

Prospect

New Haven County

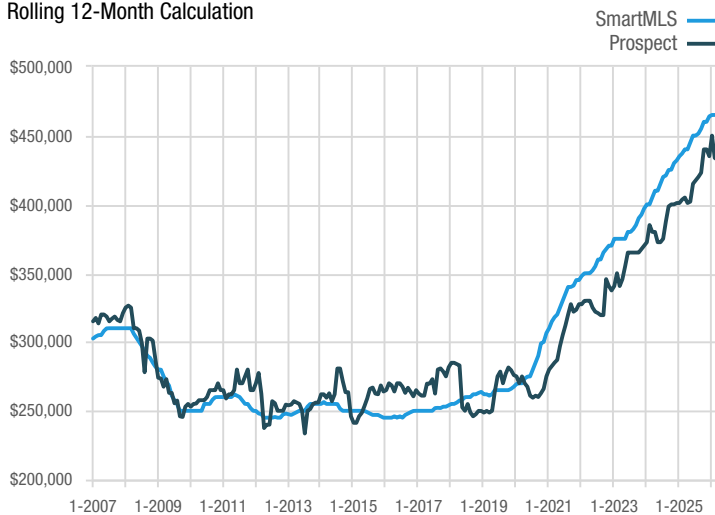
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	7	8	+ 14.3%	17	16	- 5.9%
Pending Sales	2	4	+ 100.0%	12	13	+ 8.3%
Closed Sales	5	4	- 20.0%	15	13	- 13.3%
Days on Market Until Sale	71	6	- 91.5%	36	48	+ 33.3%
Median Sales Price*	\$489,900	\$426,000	- 13.0%	\$423,000	\$390,000	- 7.8%
Average Sales Price*	\$470,747	\$505,250	+ 7.3%	\$453,716	\$431,192	- 5.0%
Percent of List Price Received*	103.0%	100.0%	- 2.9%	103.5%	99.1%	- 4.3%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	0	3	—	0	4	—
Pending Sales	0	2	—	1	3	+ 200.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	15	—	73	10	- 86.3%
Median Sales Price*	—	\$462,450	—	\$512,500	\$499,900	- 2.5%
Average Sales Price*	—	\$462,450	—	\$512,500	\$501,633	- 2.1%
Percent of List Price Received*	—	95.4%	—	96.7%	99.4%	+ 2.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

* 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.

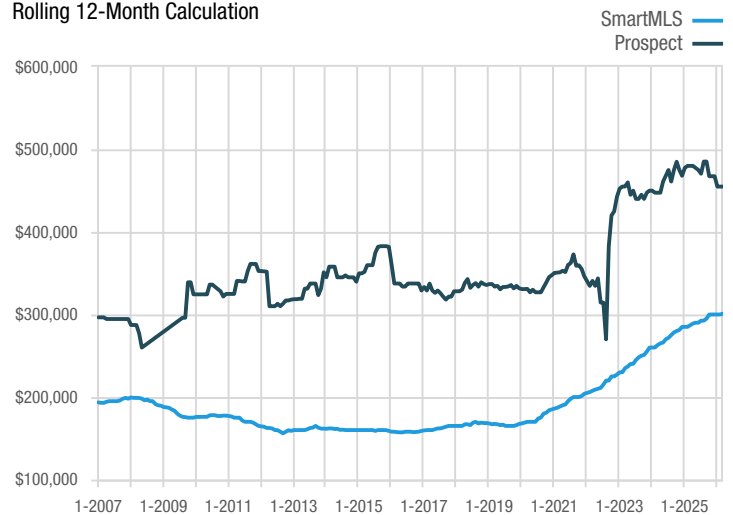
Median Sales Price - Single Family

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.