

Woodbridge

New Haven County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	12	+ 71.4%	102	120	+ 17.6%
Pending Sales	5	7	+ 40.0%	75	80	+ 6.7%
Closed Sales	8	7	- 12.5%	74	78	+ 5.4%
Days on Market Until Sale	29	36	+ 24.1%	33	28	- 15.2%
Median Sales Price*	\$791,212	\$875,000	+ 10.6%	\$734,500	\$782,500	+ 6.5%
Average Sales Price*	\$808,428	\$822,071	+ 1.7%	\$796,107	\$811,783	+ 2.0%
Percent of List Price Received*	99.5%	97.7%	- 1.8%	100.3%	101.3%	+ 1.0%
Inventory of Homes for Sale	24	30	+ 25.0%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	15	11	- 26.7%
Pending Sales	4	0	- 100.0%	11	11	0.0%
Closed Sales	0	1	—	7	15	+ 114.3%
Days on Market Until Sale	—	32	—	94	44	- 53.2%
Median Sales Price*	—	\$660,025	—	\$645,000	\$659,000	+ 2.2%
Average Sales Price*	—	\$660,025	—	\$653,068	\$638,255	- 2.3%
Percent of List Price Received*	—	101.7%	—	98.5%	99.3%	+ 0.8%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.0	0.4	- 80.0%	—	—	—

* 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.

