

## Prospect

### New Haven County

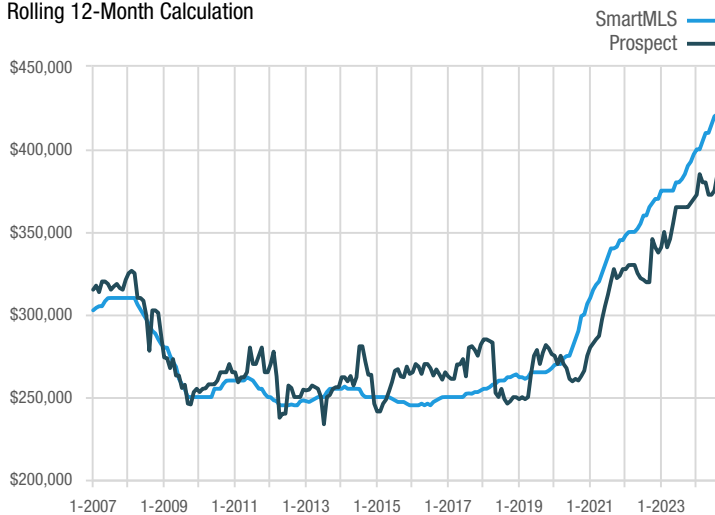
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	9	7	- 22.2%	62	47	- 24.2%
Pending Sales	12	6	- 50.0%	48	38	- 20.8%
Closed Sales	6	5	- 16.7%	44	38	- 13.6%
Days on Market Until Sale	36	5	- 86.1%	57	31	- 45.6%
Median Sales Price*	\$372,500	<b>\$415,000</b>	+ 11.4%	\$392,500	<b>\$406,500</b>	+ 3.6%
Average Sales Price*	\$387,667	<b>\$464,600</b>	+ 19.8%	\$400,923	<b>\$426,088</b>	+ 6.3%
Percent of List Price Received*	96.9%	<b>103.4%</b>	+ 6.7%	100.5%	<b>100.2%</b>	- 0.3%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	2	—	6	9	+ 50.0%
Pending Sales	0	3	—	6	7	+ 16.7%
Closed Sales	1	1	0.0%	5	5	0.0%
Days on Market Until Sale	16	4	- 75.0%	22	21	- 4.5%
Median Sales Price*	\$475,000	<b>\$461,000</b>	- 2.9%	\$445,000	<b>\$461,000</b>	+ 3.6%
Average Sales Price*	\$475,000	<b>\$461,000</b>	- 2.9%	\$392,141	<b>\$437,521</b>	+ 11.6%
Percent of List Price Received*	100.0%	<b>102.4%</b>	+ 2.4%	100.2%	<b>101.3%</b>	+ 1.1%
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.

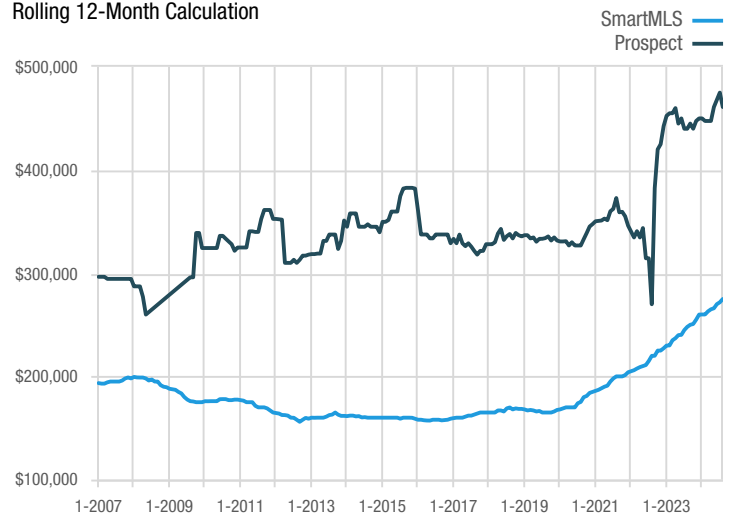
### Median Sales Price - Single Family

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.