

Wolcott

New Haven County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	15	26	+ 73.3%	90	114	+ 26.7%
Pending Sales	11	19	+ 72.7%	68	81	+ 19.1%
Closed Sales	9	23	+ 155.6%	71	76	+ 7.0%
Days on Market Until Sale	12	10	- 16.7%	27	25	- 7.4%
Median Sales Price*	\$426,000	\$425,000	- 0.2%	\$380,000	\$407,500	+ 7.2%
Average Sales Price*	\$423,333	\$419,283	- 1.0%	\$390,728	\$412,322	+ 5.5%
Percent of List Price Received*	102.0%	103.1%	+ 1.1%	101.5%	101.7%	+ 0.2%
Inventory of Homes for Sale	27	44	+ 63.0%	—	—	—
Months Supply of Inventory	2.0	3.3	+ 65.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	2	—	8	18	+ 125.0%
Pending Sales	1	5	+ 400.0%	6	14	+ 133.3%
Closed Sales	1	3	+ 200.0%	8	13	+ 62.5%
Days on Market Until Sale	3	28	+ 833.3%	12	119	+ 891.7%
Median Sales Price*	\$276,000	\$285,000	+ 3.3%	\$210,750	\$349,900	+ 66.0%
Average Sales Price*	\$276,000	\$346,667	+ 25.6%	\$239,175	\$324,821	+ 35.8%
Percent of List Price Received*	96.9%	100.9%	+ 4.1%	102.2%	101.9%	- 0.3%
Inventory of Homes for Sale	5	13	+ 160.0%	—	—	—
Months Supply of Inventory	3.8	6.0	+ 57.9%	—	—	—

* 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.