

Prospect

New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	13	0.0%	48	50	+ 4.2%
Pending Sales	10	7	- 30.0%	35	36	+ 2.9%
Closed Sales	11	10	- 9.1%	35	31	- 11.4%
Days on Market Until Sale	14	24	+ 71.4%	25	38	+ 52.0%
Median Sales Price*	\$525,000	\$477,750	- 9.0%	\$423,000	\$432,500	+ 2.2%
Average Sales Price*	\$506,818	\$513,790	+ 1.4%	\$444,641	\$457,948	+ 3.0%
Percent of List Price Received*	104.0%	102.8%	- 1.2%	103.0%	99.9%	- 3.0%
Inventory of Homes for Sale	16	22	+ 37.5%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

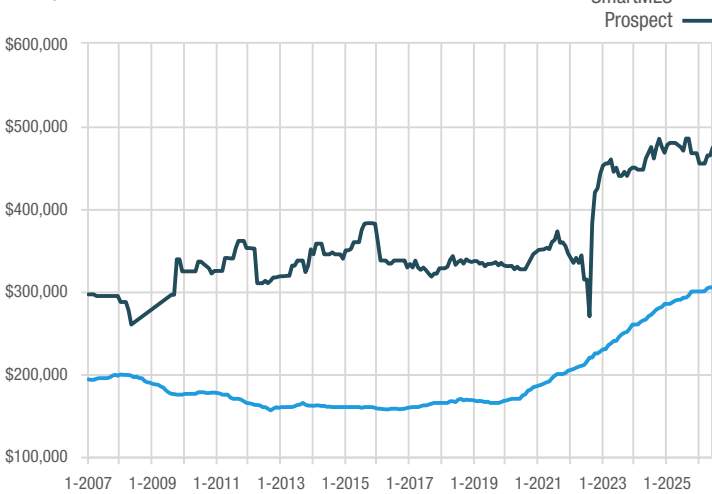
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	3	—	3	10	+ 233.3%
Pending Sales	0	2	—	3	7	+ 133.3%
Closed Sales	1	2	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	3	18	+ 500.0%	50	12	- 76.0%
Median Sales Price*	\$405,000	\$494,209	+ 22.0%	\$480,000	\$487,200	+ 1.5%
Average Sales Price*	\$405,000	\$494,209	+ 22.0%	\$476,667	\$494,636	+ 3.8%
Percent of List Price Received*	102.5%	101.2%	- 1.3%	98.6%	100.5%	+ 1.9%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.9	+ 280.0%	—	—	—

* 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.