

THE RAVEIS REPORT

January - June 2023 VS January - June 2024

NEW HAVEN COUNTY

Single Family Homes

TOWNS	Avg List Price*	Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2024	2023	2024		2023	2024	
Ansonia	\$371,065	\$275,198	\$356,921	29.70%	53	42	-20.75%
Beacon Falls	\$534,770	\$451,071	\$424,605	-5.87%	21	21	0.00%
Bethany	\$767,665	\$567,214	\$511,367	-9.85%	22	15	-31.82%
Branford	\$1,609,092	\$636,293	\$685,648	7.76%	63	63	0.00%
Cheshire	\$758,712	\$578,594	\$574,728	-0.67%	101	100	-0.99%
Derby	\$402,589	\$288,730	\$341,316	18.21%	38	24	-36.84%
East Haven	\$418,022	\$339,832	\$357,287	5.14%	108	106	-1.85%
Guilford	\$907,402	\$675,384	\$795,999	17.86%	112	97	-13.39%
Hamden	\$412,378	\$341,445	\$382,985	12.17%	268	253	-5.60%
Madison	\$977,476	\$812,256	\$868,188	6.89%	115	90	-21.74%
Meriden	\$308,575	\$274,517	\$313,300	14.13%	200	160	-20.00%
Middlebury	\$813,473	\$483,735	\$642,592	32.84%	40	45	12.50%
Milford	\$815,575	\$539,332	\$566,682	5.07%	213	170	-20.19%
Naugatuck	\$383,574	\$312,859	\$333,356	6.55%	135	91	-32.59%
New Haven	\$446,444	\$373,826	\$408,871	9.37%	138	124	-10.14%
North Branford	\$475,160	\$371,087	\$434,273	17.03%	40	58	45.00%
North Haven	\$545,650	\$430,423	\$485,548	12.81%	89	90	1.12%
Orange	\$779,976	\$582,910	\$582,018	-0.15%	43	41	-4.65%
Oxford	\$694,190	\$521,590	\$520,148	-0.28%	40	44	10.00%
Prospect	\$445,070	\$398,182	\$409,683	2.89%	34	27	-20.59%
Seymour	\$495,143	\$392,582	\$446,158	13.65%	59	55	-6.78%
Southbury	\$696,993	\$616,062	\$623,200	1.16%	63	60	-4.76%
Wallingford	\$477,303	\$378,789	\$409,279	8.05%	121	100	-17.36%
Waterbury	\$288,959	\$244,893	\$269,935	10.23%	372	273	-26.61%
West Haven	\$397,064	\$307,332	\$356,130	15.88%	167	131	-21.56%
Wolcott	\$420,116	\$329,740	\$390,031	18.28%	80	58	-27.50%
Woodbridge	\$927,643	\$703,704	\$712,257	1.22%	39	48	23.08%
COUNTYWIDE AVERAGE	\$601,897	\$411,957	\$458,375	11.27%	2,774	2,386	-13.99%
					TOTAL UNITS	TOTAL UNITS	
Beacon Falls		\$380,258	\$377,064	-0.84%	19	11	-42.11%
Branford	\$326,973	\$272,368	\$290,446	6.64%	66	76	15.15%
Cheshire	\$463,763	\$270,634	\$390,465	44.28%	34	40	17.65%
Derby	\$282,800	\$241,119	\$290,196	20.35%	16	23	43.75%
East Haven	\$339,261	\$251,829	\$273,982	8.80%	38	51	34.21%
Guilford	\$875,858	\$442,768	\$459,204	3.71%	22	27	22.73%
Hamden	\$213,956	\$189,115	\$209,188	10.61%	88	59	-32.95%
Madison	\$737,750	\$575,220	\$539,189	-6.26%	16	14	-12.50%
Meriden	\$210,955	\$170,728	\$211,113	23.65%	61	64	4.92%
Middlebury	\$661,818	\$464,810	\$594,731	27.95%	10	19	90.00%
Milford	\$314,683	\$316,609	\$337,934	6.74%	80	61	-23.75%
Naugatuck	\$165,517	\$177,214	\$205,423	15.92%	21	22	4.76%
New Haven	\$256,400	\$245,918	\$290,928	18.30%	105	85	-19.05%
North Branford	\$241,267	\$233,000	\$245,875	5.53%	7	8	14.29%
North Haven	\$507,855	\$360,753	\$412,888	14.45%	25	17	-32.00%
Orange	\$429,999	\$469,975	\$471,250	0.27%	4	4	0.00%
Oxford	\$612,475	\$547,800	\$568,567	3.79%	21	15	-28.57%
Prospect	\$549,900	\$346,902	\$403,303	16.26%	3	2	-33.33%
Seymour	\$402,143	\$225,179	\$181,250	-19.51%	14	6	-57.14%
Southbury	\$359,122	\$278,131	\$327,650	17.80%	117	86	-26.50%
Wallingford	\$246,214	\$249,868	\$261,913	4.82%	47	52	10.64%
Waterbury	\$162,332	\$149,155	\$180,373	20.93%	91	66	-27.47%
West Haven	\$252,706	\$193,481	\$267,470	38.24%	47	30	-36.17%
Wolcott	\$324,917	\$205,700	\$214,113	4.09%	5	8	60.00%
COUNTYWIDE AVERAGE	\$357,419	\$260,780	\$302,671	16.06%	959	858	-10.53%
					TOTAL UNITS	TOTAL UNITS	

Condominiums

* Active at the time MLS report was run - Source: SMARTMLS Countywide averages based on all towns in county.