

## West Haven

### New Haven County

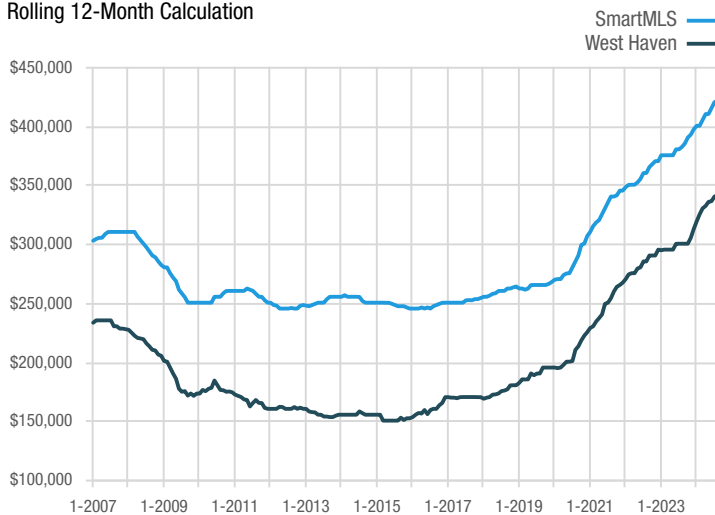
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	33	41	+ 24.2%	270	280	+ 3.7%
Pending Sales	42	30	- 28.6%	245	219	- 10.6%
Closed Sales	46	24	- 47.8%	246	194	- 21.1%
Days on Market Until Sale	35	15	- 57.1%	35	20	- 42.9%
Median Sales Price*	\$301,400	<b>\$340,000</b>	+ 12.8%	\$301,400	<b>\$343,750</b>	+ 14.1%
Average Sales Price*	\$310,583	<b>\$355,583</b>	+ 14.5%	\$312,946	<b>\$356,174</b>	+ 13.8%
Percent of List Price Received*	103.2%	<b>105.9%</b>	+ 2.6%	102.3%	<b>104.3%</b>	+ 2.0%
Inventory of Homes for Sale	52	65	+ 25.0%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	6	8	+ 33.3%	87	68	- 21.8%
Pending Sales	11	10	- 9.1%	77	54	- 29.9%
Closed Sales	11	6	- 45.5%	66	43	- 34.8%
Days on Market Until Sale	32	54	+ 68.8%	29	33	+ 13.8%
Median Sales Price*	\$179,900	<b>\$422,500</b>	+ 134.9%	\$172,500	<b>\$220,000</b>	+ 27.5%
Average Sales Price*	\$222,636	<b>\$385,833</b>	+ 73.3%	\$199,583	<b>\$277,140</b>	+ 38.9%
Percent of List Price Received*	102.8%	<b>96.2%</b>	- 6.4%	102.1%	<b>100.6%</b>	- 1.5%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

\* 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.

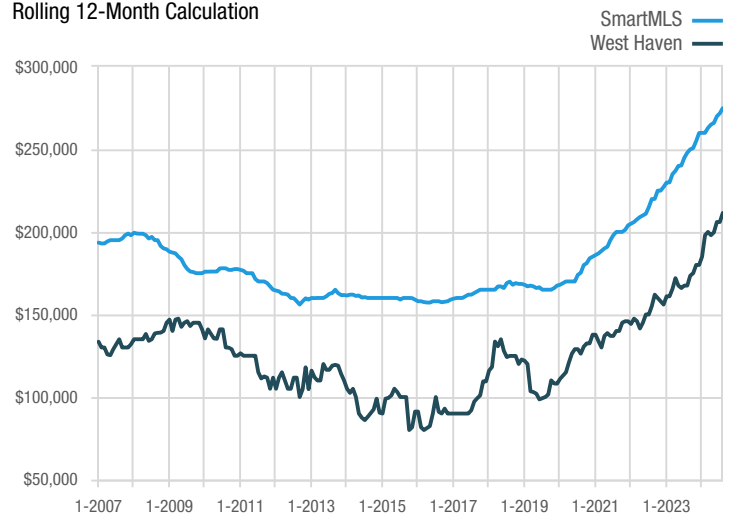
### Median Sales Price - Single Family

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.