

# Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

## New Haven

### New Haven County

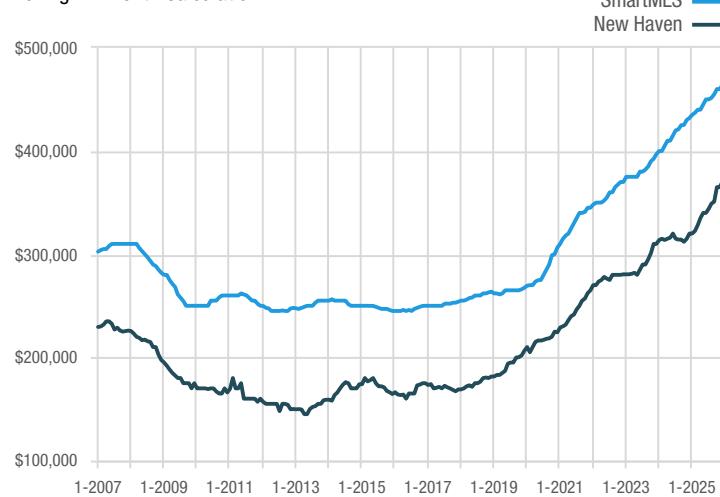
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		14	17	+ 21.4%	356	396	+ 11.2%
Pending Sales		27	26	- 3.7%	266	285	+ 7.1%
Closed Sales		26	24	- 7.7%	261	289	+ 10.7%
Days on Market Until Sale		30	41	+ 36.7%	30	33	+ 10.0%
Median Sales Price*		\$327,750	\$346,500	+ 5.7%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*		\$366,713	\$449,104	+ 22.5%	\$392,872	\$456,619	+ 16.2%
Percent of List Price Received*		101.9%	101.9%	0.0%	102.7%	101.8%	- 0.9%
Inventory of Homes for Sale		49	60	+ 22.4%	—	—	—
Months Supply of Inventory		2.2	2.5	+ 13.6%	—	—	—

Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		10	9	- 10.0%	240	241	+ 0.4%
Pending Sales		12	10	- 16.7%	196	186	- 5.1%
Closed Sales		18	13	- 27.8%	196	190	- 3.1%
Days on Market Until Sale		20	38	+ 90.0%	24	38	+ 58.3%
Median Sales Price*		\$297,250	\$285,000	- 4.1%	\$250,000	\$246,000	- 1.6%
Average Sales Price*		\$311,767	\$275,885	- 11.5%	\$280,146	\$288,475	+ 3.0%
Percent of List Price Received*		103.6%	98.3%	- 5.1%	103.6%	101.1%	- 2.4%
Inventory of Homes for Sale		36	42	+ 16.7%	—	—	—
Months Supply of Inventory		2.2	2.7	+ 22.7%	—	—	—

\* 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.

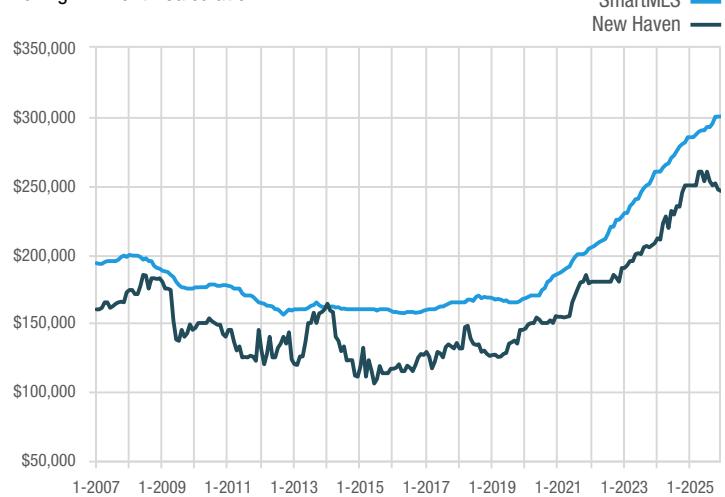
#### Median Sales Price - Single Family

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.