

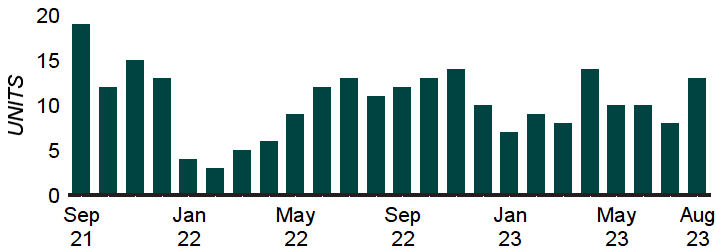
AUGUST 2023 MARKET REPORT

North Branford
Single Family For Sale

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$423,750	▼ -3.70%	▼ -2.60%
AVERAGE SALE PRICE	\$413,292	▼ -7.10%	▼ -10.90%
UNITS SOLD	12	▼ -7.70%	0.00%
AVERAGE DAYS ON MARKET	74	▲ 208.30%	▲ 57.40%
% OF SALES PRICE	102.31	▼ -2.70%	▼ -0.20%
UNITS FOR SALE	20	▲ 25.00%	0.00%
MONTHS OF INVENTORY	1.70	▲ 41.70%	0.00%

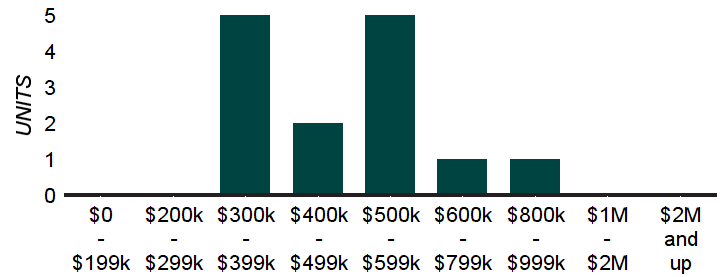
HOMES FOR SALE

Number of homes listed for sale, end of month



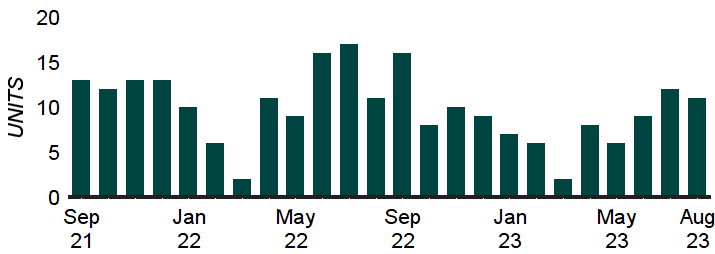
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



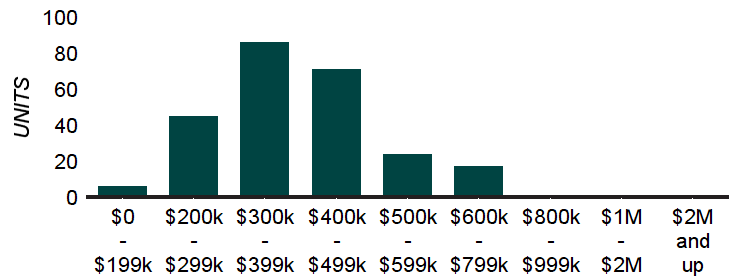
HOMES SOLD

Number of homes sold



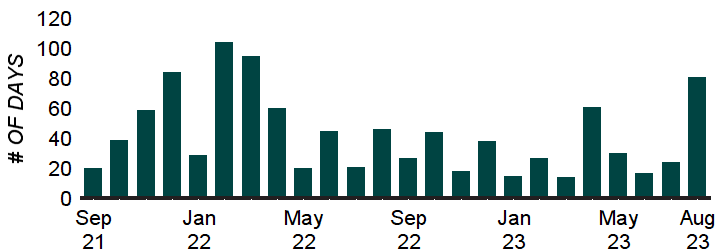
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



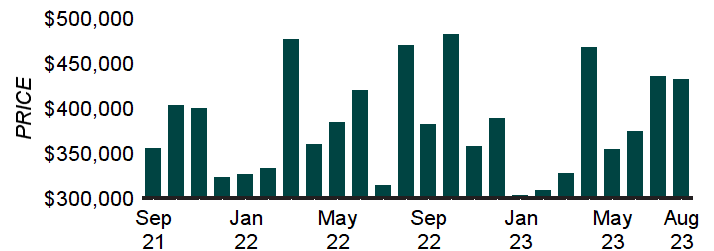
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



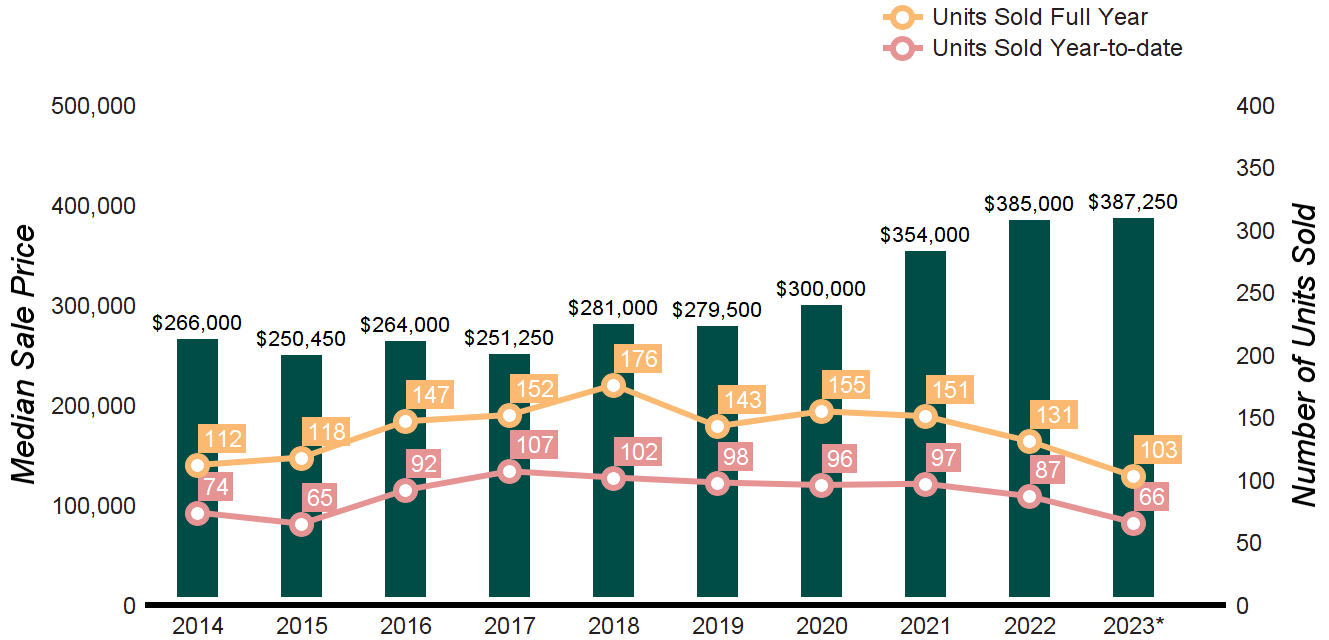
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

North Branford
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	112	118	147	152	176	143	155	151	131	103
	▲ 27%	▲ 5%	▲ 25%	▲ 3%	▲ 16%	▼ 19%	▲ 8%	▼ 3%	▼ 13%	▼ 21%
MEDIAN SOLD PRICE	\$266,000	\$250,450	\$264,000	\$251,250	\$281,000	\$279,500	\$300,000	\$354,000	\$385,000	\$387,250
	0%	▼ 6%	▲ 5%	▼ 5%	▲ 12%	▼ 1%	▲ 7%	▲ 18%	▲ 9%	▲ 1%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.
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* 2023 year-to-date Homes and Median Price are through 8/31/2023
For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date