

# Prospect Park - East River Road

**- 25.0%**

Change in  
New Listings

**- 83.3%**

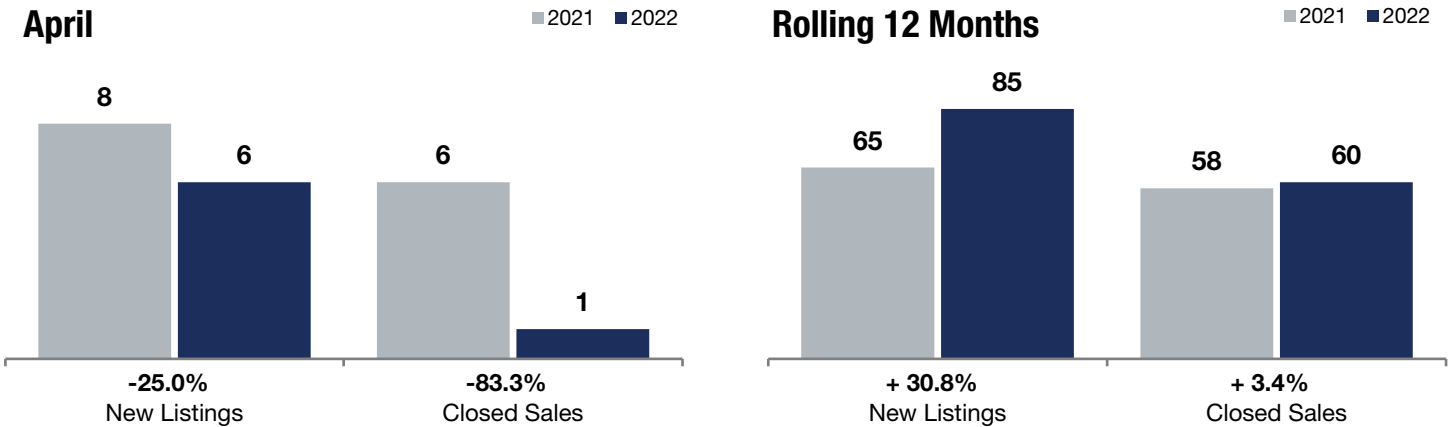
Change in  
Closed Sales

**- 52.9%**

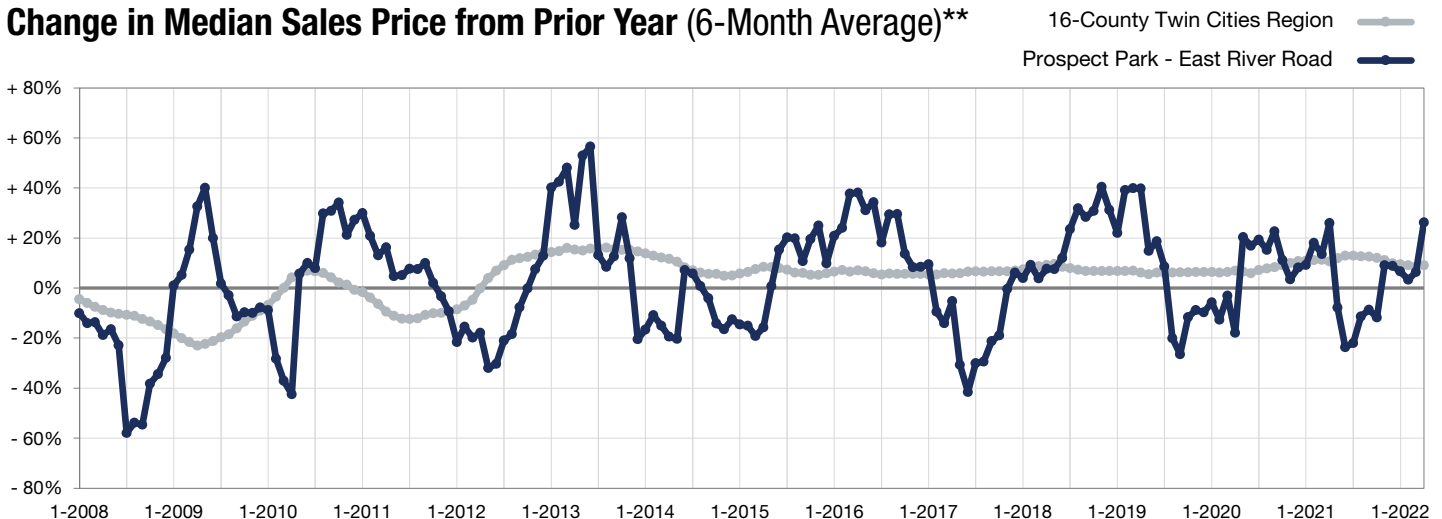
Change in  
Median Sales Price

	April			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	8	6	-25.0%	65	85	+ 30.8%
Closed Sales	6	1	-83.3%	58	60	+ 3.4%
Median Sales Price*	\$472,500	<b>\$222,500</b>	-52.9%	\$337,000	<b>\$375,000</b>	+ 11.3%
Average Sales Price*	\$473,750	<b>\$222,500</b>	-53.0%	\$356,862	<b>\$370,275</b>	+ 3.8%
Price Per Square Foot*	\$231	<b>\$237</b>	+ 2.5%	\$228	<b>\$233</b>	+ 2.5%
Percent of Original List Price Received*	97.4%	<b>101.7%</b>	+ 4.4%	98.6%	<b>98.5%</b>	-0.1%
Days on Market Until Sale	118	2	-98.3%	44	43	-2.3%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

\* 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.