

Local Market Update – March 2024

A Research Tool Provided by SmartMLS

New Haven County

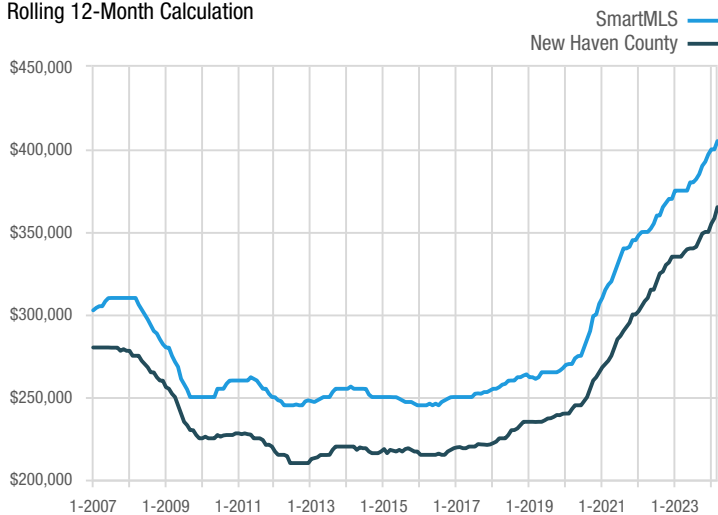
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	586	541	- 7.7%	1,456	1,364	- 6.3%
Pending Sales	480	442	- 7.9%	1,311	1,155	- 11.9%
Closed Sales	492	391	- 20.5%	1,237	1,039	- 16.0%
Days on Market Until Sale	44	84	+ 90.9%	46	58	+ 26.1%
Median Sales Price*	\$315,000	\$384,274	+ 22.0%	\$310,000	\$360,000	+ 16.1%
Average Sales Price*	\$383,197	\$467,029	+ 21.9%	\$369,228	\$428,495	+ 16.1%
Percent of List Price Received*	100.8%	101.4%	+ 0.6%	99.9%	101.3%	+ 1.4%
Inventory of Homes for Sale	1,012	901	- 11.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse/Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	202	191	- 5.4%	549	489	- 10.9%
Pending Sales	185	159	- 14.1%	468	430	- 8.1%
Closed Sales	170	140	- 17.6%	416	365	- 12.3%
Days on Market Until Sale	31	77	+ 148.4%	34	57	+ 67.6%
Median Sales Price*	\$207,500	\$267,400	+ 28.9%	\$210,000	\$250,000	+ 19.0%
Average Sales Price*	\$247,715	\$319,501	+ 29.0%	\$244,048	\$297,169	+ 21.8%
Percent of List Price Received*	101.9%	102.1%	+ 0.2%	101.0%	101.2%	+ 0.2%
Inventory of Homes for Sale	319	277	- 13.2%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

* 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.

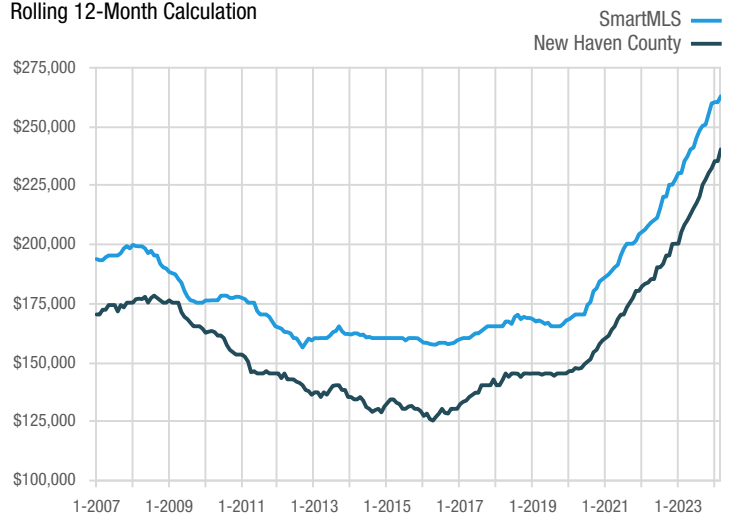
Median Sales Price - Single Family

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.