

Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

Derby

New Haven County

Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		3	0	- 100.0%	65	75	+ 15.4%
Pending Sales		4	1	- 75.0%	61	61	0.0%
Closed Sales		5	5	0.0%	65	59	- 9.2%
Days on Market Until Sale		40	19	- 52.5%	32	19	- 40.6%
Median Sales Price*		\$425,000	\$420,000	- 1.2%	\$370,000	\$372,000	+ 0.5%
Average Sales Price*		\$424,400	\$428,800	+ 1.0%	\$384,694	\$378,619	- 1.6%
Percent of List Price Received*		97.6%	102.9%	+ 5.4%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale		6	7	+ 16.7%	—	—	—
Months Supply of Inventory		1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		1	1	0.0%	52	46	- 11.5%
Pending Sales		7	5	- 28.6%	47	41	- 12.8%
Closed Sales		6	3	- 50.0%	46	43	- 6.5%
Days on Market Until Sale		29	16	- 44.8%	25	24	- 4.0%
Median Sales Price*		\$265,950	\$295,000	+ 10.9%	\$280,500	\$290,000	+ 3.4%
Average Sales Price*		\$253,650	\$293,333	+ 15.6%	\$282,720	\$288,879	+ 2.2%
Percent of List Price Received*		99.4%	100.5%	+ 1.1%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale		5	4	- 20.0%	—	—	—
Months Supply of Inventory		1.2	1.2	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.