

East Haven

New Haven County

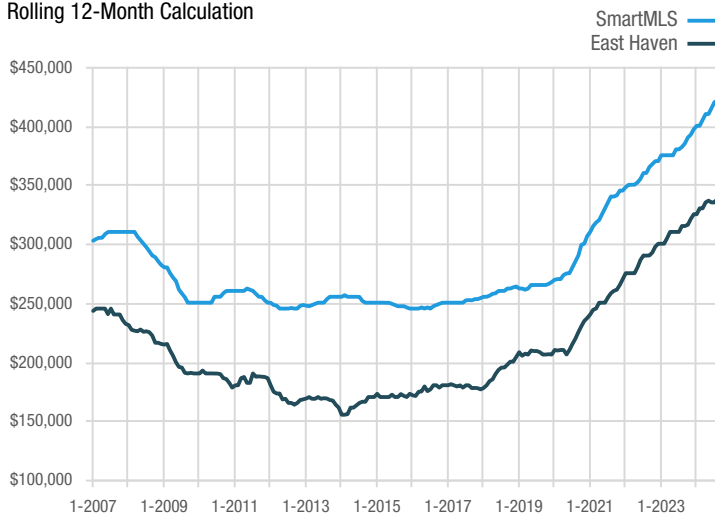
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	28	12	- 57.1%	170	175	+ 2.9%
Pending Sales	18	21	+ 16.7%	141	154	+ 9.2%
Closed Sales	21	22	+ 4.8%	139	152	+ 9.4%
Days on Market Until Sale	24	31	+ 29.2%	30	27	- 10.0%
Median Sales Price*	\$325,000	\$355,000	+ 9.2%	\$317,500	\$342,500	+ 7.9%
Average Sales Price*	\$345,122	\$468,791	+ 35.8%	\$342,219	\$371,674	+ 8.6%
Percent of List Price Received*	102.8%	102.3%	- 0.5%	101.7%	103.7%	+ 2.0%
Inventory of Homes for Sale	41	41	0.0%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	7	10	+ 42.9%	77	103	+ 33.8%
Pending Sales	9	8	- 11.1%	68	81	+ 19.1%
Closed Sales	18	13	- 27.8%	69	80	+ 15.9%
Days on Market Until Sale	36	20	- 44.4%	28	22	- 21.4%
Median Sales Price*	\$240,000	\$234,000	- 2.5%	\$228,500	\$229,000	+ 0.2%
Average Sales Price*	\$282,089	\$258,769	- 8.3%	\$263,346	\$267,186	+ 1.5%
Percent of List Price Received*	101.3%	103.0%	+ 1.7%	102.7%	101.2%	- 1.5%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
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.

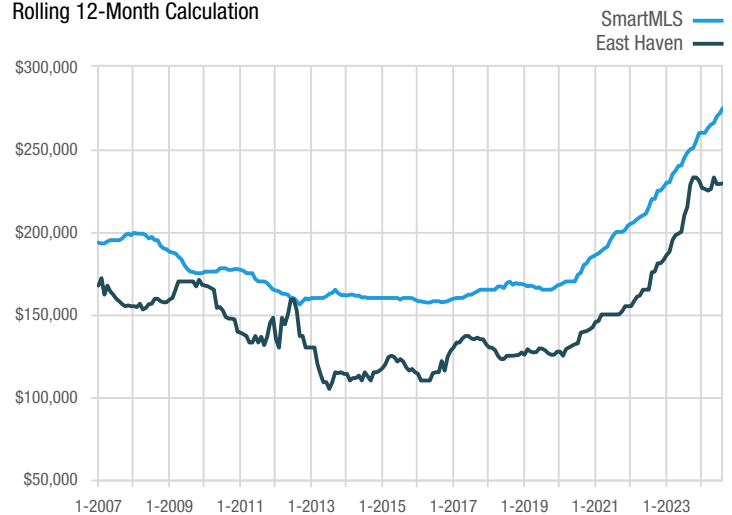
Median Sales Price - Single Family

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.