

West Haven

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	33	38	+ 15.2%	308	306	- 0.6%
Pending Sales	18	19	+ 5.6%	228	222	- 2.6%
Closed Sales	24	21	- 12.5%	227	215	- 5.3%
Days on Market Until Sale	18	23	+ 27.8%	21	35	+ 66.7%
Median Sales Price*	\$394,500	\$380,000	- 3.7%	\$373,050	\$390,000	+ 4.5%
Average Sales Price*	\$413,500	\$386,490	- 6.5%	\$384,816	\$403,204	+ 4.8%
Percent of List Price Received*	103.9%	100.1%	- 3.7%	103.4%	102.1%	- 1.3%
Inventory of Homes for Sale	66	76	+ 15.2%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	10	11	+ 10.0%	87	107	+ 23.0%
Pending Sales	9	6	- 33.3%	66	62	- 6.1%
Closed Sales	8	9	+ 12.5%	64	62	- 3.1%
Days on Market Until Sale	12	31	+ 158.3%	19	35	+ 84.2%
Median Sales Price*	\$220,000	\$220,000	0.0%	\$213,750	\$218,500	+ 2.2%
Average Sales Price*	\$269,750	\$237,667	- 11.9%	\$238,136	\$266,542	+ 11.9%
Percent of List Price Received*	103.0%	102.2%	- 0.8%	100.8%	100.1%	- 0.7%
Inventory of Homes for Sale	17	34	+ 100.0%	—	—	—
Months Supply of Inventory	2.4	5.1	+ 112.5%	—	—	—

* 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.

