

Weekly Market Activity Report

New Haven County



For Week Ending April 18, 2026

Data current as of April 28, 2026

U.S. sales of new residential homes fell 17.6% month-over-month and 11.3% year-over-year to a seasonally adjusted annual rate of 587,000 units in January, according to the most recent data from the U.S. Census Bureau. The median new-home sales price declined 4.5% from the previous month to \$400,500, a 6.8% decrease from the same time last year.

SINGLE FAMILY

For the week ending April 18:

- New Listings increased 58.7% to 192
- Pending Sales increased 0.9% to 117
- Inventory decreased 1.1% to 1,013

For the month of March:

- Median Sales Price increased 6.2% to \$410,000
- Days on Market increased 25.0% to 45
- Pct of List Price Rec'd decreased 0.8% to 100.9%
- Months Supply decreased 9.1% to 2.0

TOWNHOUSE/CONDO

For the week ending April 18:

- New Listings increased 68.4% to 64
- Pending Sales increased 31.4% to 46
- Inventory increased 11.7% to 479

For the month of March:

- Median Sales Price remained flat at \$270,000
- Days on Market increased 23.7% to 47
- Pct of List Price Rec'd decreased 0.3% to 100.1%
- Months Supply increased 8.3% to 2.6

Quick Facts

+ 58.7%	+ 68.4%	+ 0.9%	+ 31.4%	- 1.1%	+ 11.7%
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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Inventory of Homes for Sale	4

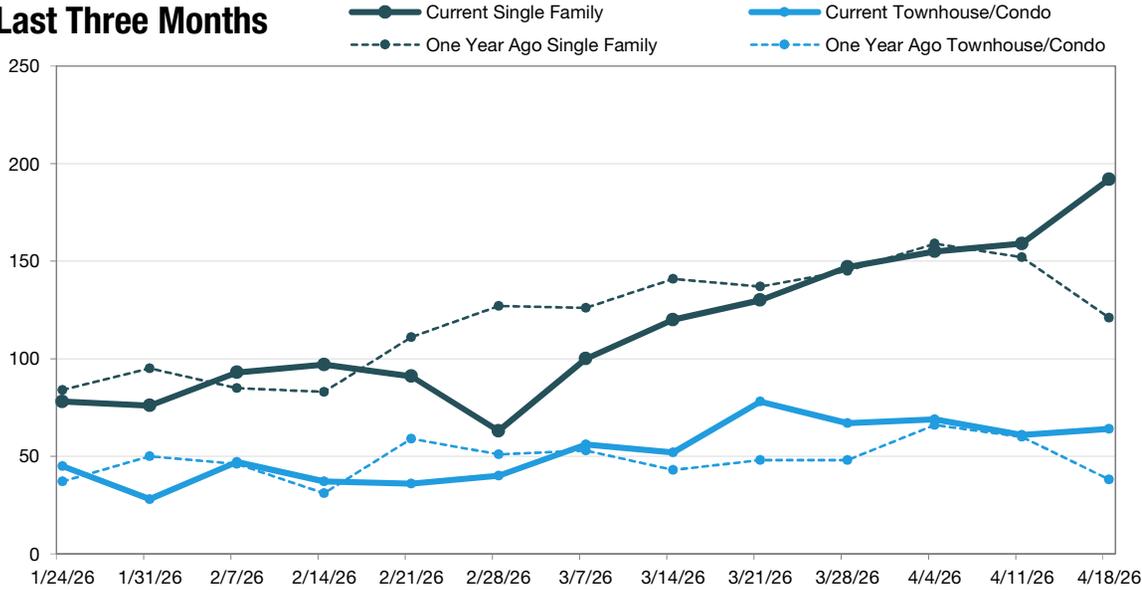
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New Listings

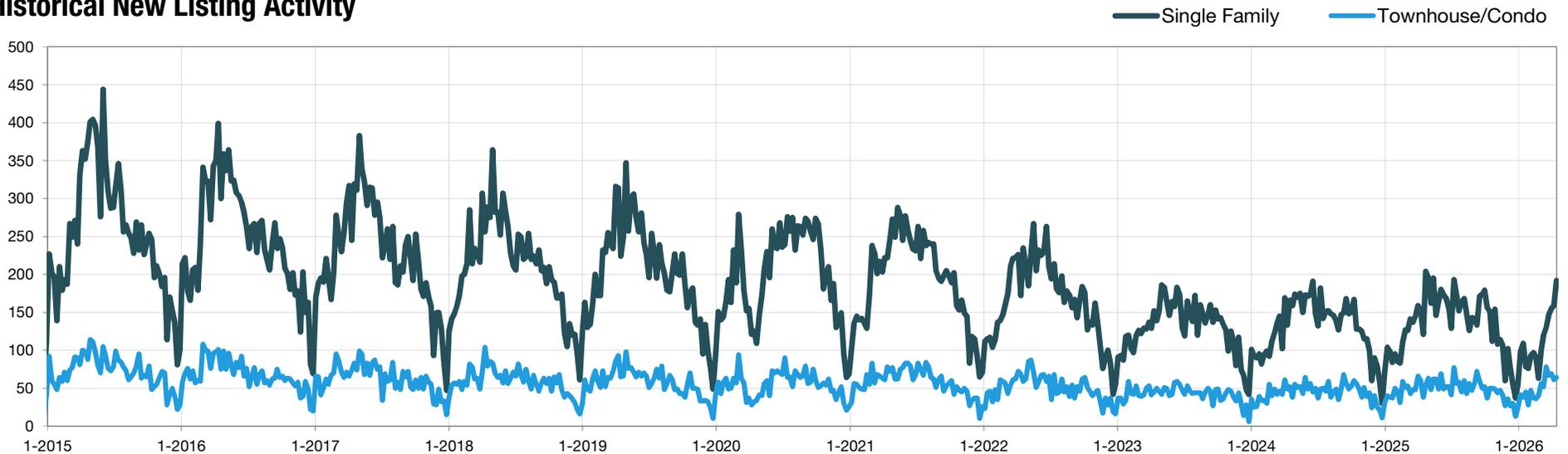
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/24/2026	78	- 7.1%	45	+ 21.6%
1/31/2026	76	- 20.0%	28	- 44.0%
2/7/2026	93	+ 9.4%	47	+ 2.2%
2/14/2026	97	+ 16.9%	37	+ 19.4%
2/21/2026	91	- 18.0%	36	- 39.0%
2/28/2026	63	- 50.4%	40	- 21.6%
3/7/2026	100	- 20.6%	56	+ 5.7%
3/14/2026	120	- 14.9%	52	+ 20.9%
3/21/2026	130	- 5.1%	78	+ 62.5%
3/28/2026	147	+ 1.4%	67	+ 39.6%
4/4/2026	155	- 2.5%	69	+ 4.5%
4/11/2026	159	+ 4.6%	61	+ 1.7%
4/18/2026	192	+ 58.7%	64	+ 68.4%
3-Month Avg.	115	- 4.2%	52	+ 7.9%

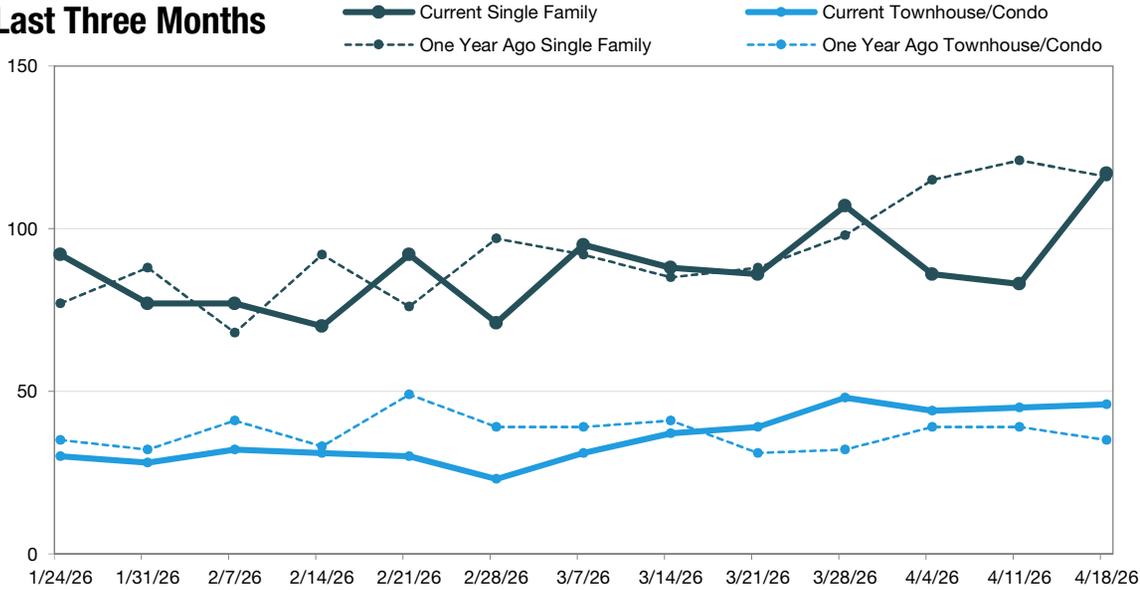
Historical New Listing Activity



Pending Sales

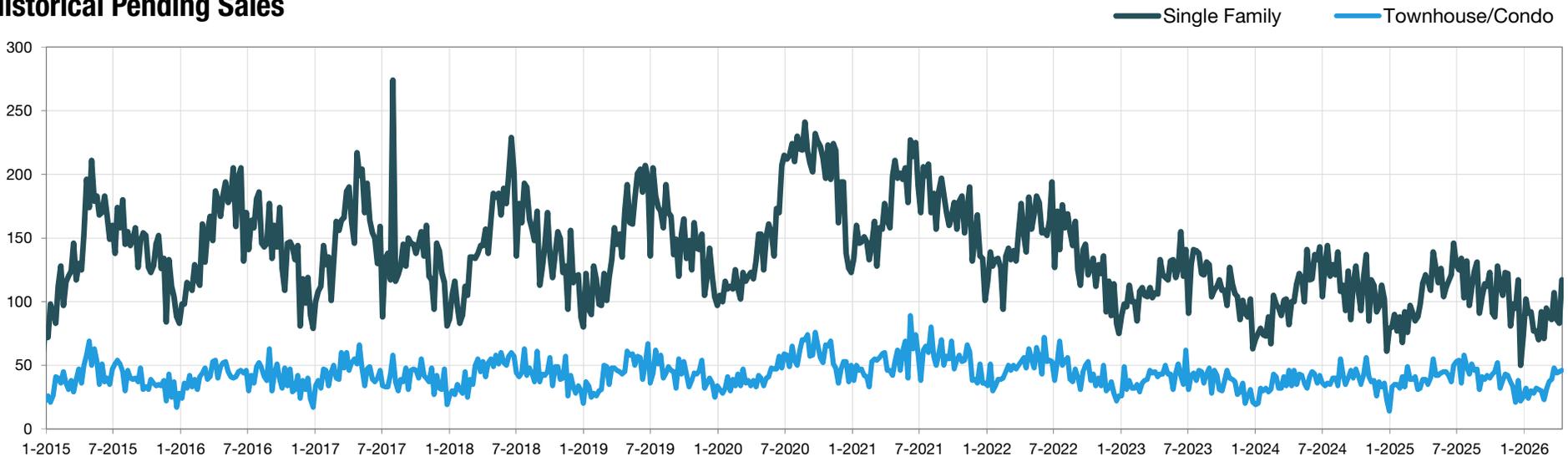
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/24/2026	92	+ 19.5%	30	- 14.3%
1/31/2026	77	- 12.5%	28	- 12.5%
2/7/2026	77	+ 13.2%	32	- 22.0%
2/14/2026	70	- 23.9%	31	- 6.1%
2/21/2026	92	+ 21.1%	30	- 38.8%
2/28/2026	71	- 26.8%	23	- 41.0%
3/7/2026	95	+ 3.3%	31	- 20.5%
3/14/2026	88	+ 3.5%	37	- 9.8%
3/21/2026	86	- 2.3%	39	+ 25.8%
3/28/2026	107	+ 9.2%	48	+ 50.0%
4/4/2026	86	- 25.2%	44	+ 12.8%
4/11/2026	83	- 31.4%	45	+ 15.4%
4/18/2026	117	+ 0.9%	46	+ 31.4%
3-Month Avg.	88	- 5.9%	36	- 4.3%

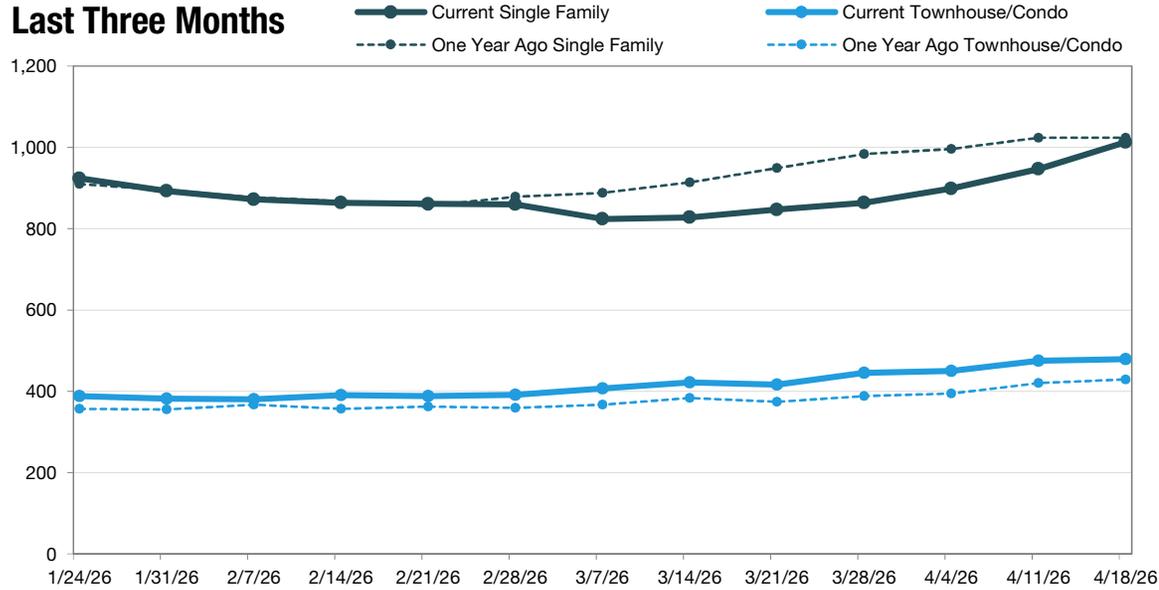
Historical Pending Sales



Inventory of Homes for Sale

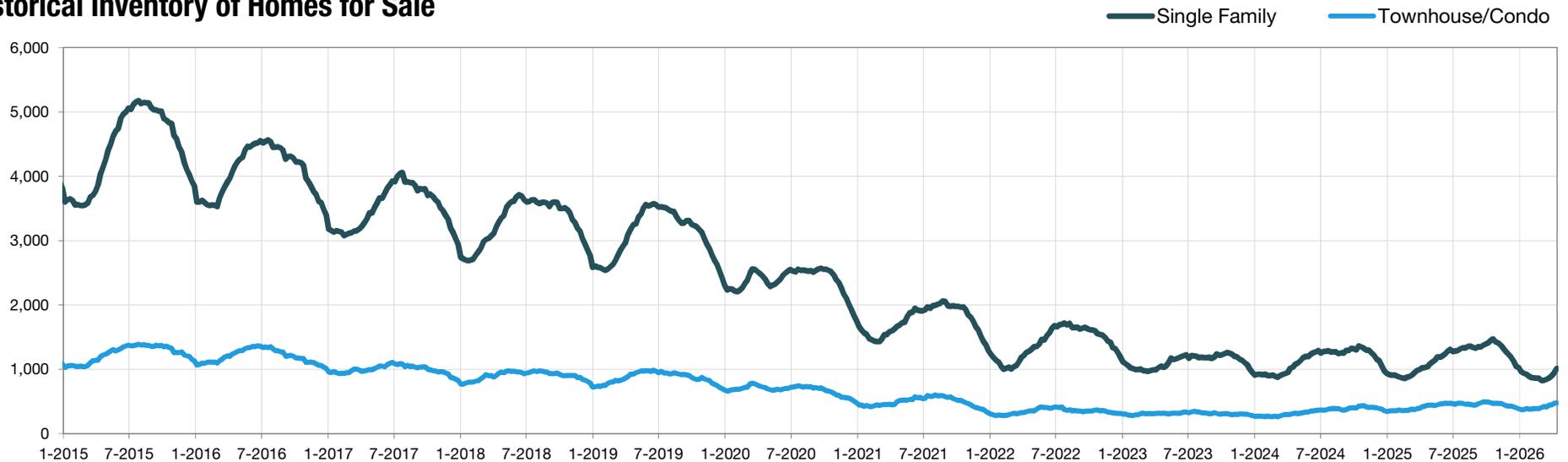
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/24/2026	924	+ 1.5%	388	+ 8.7%
1/31/2026	893	- 0.2%	382	+ 7.6%
2/7/2026	872	- 0.6%	380	+ 3.5%
2/14/2026	864	- 0.5%	390	+ 9.2%
2/21/2026	861	+ 0.6%	388	+ 7.2%
2/28/2026	860	- 2.2%	391	+ 8.9%
3/7/2026	824	- 7.2%	407	+ 10.9%
3/14/2026	828	- 9.4%	422	+ 10.2%
3/21/2026	847	- 10.7%	416	+ 11.2%
3/28/2026	864	- 12.2%	445	+ 14.7%
4/4/2026	899	- 9.7%	450	+ 14.2%
4/11/2026	947	- 7.5%	475	+ 13.1%
4/18/2026	1,013	- 1.1%	479	+ 11.7%
3-Month Avg.	884	- 4.7%	416	+ 10.2%

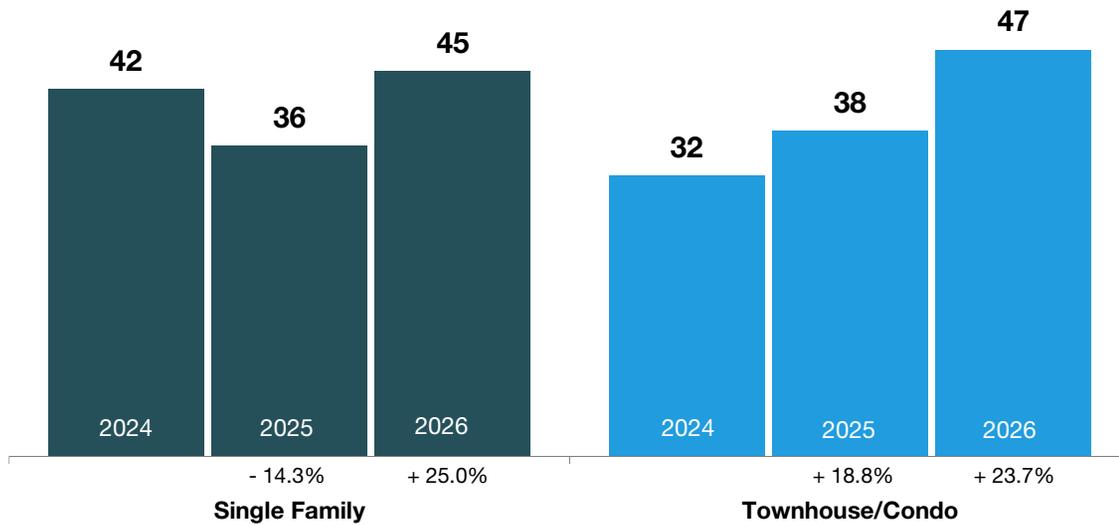
Historical Inventory of Homes for Sale



Days on Market Until Sale

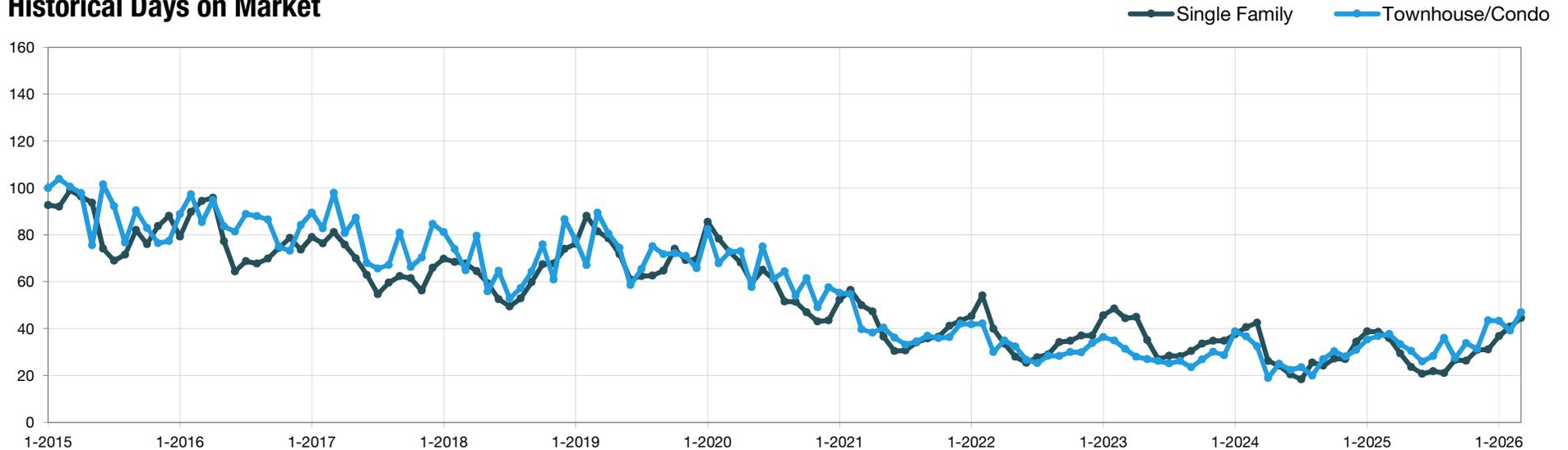
Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	29	+ 11.5%	33	+ 73.7%
May-2025	24	0.0%	30	+ 20.0%
Jun-2025	21	0.0%	26	+ 18.2%
Jul-2025	22	+ 22.2%	28	+ 16.7%
Aug-2025	21	- 16.0%	36	+ 80.0%
Sep-2025	27	+ 12.5%	27	0.0%
Oct-2025	26	- 3.7%	34	+ 13.3%
Nov-2025	31	+ 14.8%	31	+ 10.7%
Dec-2025	31	- 8.8%	43	+ 38.7%
Jan-2026	37	- 5.1%	43	+ 22.9%
Feb-2026	41	+ 5.1%	39	+ 5.4%
Mar-2026	45	+ 25.0%	47	+ 23.7%
Average	29	+ 4.8%	35	+ 26.9%

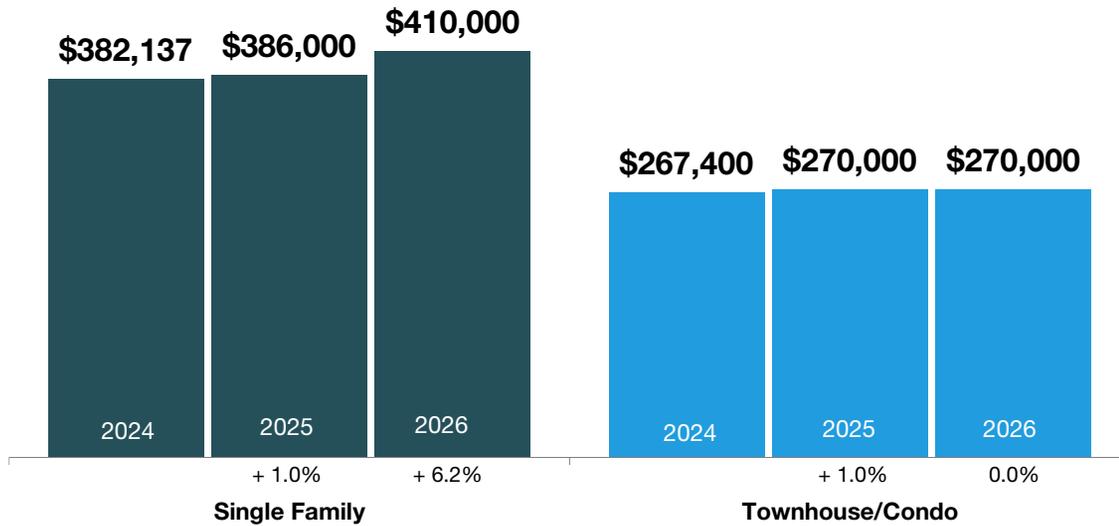
Historical Days on Market



Median Sales Price

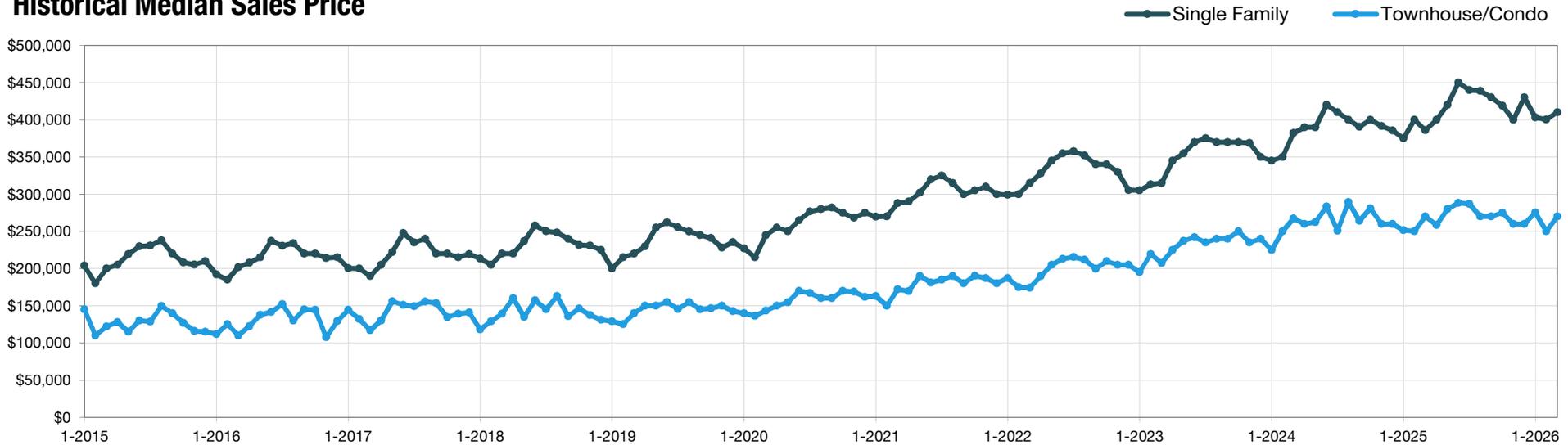
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	\$400,000	+ 2.6%	\$258,500	- 0.6%
May-2025	\$420,000	+ 7.7%	\$279,950	+ 6.6%
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%
Median	\$419,500	+ 7.2%	\$270,000	+ 0.0%

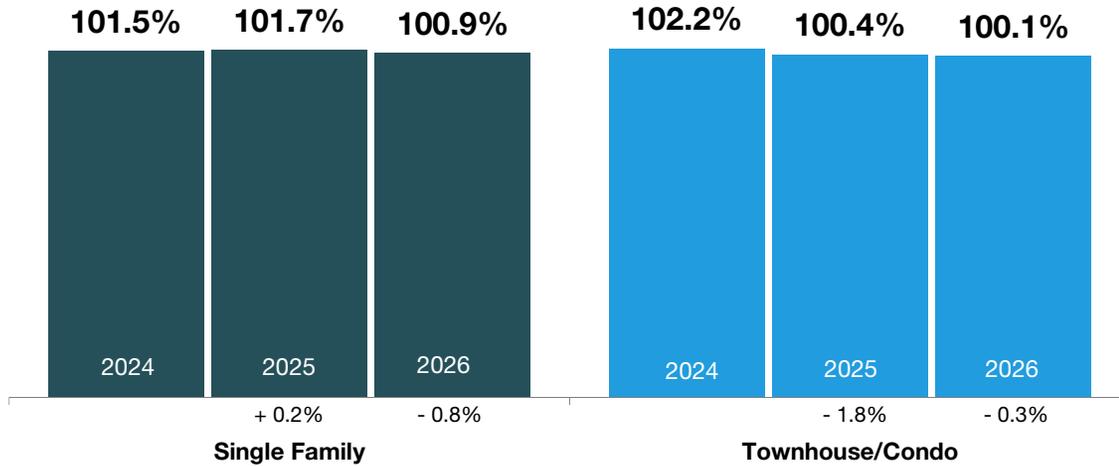
Historical Median Sales Price



Percent of List Price Received

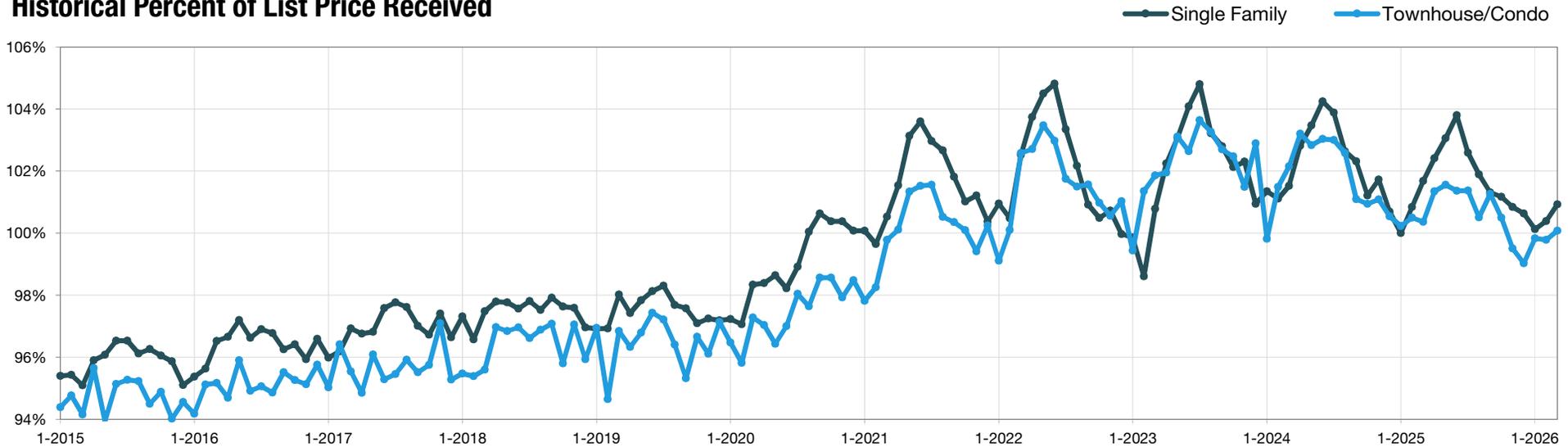
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	102.4%	- 0.4%	101.3%	- 1.8%
May-2025	103.1%	- 0.4%	101.6%	- 1.2%
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%
Average	101.6%	- 0.5%	100.5%	- 1.1%

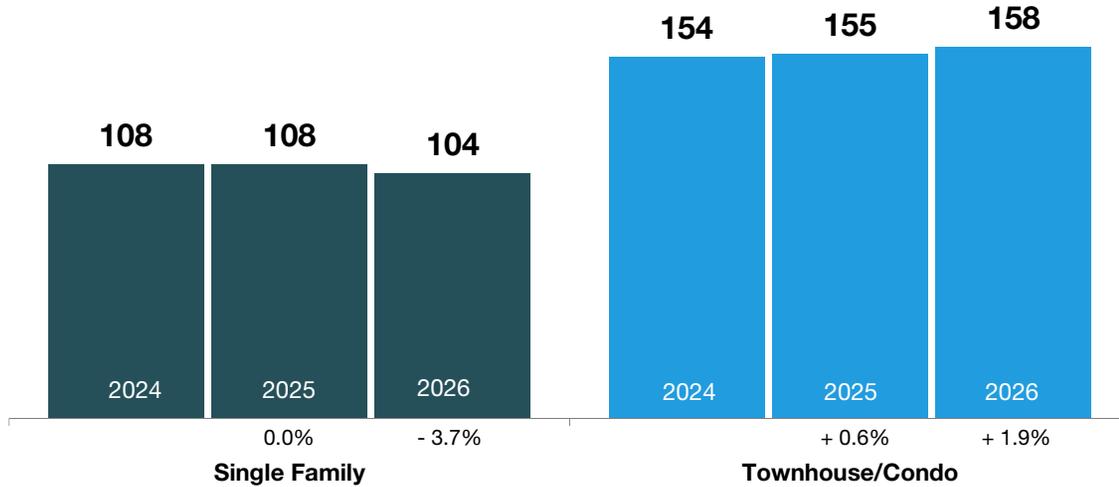
Historical Percent of List Price Received



Housing Affordability Index

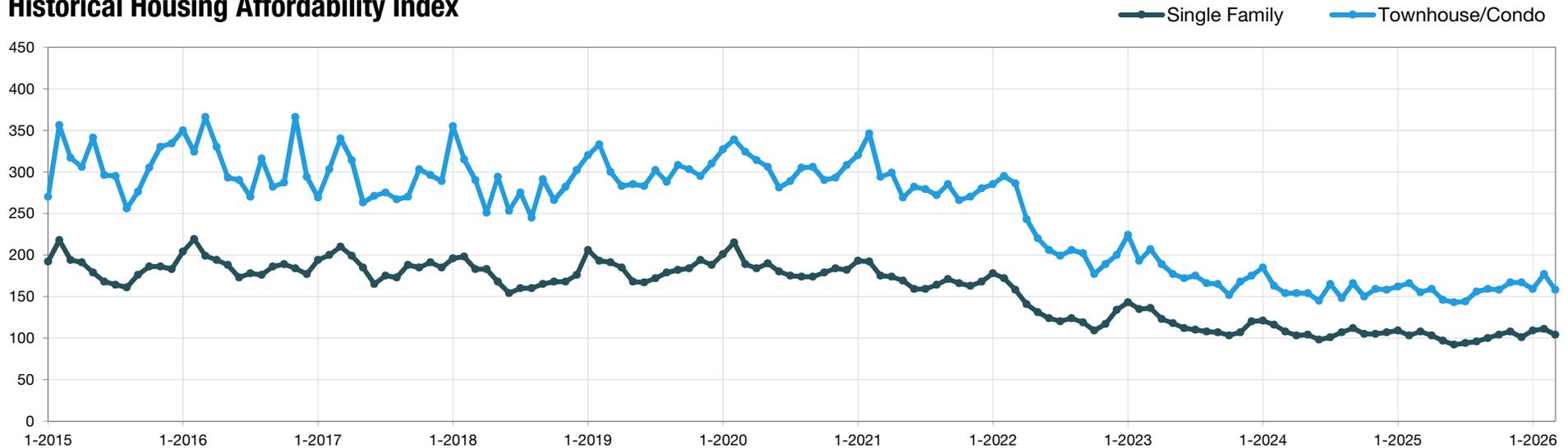
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	103	0.0%	159	+3.2%
May-2025	97	-6.7%	146	-5.2%
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%
Average	102	-3.4%	158	+0.7%

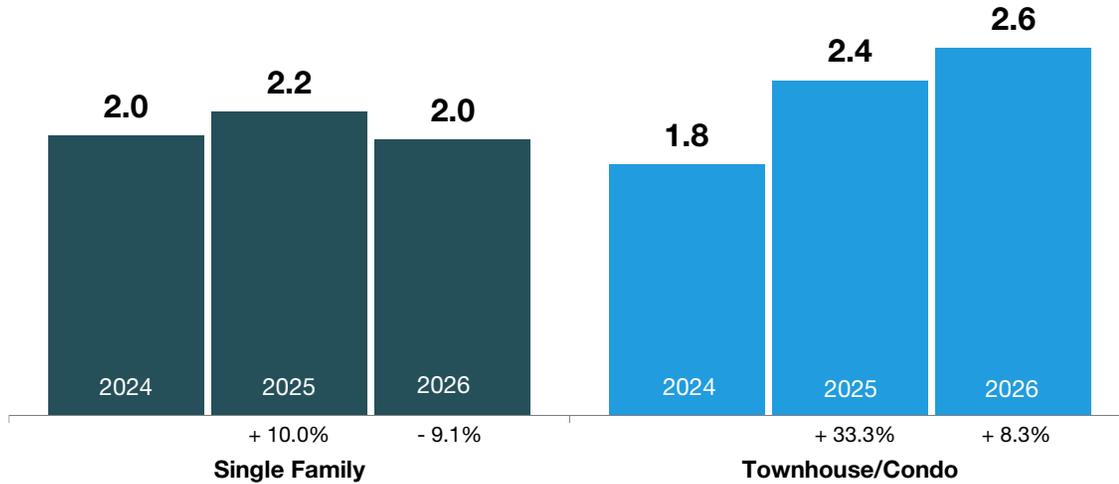
Historical Housing Affordability Index



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.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	2.3	0.0%	2.6	+36.8%
May-2025	2.6	0.0%	2.7	+22.7%
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%
Average	2.5	+1.7%	2.5	+9.5%

Historical Months Supply of Inventory

