

Woodbridge

New Haven County

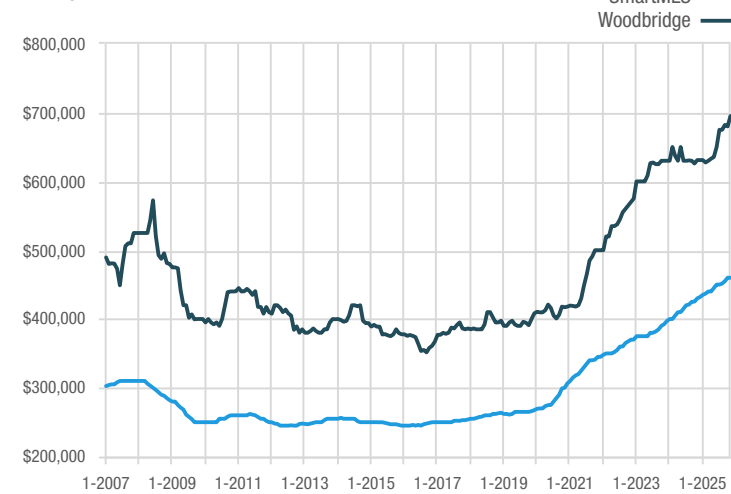
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	8	4	- 50.0%	141	114	- 19.1%
Pending Sales	8	5	- 37.5%	101	86	- 14.9%
Closed Sales	12	2	- 83.3%	102	82	- 19.6%
Days on Market Until Sale	33	69	+ 109.1%	28	32	+ 14.3%
Median Sales Price*	\$647,500	\$1,001,500	+ 54.7%	\$633,000	\$734,500	+ 16.0%
Average Sales Price*	\$711,175	\$1,001,500	+ 40.8%	\$694,692	\$806,841	+ 16.1%
Percent of List Price Received*	100.0%	95.4%	- 4.6%	102.0%	100.1%	- 1.9%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	1	- 66.7%	20	19	- 5.0%
Pending Sales	3	0	- 100.0%	19	15	- 21.1%
Closed Sales	1	2	+ 100.0%	18	16	- 11.1%
Days on Market Until Sale	83	55	- 33.7%	80	96	+ 20.0%
Median Sales Price*	\$599,995	\$703,680	+ 17.3%	\$667,995	\$632,450	- 5.3%
Average Sales Price*	\$599,995	\$703,680	+ 17.3%	\$679,163	\$657,700	- 3.2%
Percent of List Price Received*	98.4%	108.4%	+ 10.2%	99.0%	100.3%	+ 1.3%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

\* 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.

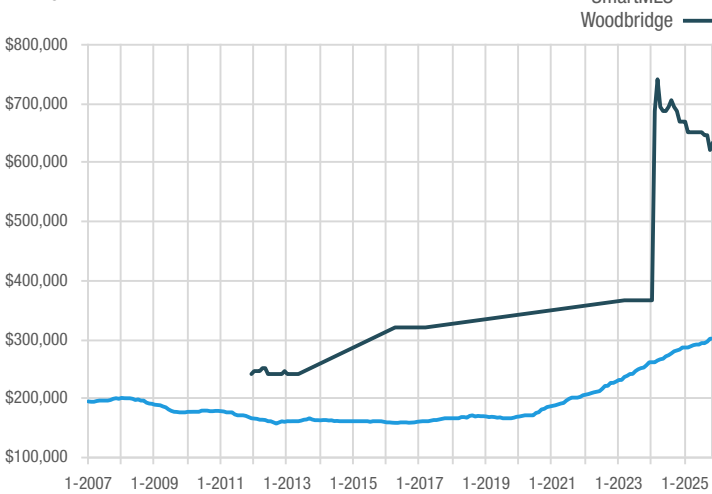
Median Sales Price - Single Family

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.