

# Prospect Park - East River Road

- 50.0%

+ 300.0%

- 33.0%

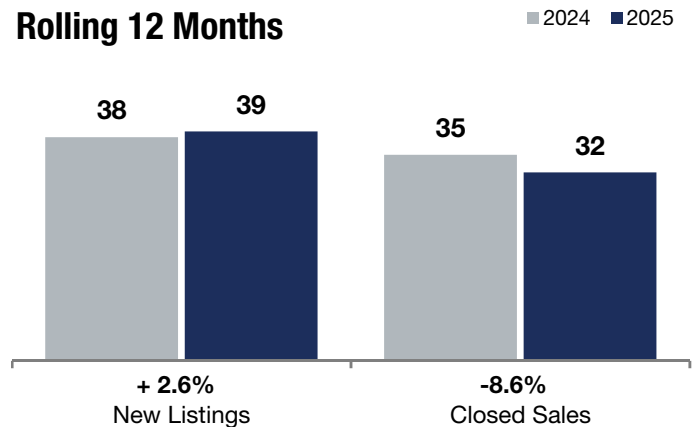
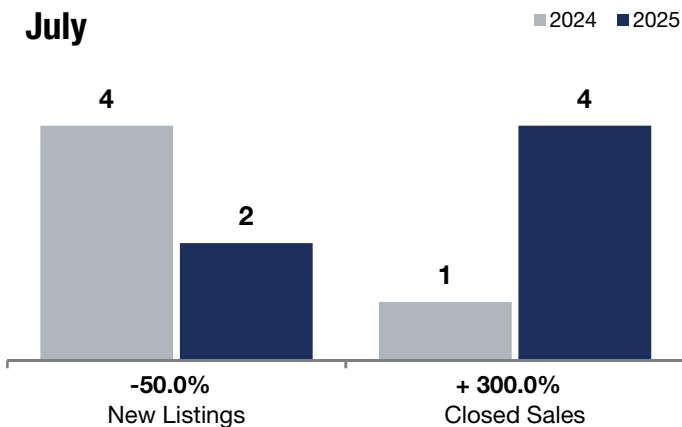
Change in  
New Listings

Change in  
Closed Sales

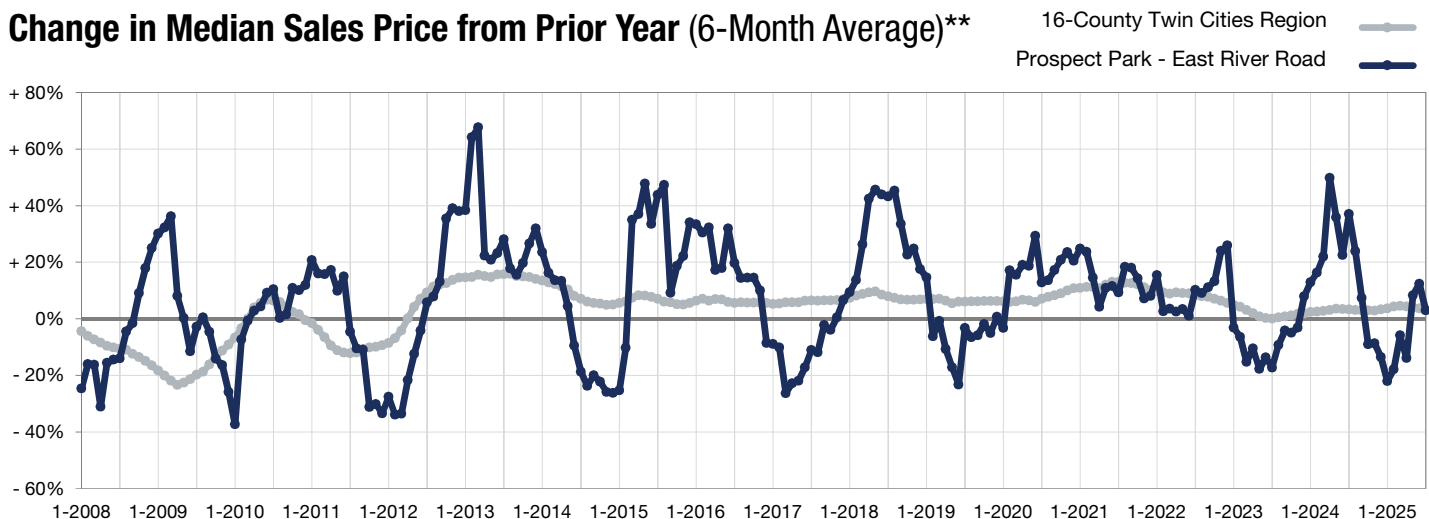
Change in  
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	2	-50.0%	38	39	+ 2.6%
Closed Sales	1	4	+ 300.0%	35	32	-8.6%
Median Sales Price*	\$595,000	<b>\$398,500</b>	-33.0%	\$400,000	<b>\$361,000</b>	-9.8%
Average Sales Price*	\$595,000	<b>\$387,000</b>	-35.0%	\$430,097	<b>\$364,256</b>	-15.3%
Price Per Square Foot*	\$187	<b>\$240</b>	+ 28.4%	\$249	<b>\$239</b>	-3.9%
Percent of Original List Price Received*	100.0%	<b>97.1%</b>	-2.9%	97.5%	<b>96.2%</b>	-1.3%
Days on Market Until Sale	17	<b>22</b>	+ 29.4%	49	<b>65</b>	+ 32.7%
Inventory of Homes for Sale	6	<b>4</b>	-33.3%	--	--	--
Months Supply of Inventory	2.1	<b>1.4</b>	-33.3%	--	--	--

\* 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.