The U.S. median asking rent across the 50 largest metros dropped 1.7% from a year earlier to \$1,673 in April, according to Realtor.com, marking the 33rd consecutive month of year-over-year declines. Since peaking in August 2022, the median asking rent has declined 5.2% (\$92), though it remains \$254 higher than its pre-pandemic level in April 2019.

### SINGLE FAMILY

For the week ending June 6:

- New Listings decreased 1.1% to 178
- Pending Sales increased 12.6% to 125
- Inventory increased 8.6% to 1,312

For the month of May:

- Median Sales Price increased 9.5% to \$460,000
- Days on Market increased 12.5% to 27
- Pct of List Price Rec'd decreased 0.4% to 102.7%
- Months Supply increased 7.7% to 2.8

### TOWNHOUSE/CONDO

For the week ending June 6:

- New Listings decreased 10.1% to 62
- Pending Sales increased 17.8% to 53
- Inventory increased 15.9% to 539

For the month of May:

- Median Sales Price increased 3.6% to \$290,000
- Days on Market increased 33.3% to 40
- Pct of List Price Rec'd decreased 0.7% to 100.9%
- Months Supply increased 18.5% to 3.2

## Quick Facts

<b>- 1.1%</b>	<b>- 10.1%</b>	<b>+ 12.6%</b>	<b>+ 17.8%</b>	<b>+ 8.6%</b>	<b>+ 15.9%</b>
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

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

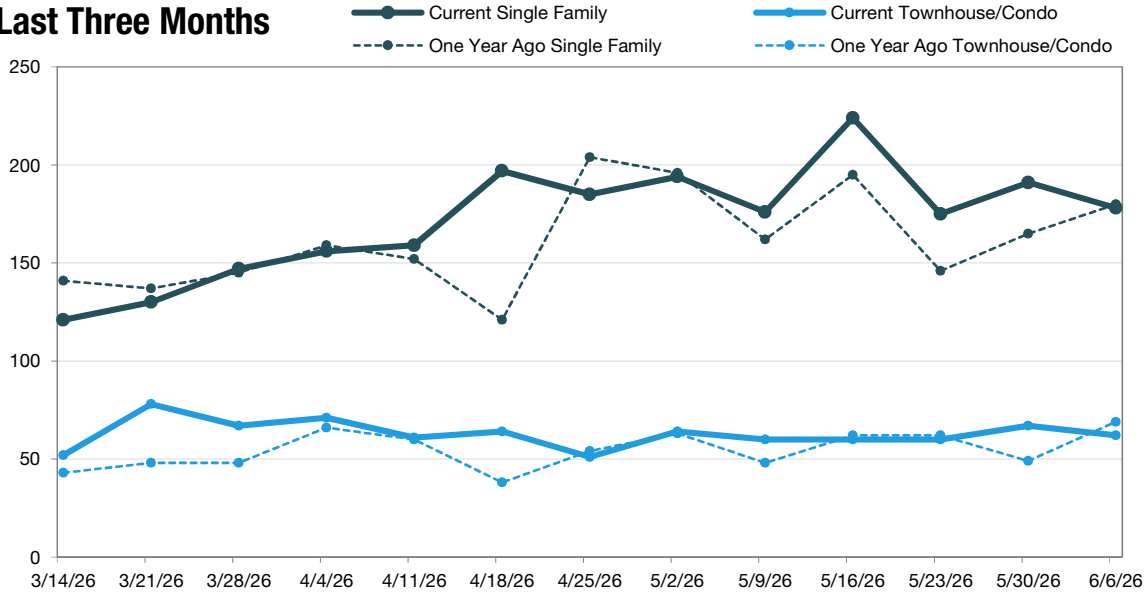
### Metrics by Month

Days on Market	<b>5</b>
Median Sales Price	<b>6</b>
Percent of List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

# New Listings

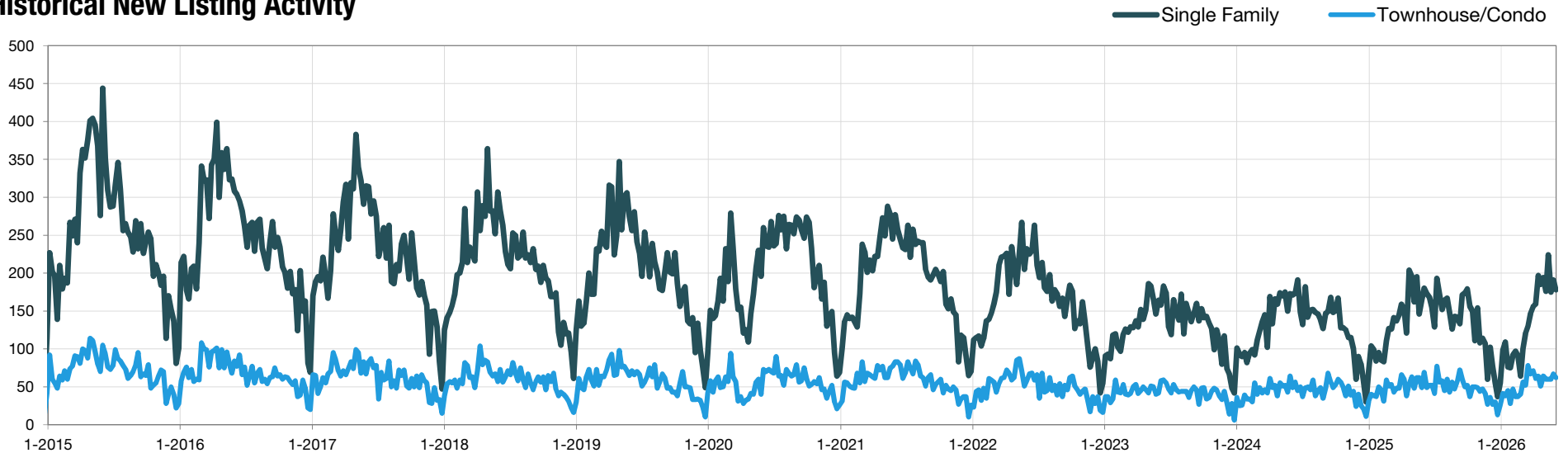
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/14/2026	121	- 14.2%	52	+ 20.9%
3/21/2026	130	- 5.1%	78	+ 62.5%
3/28/2026	147	+ 1.4%	67	+ 39.6%
4/4/2026	156	- 1.9%	71	+ 7.6%
4/11/2026	159	+ 4.6%	61	+ 1.7%
4/18/2026	197	+ 62.8%	64	+ 68.4%
4/25/2026	185	- 9.3%	51	- 5.6%
5/2/2026	194	- 1.0%	64	+ 1.6%
5/9/2026	176	+ 8.6%	60	+ 25.0%
5/16/2026	224	+ 14.9%	60	- 3.2%
5/23/2026	175	+ 19.9%	60	- 3.2%
5/30/2026	191	+ 15.8%	67	+ 36.7%
6/6/2026	178	- 1.1%	62	- 10.1%
<b>3-Month Avg.</b>	<b>172</b>	<b>+ 6.2%</b>	<b>63</b>	<b>+ 15.1%</b>

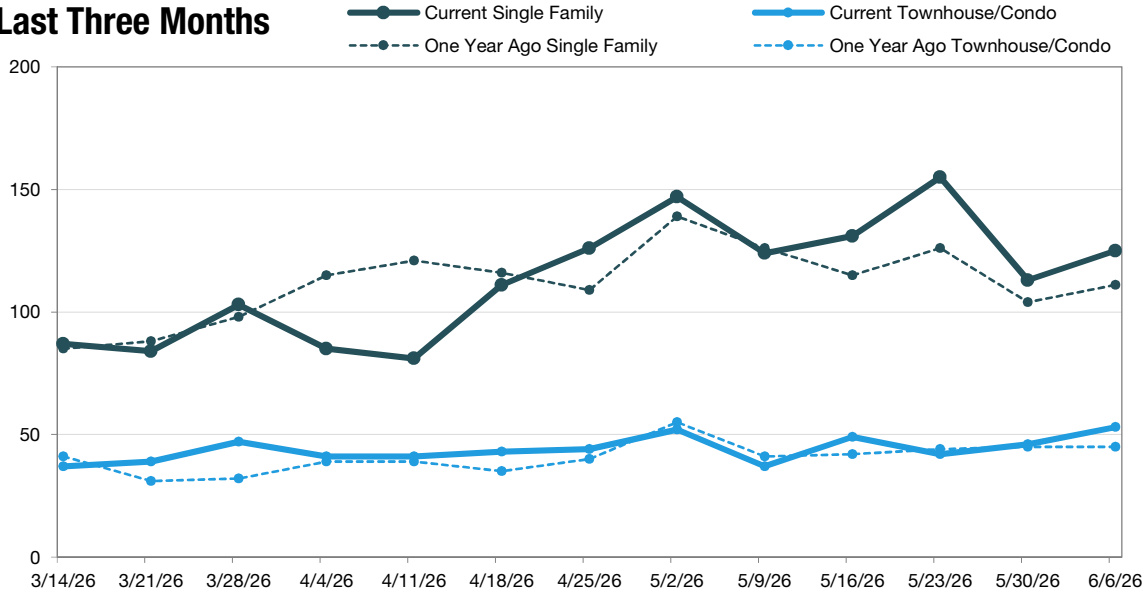
## Historical New Listing Activity



# Pending Sales

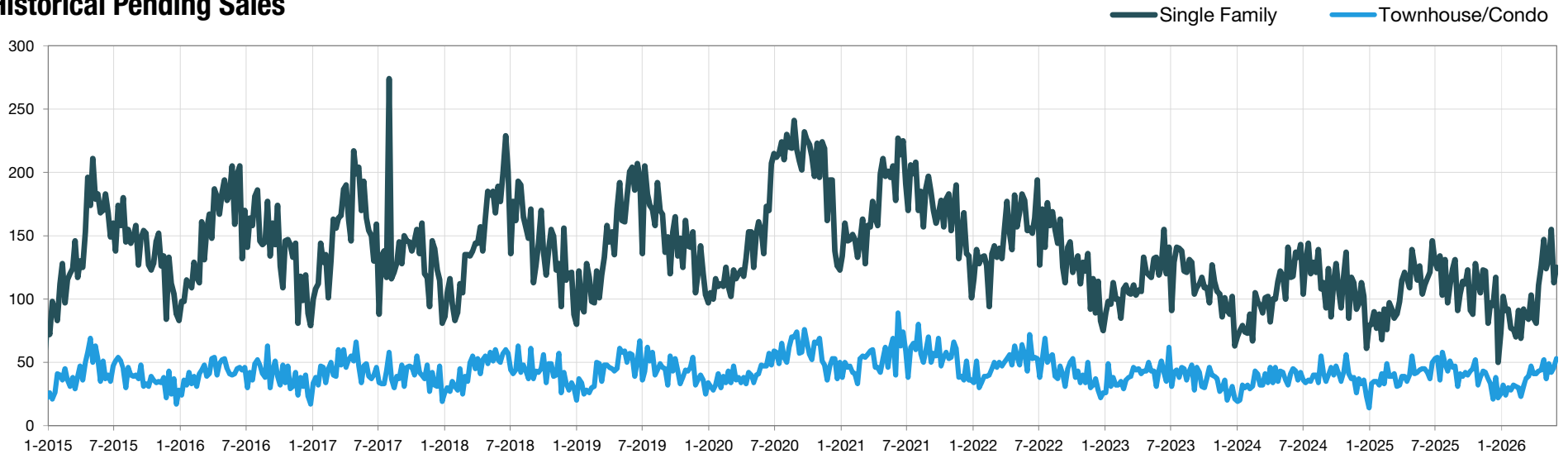
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/14/2026	87	+ 2.4%	37	- 9.8%
3/21/2026	84	- 4.5%	39	+ 25.8%
3/28/2026	103	+ 5.1%	47	+ 46.9%
4/4/2026	85	- 26.1%	41	+ 5.1%
4/11/2026	81	- 33.1%	41	+ 5.1%
4/18/2026	111	- 4.3%	43	+ 22.9%
4/25/2026	126	+ 15.6%	44	+ 10.0%
5/2/2026	147	+ 5.8%	52	- 5.5%
5/9/2026	124	- 1.6%	37	- 9.8%
5/16/2026	131	+ 13.9%	49	+ 16.7%
5/23/2026	155	+ 23.0%	42	- 4.5%
5/30/2026	113	+ 8.7%	46	+ 2.2%
6/6/2026	125	+ 12.6%	53	+ 17.8%
<b>3-Month Avg.</b>	<b>113</b>	<b>+ 1.3%</b>	<b>44</b>	<b>+ 7.9%</b>

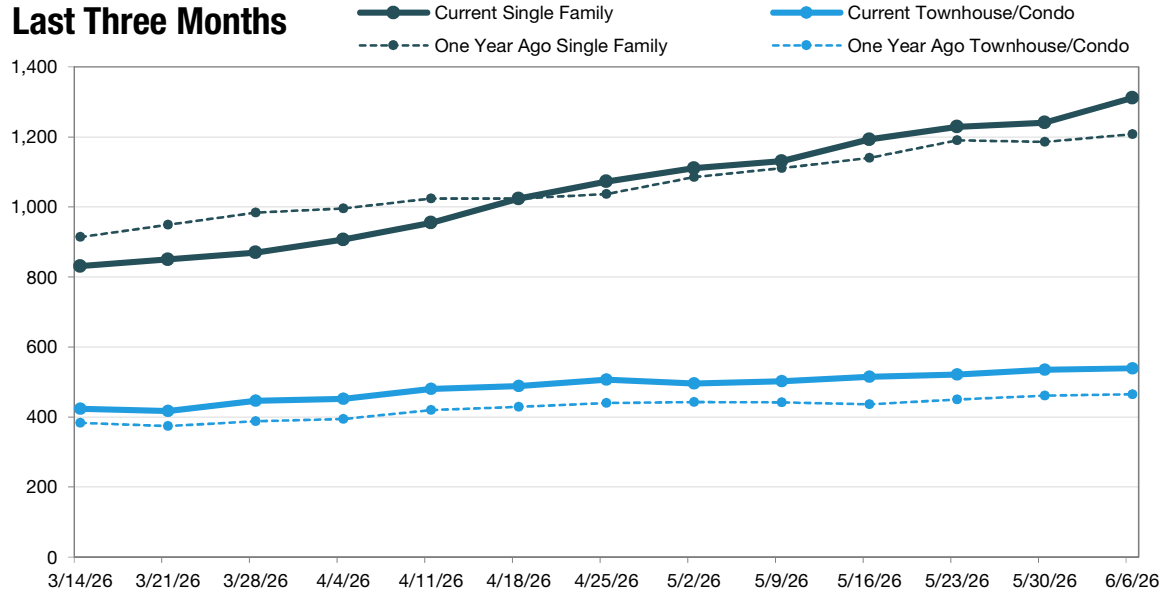
## Historical Pending Sales



# Inventory of Homes for Sale

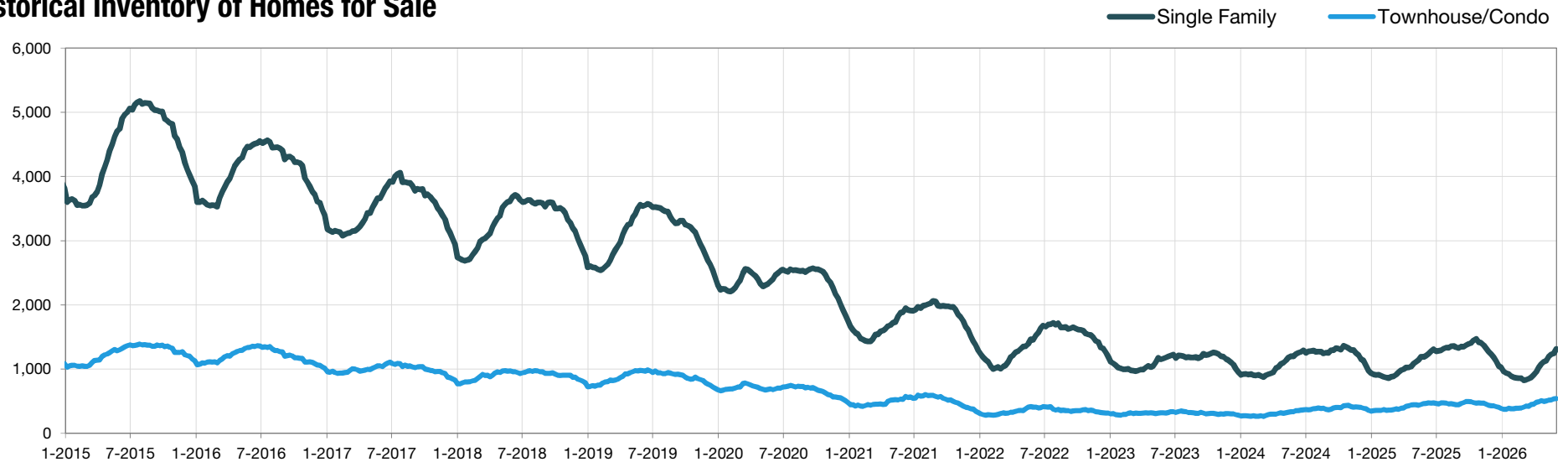
The number of properties available for sale in active status at the end of a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/14/2026	831	- 9.1%	423	+ 10.4%
3/21/2026	850	- 10.4%	417	+ 11.5%
3/28/2026	870	- 11.6%	446	+ 14.9%
4/4/2026	907	- 8.9%	452	+ 14.7%
4/11/2026	955	- 6.7%	480	+ 14.3%
4/18/2026	1,024	0.0%	488	+ 13.8%
4/25/2026	1,073	+ 3.5%	507	+ 15.2%
5/2/2026	1,111	+ 2.4%	496	+ 12.0%
5/9/2026	1,131	+ 1.8%	502	+ 13.6%
5/16/2026	1,193	+ 4.6%	515	+ 18.1%
5/23/2026	1,229	+ 3.2%	521	+ 15.8%
5/30/2026	1,241	+ 4.6%	535	+ 16.1%
6/6/2026	1,312	+ 8.6%	539	+ 15.9%
<b>3-Month Avg.</b>	<b>1,056</b>	<b>- 0.9%</b>	<b>486</b>	<b>+ 14.4%</b>

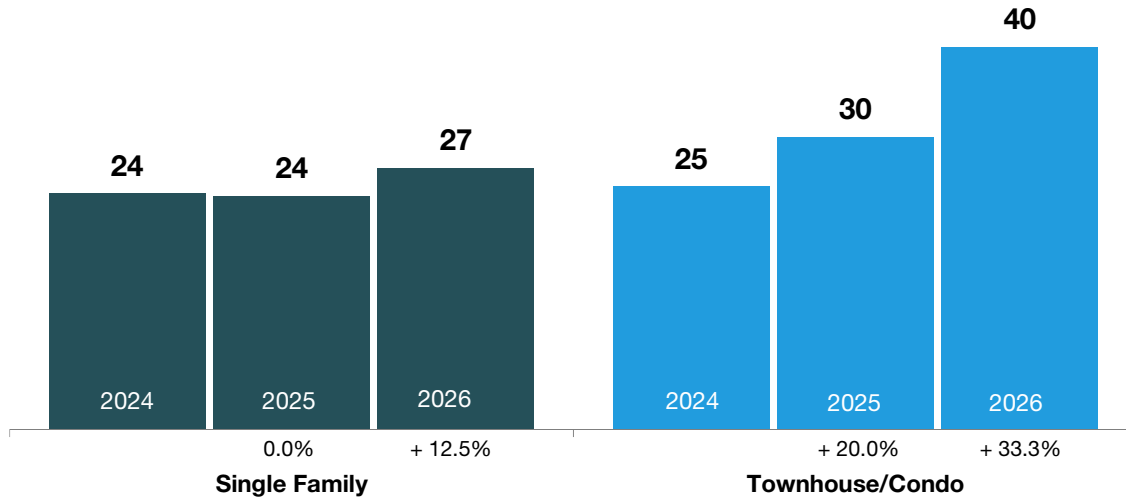
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

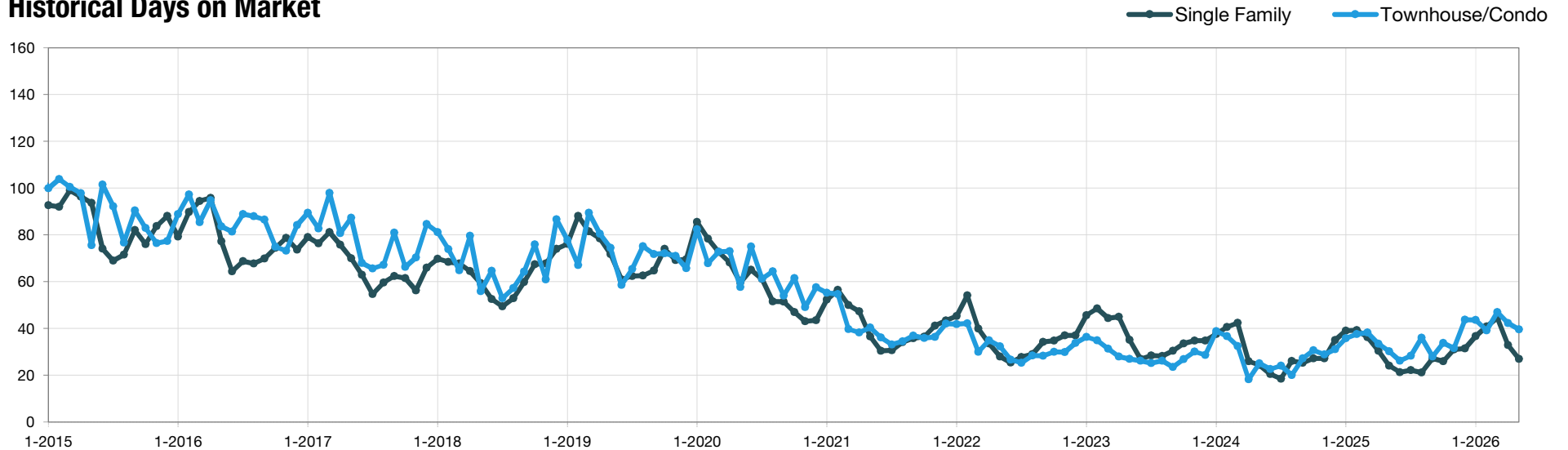
Average number of days between when a property is listed and when an offer is accepted in a given month.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	21	+ 5.0%	26	+ 13.0%
Jul-2025	22	+ 22.2%	28	+ 16.7%
Aug-2025	21	- 19.2%	36	+ 80.0%
Sep-2025	27	+ 8.0%	28	+ 3.7%
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%	40	+ 33.3%
<b>Average</b>	<b>30</b>	<b>+ 5.3%</b>	<b>37</b>	<b>+ 23.7%</b>

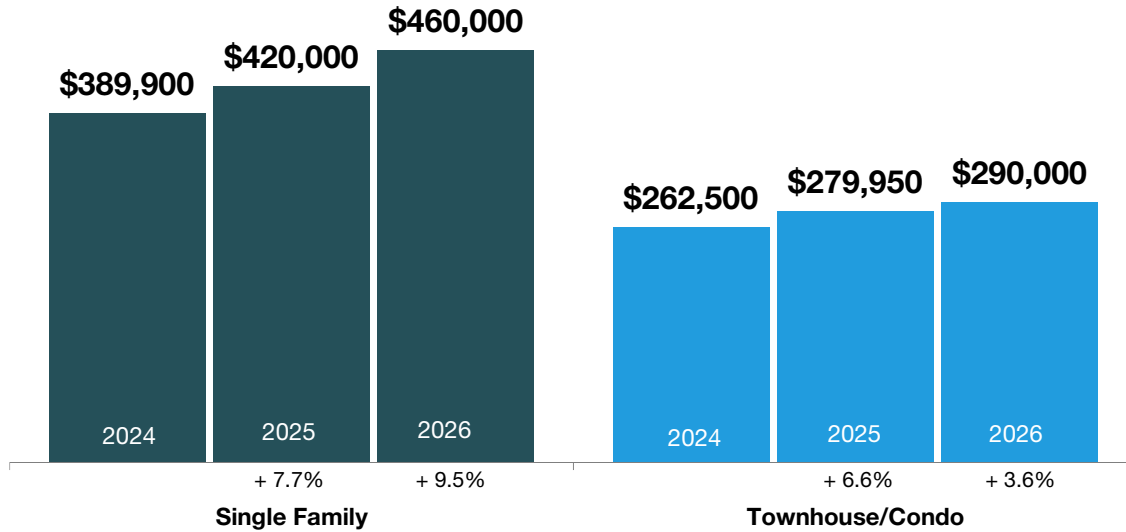
## Historical Days on Market



# Median Sales Price

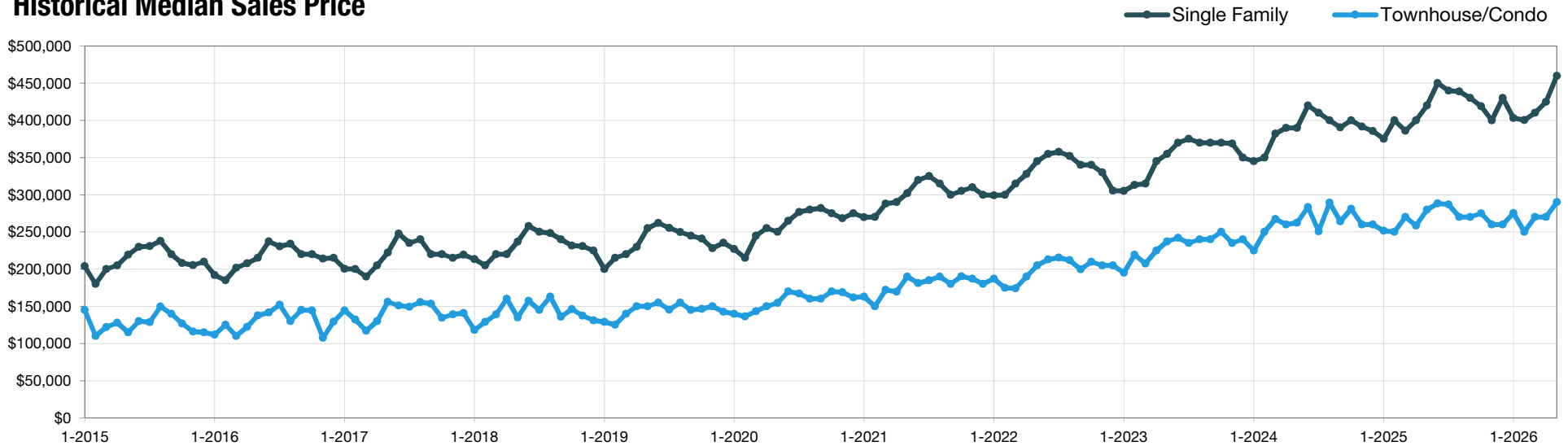
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	\$450,000	+ 7.1%	\$288,250	+ 1.7%
Jul-2025	\$440,000	+ 7.3%	\$287,000	+ 14.3%
Aug-2025	\$439,000	+ 9.7%	\$270,000	- 6.7%
Sep-2025	\$430,000	+ 10.1%	\$270,000	+ 2.3%
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%
<b>Median</b>	<b>\$427,500</b>	<b>+ 7.2%</b>	<b>\$270,000</b>	<b>+ 0.9%</b>

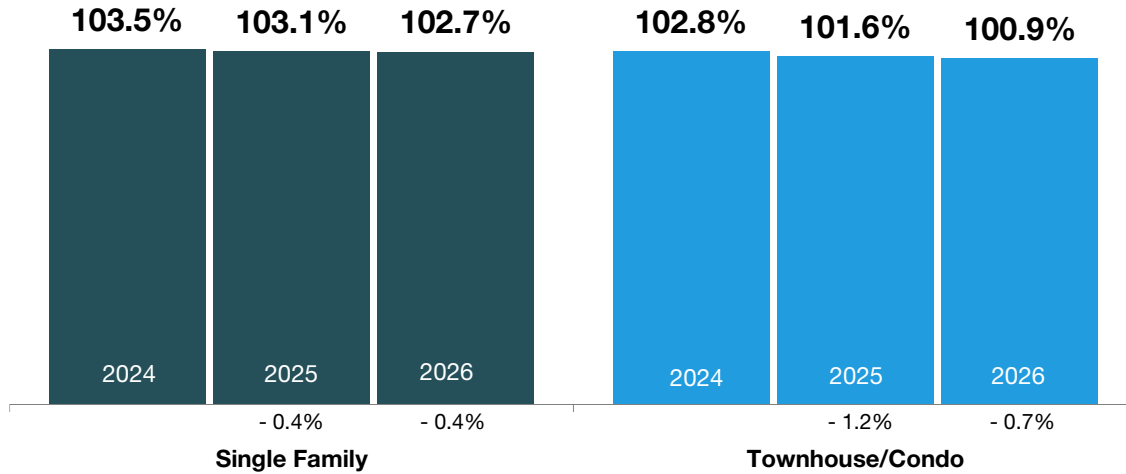
## Historical Median Sales Price



# Percent of List Price Received

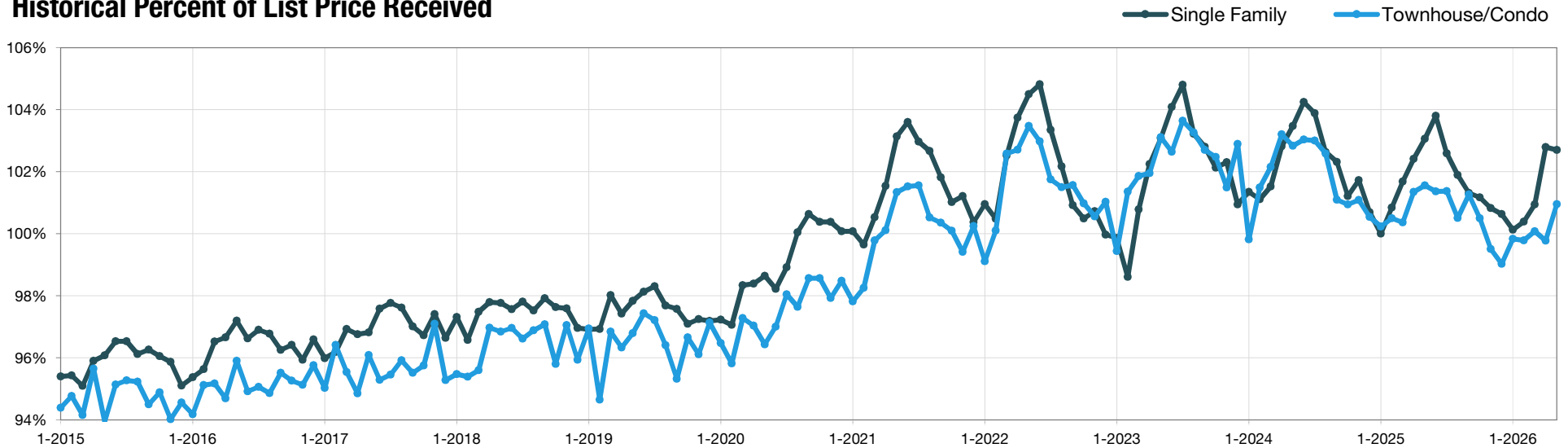
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	103.8%	-0.4%	101.4%	-1.6%
Jul-2025	102.6%	-1.3%	101.4%	-1.6%
Aug-2025	101.9%	-0.7%	100.5%	-2.0%
Sep-2025	101.3%	-1.0%	101.3%	+0.2%
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%
<b>Average</b>	<b>101.6%</b>	<b>-0.4%</b>	<b>100.3%</b>	<b>-1.0%</b>

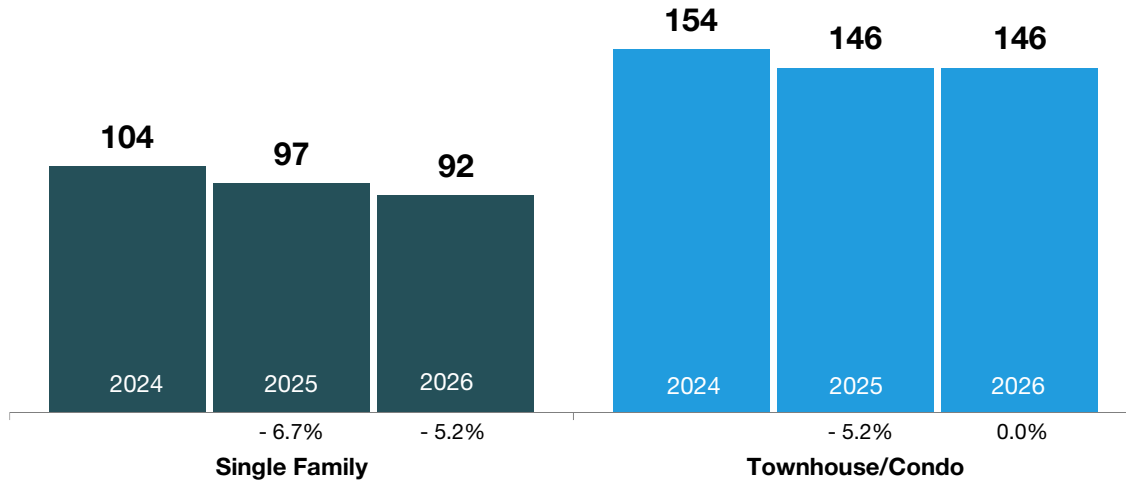
## Historical Percent of List Price Received



# Housing Affordability Index

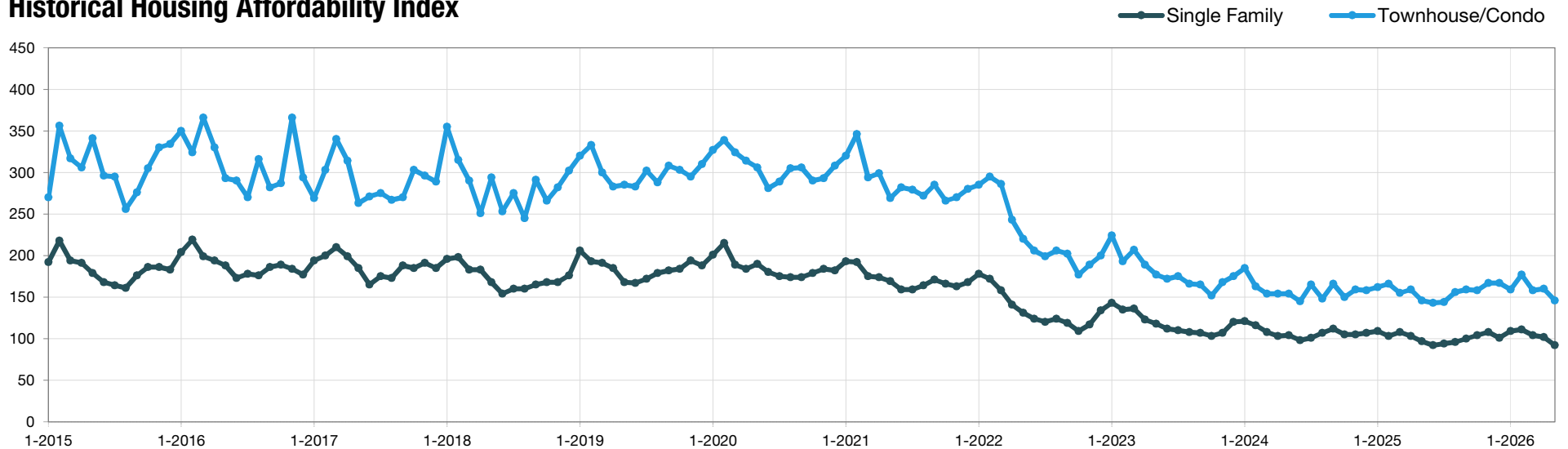
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	92	- 6.1%	143	- 1.4%
Jul-2025	94	- 6.9%	144	- 12.7%
Aug-2025	96	- 10.3%	156	+ 5.4%
Sep-2025	100	- 10.7%	159	- 4.2%
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%
Average	101	- 3.3%	158	+ 0.9%

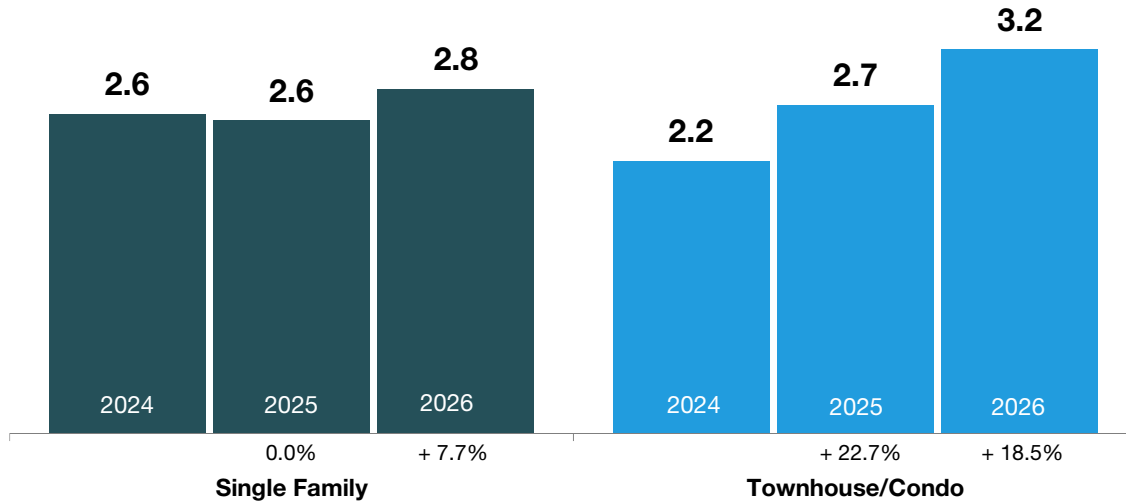
## Historical Housing Affordability Index



# 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.

## May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	2.7	-3.6%	2.7	+17.4%
Jul-2025	2.8	+3.7%	2.7	+12.5%
Aug-2025	2.9	+7.4%	2.5	+8.7%
Sep-2025	3.0	+3.4%	2.8	+7.7%
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	2.8	+7.7%	3.2	+18.5%
Average	2.5	+2.7%	2.6	+7.0%

## Historical Months Supply of Inventory

