

Wolcott

New Haven County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	26	18	- 30.8%	134	157	+ 17.2%
Pending Sales	12	13	+ 8.3%	96	113	+ 17.7%
Closed Sales	13	16	+ 23.1%	96	116	+ 20.8%
Days on Market Until Sale	15	16	+ 6.7%	24	24	0.0%
Median Sales Price*	\$413,600	\$480,000	+ 16.1%	\$386,500	\$414,500	+ 7.2%
Average Sales Price*	\$429,962	\$500,250	+ 16.3%	\$406,518	\$436,199	+ 7.3%
Percent of List Price Received*	99.5%	100.8%	+ 1.3%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	41	47	+ 14.6%	—	—	—
Months Supply of Inventory	3.2	3.4	+ 6.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	9	—	17	31	+ 82.4%
Pending Sales	1	1	0.0%	9	18	+ 100.0%
Closed Sales	2	0	- 100.0%	10	17	+ 70.0%
Days on Market Until Sale	40	—	—	18	112	+ 522.2%
Median Sales Price*	\$293,950	—	—	\$216,500	\$350,000	+ 61.7%
Average Sales Price*	\$293,950	—	—	\$250,130	\$327,943	+ 31.1%
Percent of List Price Received*	99.5%	—	—	101.7%	101.6%	- 0.1%
Inventory of Homes for Sale	11	21	+ 90.9%	—	—	—
Months Supply of Inventory	8.1	9.2	+ 13.6%	—	—	—

* 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.

