

Hamden

New Haven County

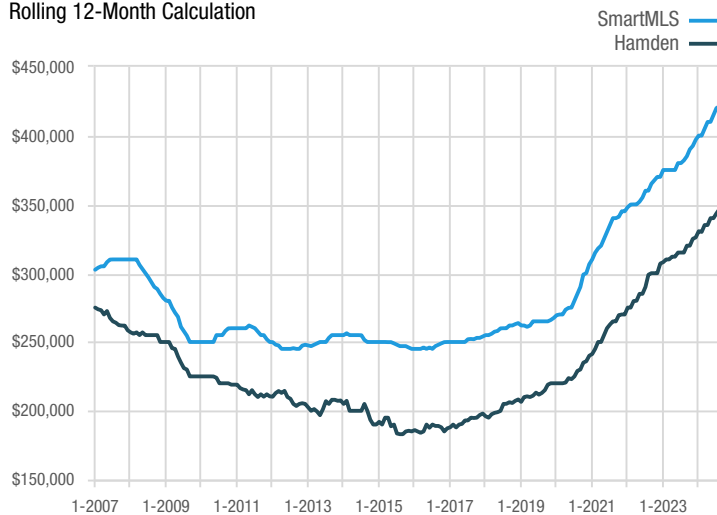
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	56	49	- 12.5%	433	446	+ 3.0%
Pending Sales	51	49	- 3.9%	381	369	- 3.1%
Closed Sales	54	61	+ 13.0%	365	374	+ 2.5%
Days on Market Until Sale	27	23	- 14.8%	38	25	- 34.2%
Median Sales Price*	\$341,950	\$365,000	+ 6.7%	\$329,900	\$358,250	+ 8.6%
Average Sales Price*	\$392,511	\$414,622	+ 5.6%	\$352,811	\$393,771	+ 11.6%
Percent of List Price Received*	102.0%	102.3%	+ 0.3%	103.1%	103.6%	+ 0.5%
Inventory of Homes for Sale	106	91	- 14.2%	—	—	—
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	20	12	- 40.0%	141	106	- 24.8%
Pending Sales	15	12	- 20.0%	127	92	- 27.6%
Closed Sales	19	12	- 36.8%	124	90	- 27.4%
Days on Market Until Sale	12	7	- 41.7%	25	19	- 24.0%
Median Sales Price*	\$218,995	\$262,450	+ 19.8%	\$180,000	\$213,500	+ 18.6%
Average Sales Price*	\$231,937	\$259,467	+ 11.9%	\$198,164	\$218,833	+ 10.4%
Percent of List Price Received*	107.8%	105.9%	- 1.8%	103.6%	103.6%	0.0%
Inventory of Homes for Sale	28	20	- 28.6%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

* 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.

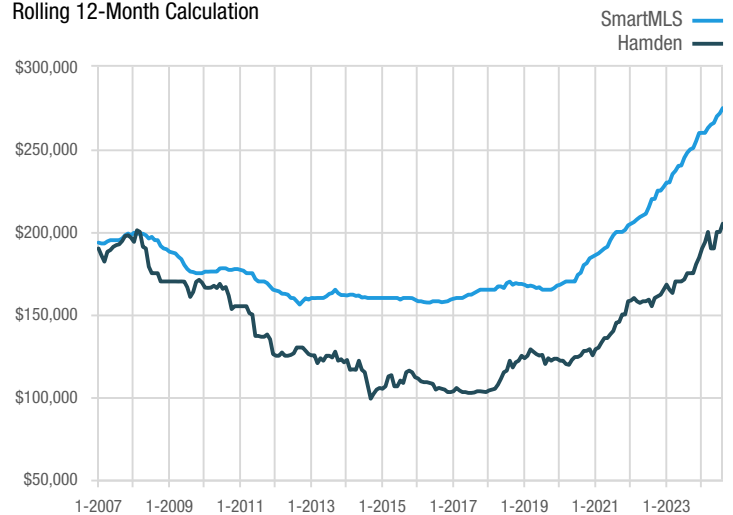
Median Sales Price - Single Family

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.