

Prospect

New Haven County

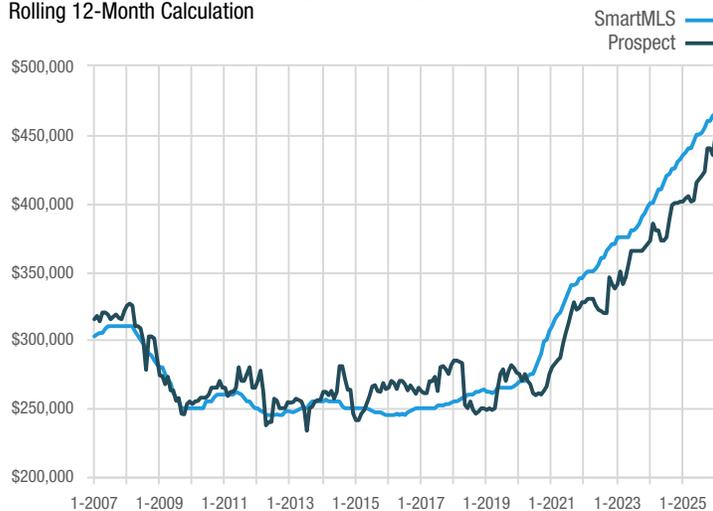
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	8	4	- 50.0%	8	4	- 50.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	28	56	+ 100.0%	28	56	+ 100.0%
Median Sales Price*	\$379,000	\$442,500	+ 16.8%	\$379,000	\$442,500	+ 16.8%
Average Sales Price*	\$377,800	\$442,500	+ 17.1%	\$377,800	\$442,500	+ 17.1%
Percent of List Price Received*	104.1%	99.5%	- 4.4%	104.1%	99.5%	- 4.4%
Inventory of Homes for Sale	4	13	+ 225.0%	—	—	—
Months Supply of Inventory	0.7	2.1	+ 200.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	73	1	- 98.6%	73	1	- 98.6%
Median Sales Price*	\$512,500	\$580,000	+ 13.2%	\$512,500	\$580,000	+ 13.2%
Average Sales Price*	\$512,500	\$580,000	+ 13.2%	\$512,500	\$580,000	+ 13.2%
Percent of List Price Received*	96.7%	107.4%	+ 11.1%	96.7%	107.4%	+ 11.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

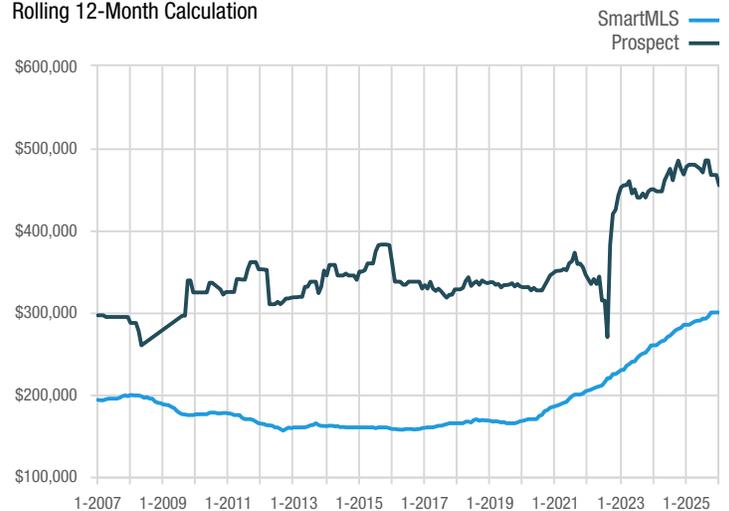
Median Sales Price - Single Family

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.