

Prospect

New Haven County

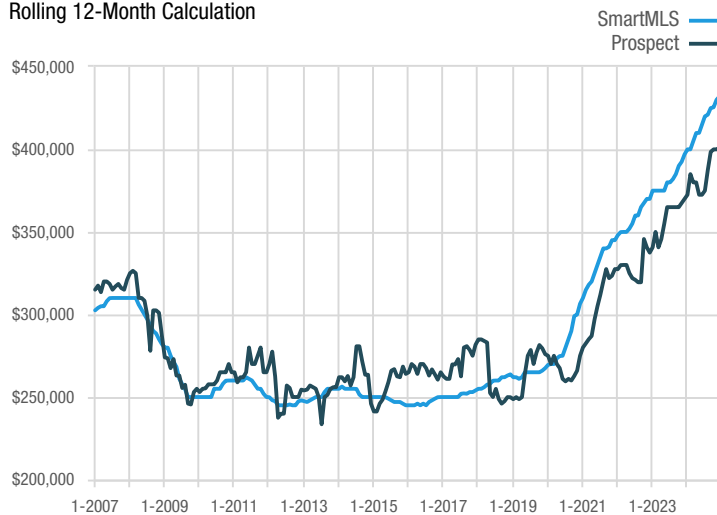
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	1	0.0%	85	72	- 15.3%
Pending Sales	7	6	- 14.3%	74	61	- 17.6%
Closed Sales	5	8	+ 60.0%	75	62	- 17.3%
Days on Market Until Sale	87	44	- 49.4%	49	29	- 40.8%
Median Sales Price*	\$320,000	\$415,000	+ 29.7%	\$370,000	\$401,000	+ 8.4%
Average Sales Price*	\$382,180	\$433,188	+ 13.3%	\$401,976	\$420,535	+ 4.6%
Percent of List Price Received*	98.0%	101.2%	+ 3.3%	101.6%	100.9%	- 0.7%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	7	11	+ 57.1%
Pending Sales	0	2	—	7	9	+ 28.6%
Closed Sales	0	1	—	7	8	+ 14.3%
Days on Market Until Sale	—	21	—	18	21	+ 16.7%
Median Sales Price*	—	\$375,000	—	\$450,000	\$468,000	+ 4.0%
Average Sales Price*	—	\$375,000	—	\$416,672	\$452,763	+ 8.7%
Percent of List Price Received*	—	88.2%	—	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

* 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.

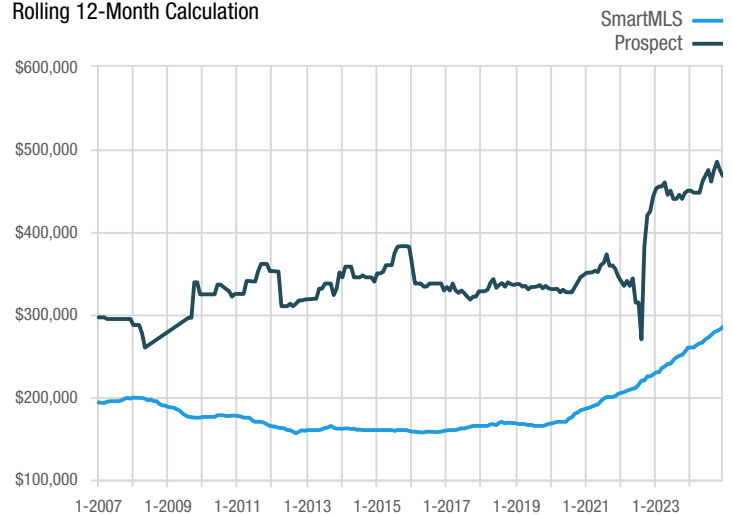
Median Sales Price - Single Family

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.