

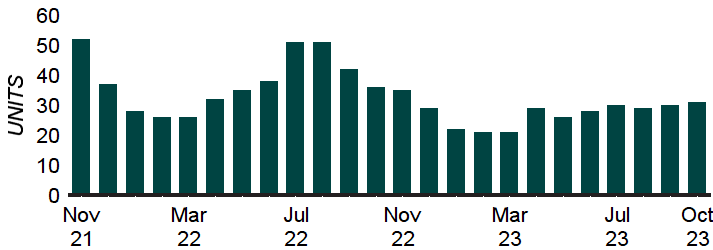
# OCTOBER 2023 MARKET REPORT

Branford  
Single Family For Sale

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$540,000	▼ -36.70%	▼ -1.80%
AVERAGE SALE PRICE	\$743,008	▼ -12.00%	▲ 10.80%
UNITS SOLD	13	▲ 116.70%	▼ -48.00%
AVERAGE DAYS ON MARKET	49	▲ 69.00%	▲ 53.10%
% OF SALES PRICE	99.60	▲ 1.90%	0.00%
UNITS FOR SALE	44	0.00%	▼ -12.00%
MONTHS OF INVENTORY	3.40	▼ -53.40%	▲ 70.00%

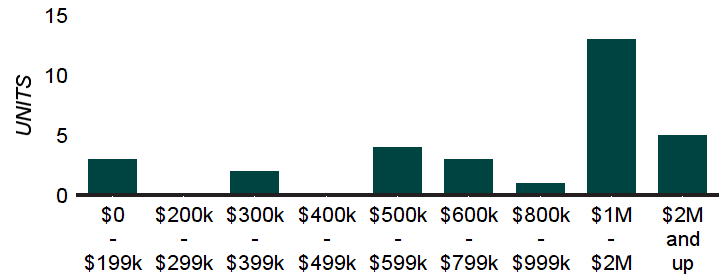
## HOMES FOR SALE

Number of homes listed for sale, end of month



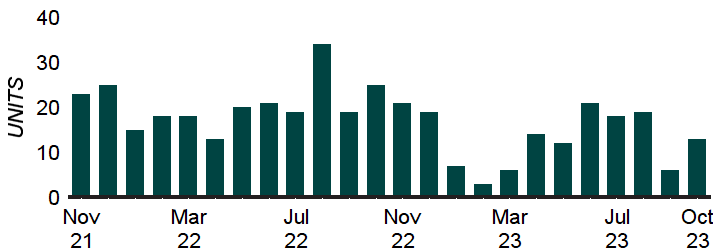
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



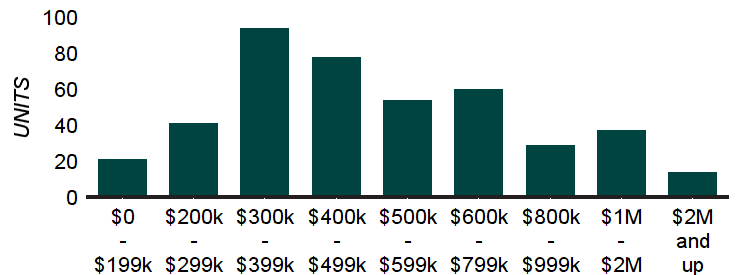
## HOMES SOLD

Number of homes sold



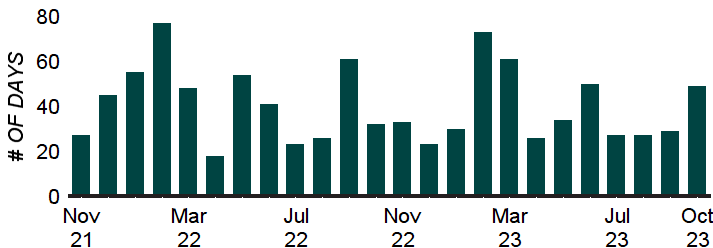
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



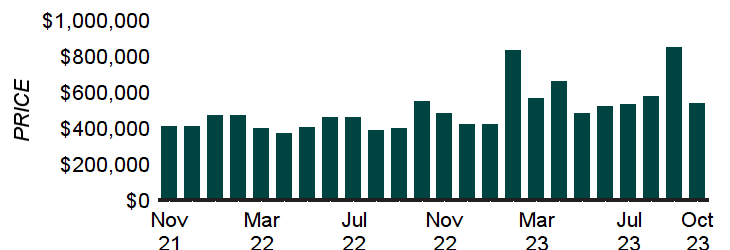
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



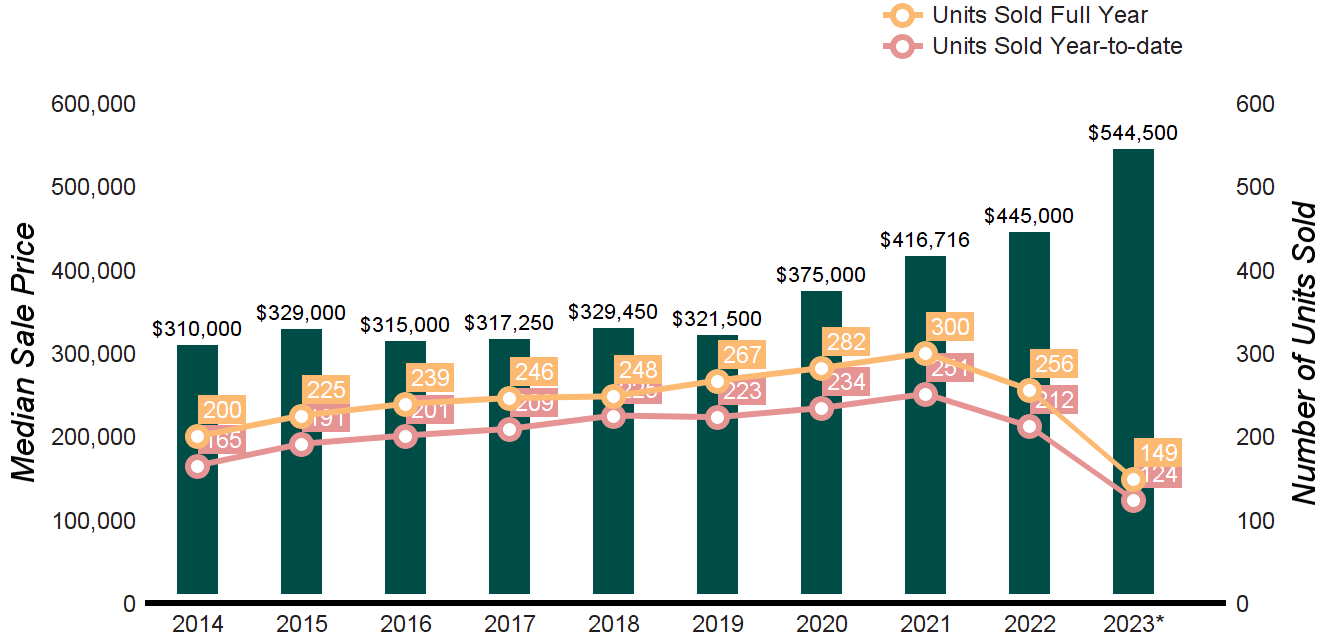
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Branford  
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	200	225	239	246	248	267	282	300	256	149
	▲ 4%	▲ 13%	▲ 6%	▲ 3%	▲ 1%	▲ 8%	▲ 6%	▲ 6%	▼ 15%	▼ 42%
<b>MEDIAN SOLD PRICE</b>	\$310,000	\$329,000	\$315,000	\$317,250	\$329,450	\$321,500	\$375,000	\$416,716	\$445,000	\$544,500
	▲ 3%	▲ 6%	▼ 4%	▲ 1%	▲ 4%	▼ 2%	▲ 17%	▲ 11%	▲ 7%	▲ 22%

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 10/31/2023  
For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date