

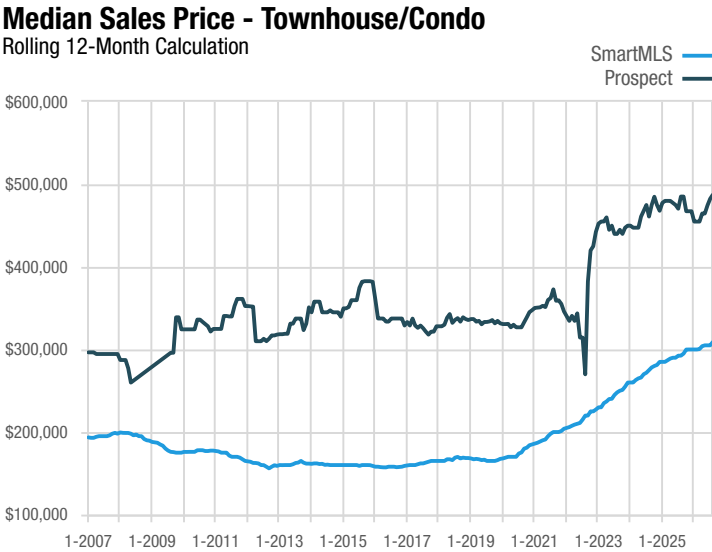
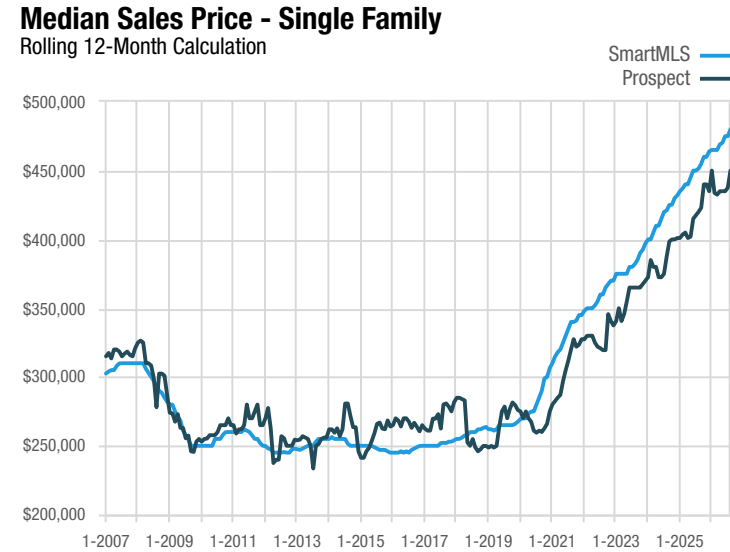
Prospect

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	12	10	- 16.7%	69	69	0.0%
Pending Sales	8	14	+ 75.0%	51	59	+ 15.7%
Closed Sales	7	10	+ 42.9%	50	48	- 4.0%
Days on Market Until Sale	27	34	+ 25.9%	23	39	+ 69.6%
Median Sales Price*	\$515,000	\$537,450	+ 4.4%	\$445,000	\$454,000	+ 2.0%
Average Sales Price*	\$483,593	\$523,590	+ 8.3%	\$452,972	\$479,371	+ 5.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	102.0%	99.6%	- 2.4%
Inventory of Homes for Sale	21	16	- 23.8%	—	—	—
Months Supply of Inventory	3.4	2.2	- 35.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	2	—	5	12	+ 140.0%
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	1	3	+ 200.0%	5	11	+ 120.0%
Days on Market Until Sale	8	22	+ 175.0%	41	16	- 61.0%
Median Sales Price*	\$490,500	\$515,000	+ 5.0%	\$480,000	\$499,900	+ 4.1%
Average Sales Price*	\$490,500	\$516,300	+ 5.3%	\$472,100	\$493,077	+ 4.4%
Percent of List Price Received*	103.3%	98.5%	- 4.6%	100.5%	100.2%	- 0.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

* 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.



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.