

# Prospect Park - East River Road

**+ 150.0%**

**- 60.0%**

**+ 138.9%**

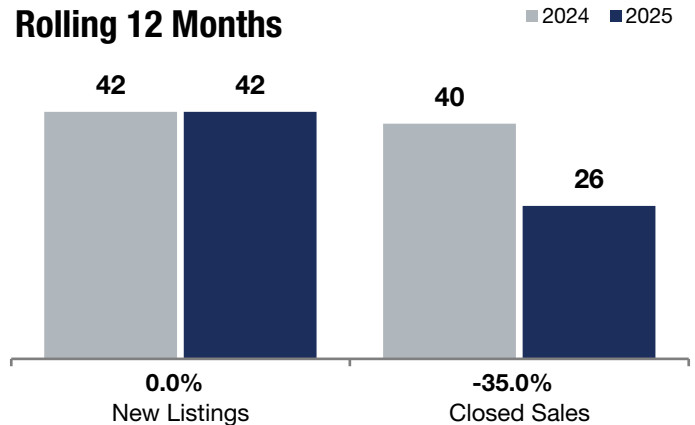
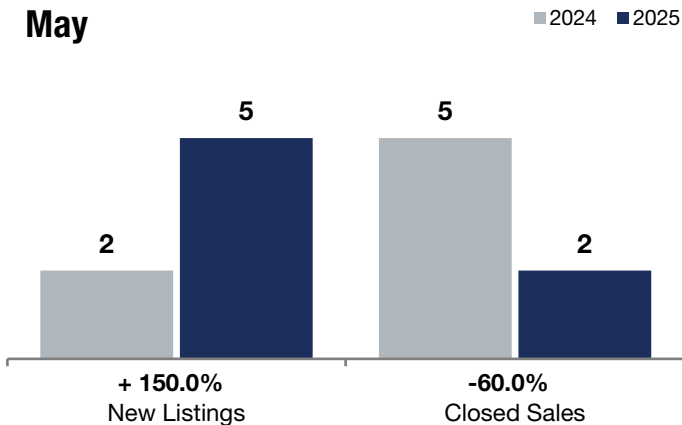
Change in  
New Listings

Change in  
Closed Sales

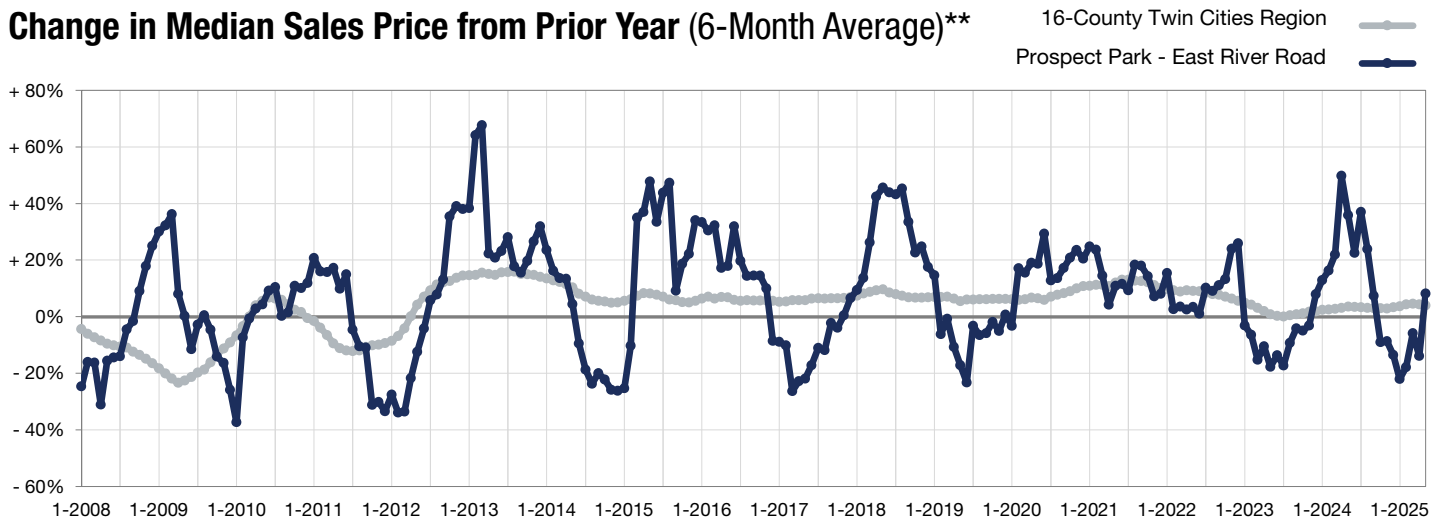
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	5	+ 150.0%	42	42	0.0%
Closed Sales	5	2	-60.0%	40	26	-35.0%
Median Sales Price*	\$225,000	<b>\$537,500</b>	+ 138.9%	\$386,250	<b>\$352,500</b>	-8.7%
Average Sales Price*	\$336,800	<b>\$537,500</b>	+ 59.6%	\$427,639	<b>\$361,950</b>	-15.4%
Price Per Square Foot*	\$253	<b>\$223</b>	-11.9%	\$252	<b>\$236</b>	-6.5%
Percent of Original List Price Received*	98.3%	<b>99.7%</b>	+ 1.4%	97.2%	<b>96.4%</b>	-0.8%
Days on Market Until Sale	47	<b>118</b>	+ 151.1%	51	<b>69</b>	+ 35.3%
Inventory of Homes for Sale	3	<b>7</b>	+ 133.3%	--	--	--
Months Supply of Inventory	0.9	<b>2.9</b>	+ 222.2%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.