

Local Market Update – December 2025

A Research Tool Provided by SmartMLS

SMART MLS

West Haven

New Haven County

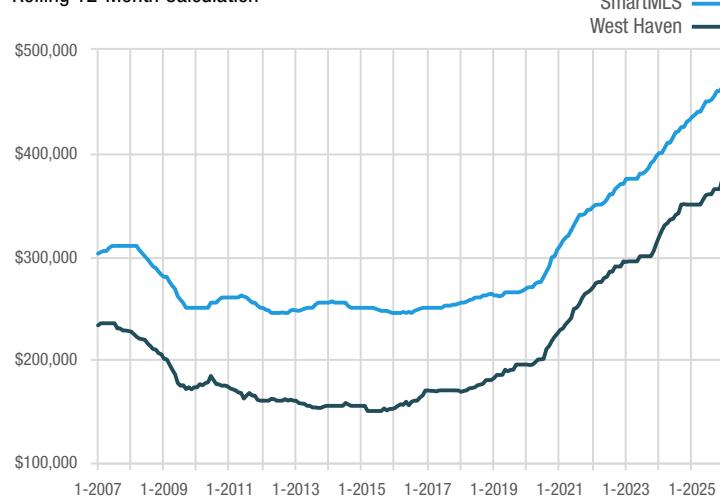
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		12	23	+ 91.7%	408	393	- 3.7%
Pending Sales		35	23	- 34.3%	342	304	- 11.1%
Closed Sales		40	31	- 22.5%	327	313	- 4.3%
Days on Market Until Sale		35	24	- 31.4%	23	23	0.0%
Median Sales Price*		\$347,500	\$390,000	+ 12.2%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*		\$380,088	\$389,194	+ 2.4%	\$363,436	\$383,909	+ 5.6%
Percent of List Price Received*		99.5%	101.0%	+ 1.5%	103.0%	102.7%	- 0.3%
Inventory of Homes for Sale		42	58	+ 38.1%	—	—	—
Months Supply of Inventory		1.5	2.3	+ 53.3%	—	—	—

Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		2	5	+ 150.0%	90	101	+ 12.2%
Pending Sales		9	7	- 22.2%	78	84	+ 7.7%
Closed Sales		8	6	- 25.0%	74	87	+ 17.6%
Days on Market Until Sale		32	37	+ 15.6%	29	23	- 20.7%
Median Sales Price*		\$197,500	\$290,000	+ 46.8%	\$200,000	\$217,500	+ 8.8%
Average Sales Price*		\$247,875	\$307,042	+ 23.9%	\$260,259	\$243,618	- 6.4%
Percent of List Price Received*		97.1%	99.2%	+ 2.2%	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale		6	11	+ 83.3%	—	—	—
Months Supply of Inventory		0.9	1.6	+ 77.8%	—	—	—

* 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.