

New Haven County

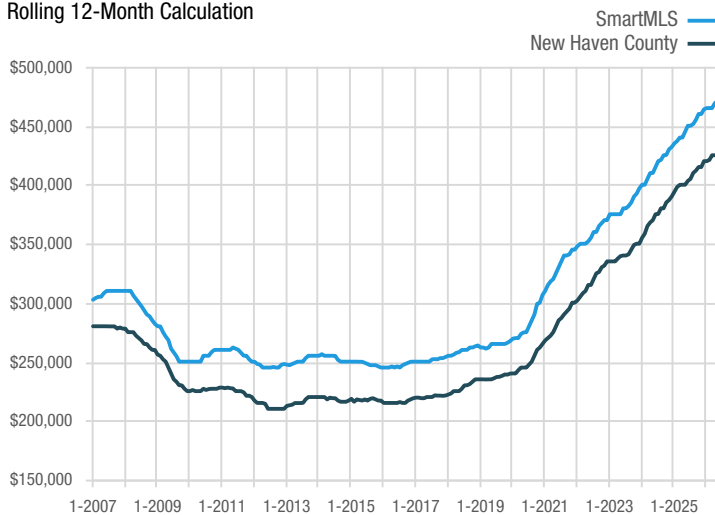
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	760	833	+ 9.6%	2,889	2,890	+ 0.0%
Pending Sales	517	569	+ 10.1%	2,147	2,142	- 0.2%
Closed Sales	508	462	- 9.1%	1,965	1,875	- 4.6%
Days on Market Until Sale	24	27	+ 12.5%	32	36	+ 12.5%
Median Sales Price*	\$420,000	\$461,000	+ 9.8%	\$400,000	\$420,000	+ 5.0%
Average Sales Price*	\$479,462	\$563,307	+ 17.5%	\$472,666	\$515,477	+ 9.1%
Percent of List Price Received*	103.1%	102.7%	- 0.4%	101.7%	101.5%	- 0.2%
Inventory of Homes for Sale	1,205	1,296	+ 7.6%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	254	265	+ 4.3%	1,069	1,140	+ 6.6%
Pending Sales	190	191	+ 0.5%	826	795	- 3.8%
Closed Sales	176	192	+ 9.1%	758	741	- 2.2%
Days on Market Until Sale	30	40	+ 33.3%	34	42	+ 23.5%
Median Sales Price*	\$279,950	\$292,500	+ 4.5%	\$261,000	\$275,000	+ 5.4%
Average Sales Price*	\$326,932	\$349,664	+ 7.0%	\$309,442	\$326,483	+ 5.5%
Percent of List Price Received*	101.6%	101.0%	- 0.6%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale	454	538	+ 18.5%	—	—	—
Months Supply of Inventory	2.7	3.1	+ 14.8%	—	—	—

* 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.

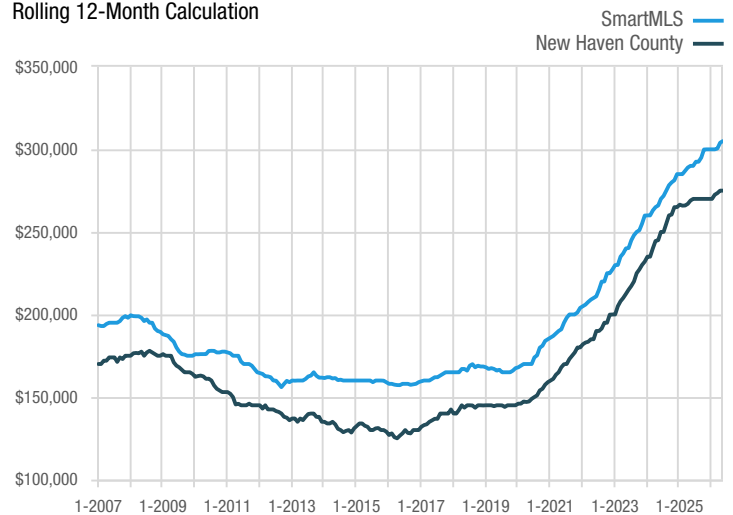
Median Sales Price - Single Family

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.