

## New Haven

### New Haven County

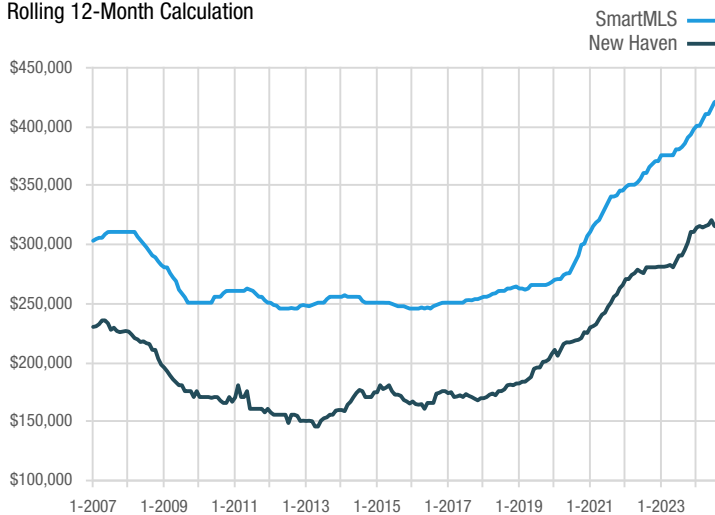
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	31	<b>32</b>	+ 3.2%	273	<b>261</b>	- 4.4%
Pending Sales	21	<b>18</b>	- 14.3%	205	<b>183</b>	- 10.7%
Closed Sales	27	<b>18</b>	- 33.3%	196	<b>177</b>	- 9.7%
Days on Market Until Sale	20	<b>33</b>	+ 65.0%	34	<b>32</b>	- 5.9%
Median Sales Price*	\$317,000	<b>\$309,000</b>	- 2.5%	\$313,750	<b>\$325,000</b>	+ 3.6%
Average Sales Price*	\$399,644	<b>\$405,522</b>	+ 1.5%	\$378,939	<b>\$407,626</b>	+ 7.6%
Percent of List Price Received*	104.8%	<b>101.6%</b>	- 3.1%	102.4%	<b>103.2%</b>	+ 0.8%
Inventory of Homes for Sale	85	<b>73</b>	- 14.1%	—	—	—
Months Supply of Inventory	3.4	<b>3.3</b>	- 2.9%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	16	<b>19</b>	+ 18.8%	164	<b>169</b>	+ 3.0%
Pending Sales	17	<b>24</b>	+ 41.2%	143	<b>140</b>	- 2.1%
Closed Sales	22	<b>22</b>	0.0%	142	<b>129</b>	- 9.2%
Days on Market Until Sale	21	<b>14</b>	- 33.3%	30	<b>25</b>	- 16.7%
Median Sales Price*	\$221,500	<b>\$286,000</b>	+ 29.1%	\$222,450	<b>\$260,000</b>	+ 16.9%
Average Sales Price*	\$236,332	<b>\$286,405</b>	+ 21.2%	\$244,258	<b>\$287,523</b>	+ 17.7%
Percent of List Price Received*	103.2%	<b>105.5%</b>	+ 2.2%	101.9%	<b>103.5%</b>	+ 1.6%
Inventory of Homes for Sale	43	<b>30</b>	- 30.2%	—	—	—
Months Supply of Inventory	2.6	<b>1.9</b>	- 26.9%	—	—	—

\* 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.

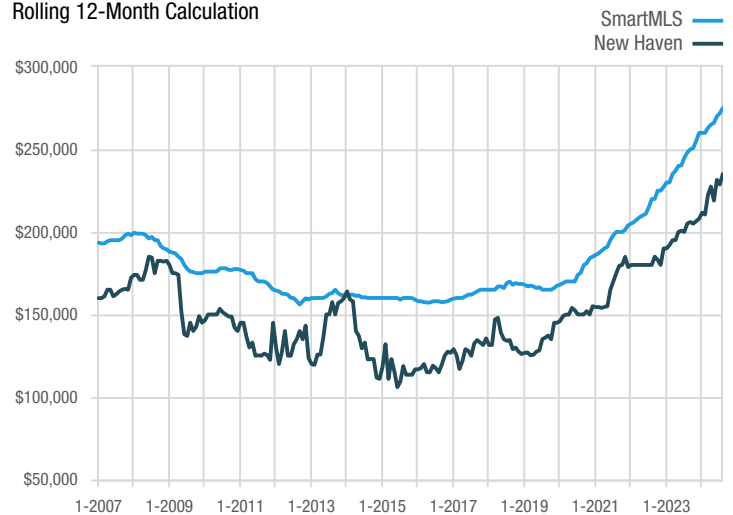
### Median Sales Price - Single Family

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.