

## New Haven County

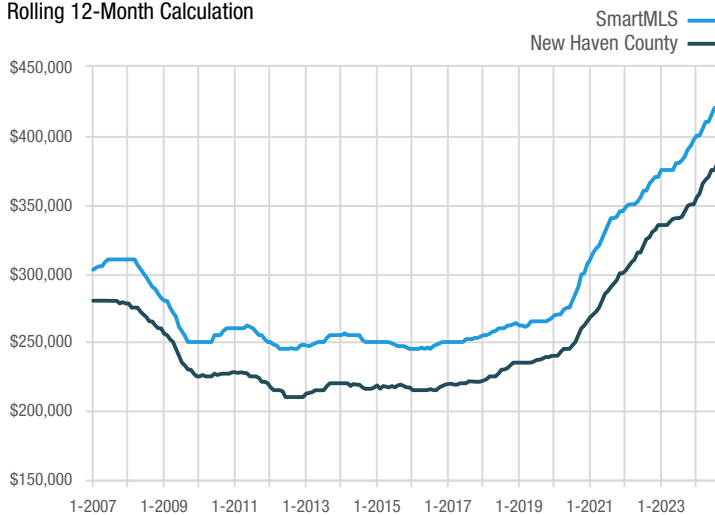
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	647	<b>632</b>	- 2.3%	4,787	<b>4,840</b>	+ 1.1%
Pending Sales	572	<b>538</b>	- 5.9%	4,060	<b>3,793</b>	- 6.6%
Closed Sales	611	<b>584</b>	- 4.4%	3,906	<b>3,617</b>	- 7.4%
Days on Market Until Sale	28	<b>27</b>	- 3.6%	36	<b>29</b>	- 19.4%
Median Sales Price*	\$370,000	<b>\$400,000</b>	+ 8.1%	\$350,000	<b>\$390,000</b>	+ 11.4%
Average Sales Price*	\$446,172	<b>\$486,167</b>	+ 9.0%	\$419,569	<b>\$468,083</b>	+ 11.6%
Percent of List Price Received*	103.2%	<b>102.7%</b>	- 0.5%	102.4%	<b>102.8%</b>	+ 0.4%
Inventory of Homes for Sale	1,166	<b>1,224</b>	+ 5.0%	—	—	—
Months Supply of Inventory	2.3	<b>2.6</b>	+ 13.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	192	<b>195</b>	+ 1.6%	1,570	<b>1,587</b>	+ 1.1%
Pending Sales	198	<b>190</b>	- 4.0%	1,409	<b>1,303</b>	- 7.5%
Closed Sales	209	<b>171</b>	- 18.2%	1,332	<b>1,238</b>	- 7.1%
Days on Market Until Sale	26	<b>21</b>	- 19.2%	29	<b>27</b>	- 6.9%
Median Sales Price*	\$240,000	<b>\$290,000</b>	+ 20.8%	\$229,450	<b>\$265,000</b>	+ 15.5%
Average Sales Price*	\$283,291	<b>\$332,661</b>	+ 17.4%	\$265,792	<b>\$308,956</b>	+ 16.2%
Percent of List Price Received*	103.3%	<b>102.6%</b>	- 0.7%	102.3%	<b>102.4%</b>	+ 0.1%
Inventory of Homes for Sale	310	<b>381</b>	+ 22.9%	—	—	—
Months Supply of Inventory	1.8	<b>2.4</b>	+ 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.

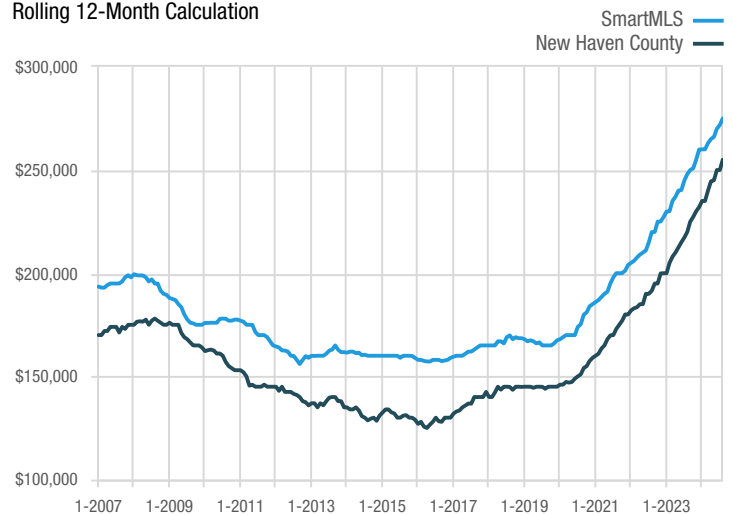
### Median Sales Price - Single Family

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.