

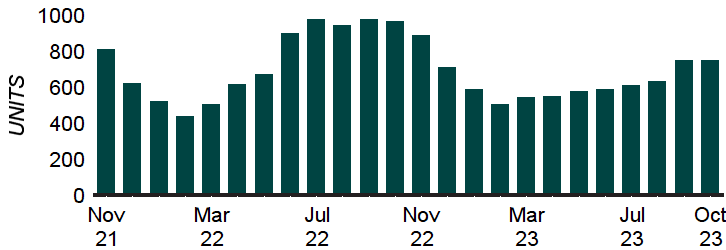
# OCTOBER 2023 MARKET REPORT

New Haven - All Single Family  
Single Family For Sale

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$369,000	▼ -0.30%	▲ 8.50%
AVERAGE SALE PRICE	\$449,995	▲ 1.60%	▲ 13.50%
UNITS SOLD	490	▼ -7.40%	▼ -14.00%
AVERAGE DAYS ON MARKET	34	▲ 13.30%	▼ -2.90%
% OF SALES PRICE	101.21	▼ -0.60%	▲ 1.10%
UNITS FOR SALE	1190	▲ 0.30%	▼ -17.40%
MONTHS OF INVENTORY	2.40	▲ 9.10%	▼ -4.00%

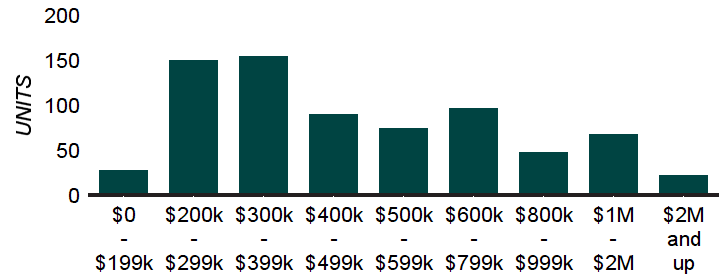
## HOMES FOR SALE

Number of homes listed for sale, end of month



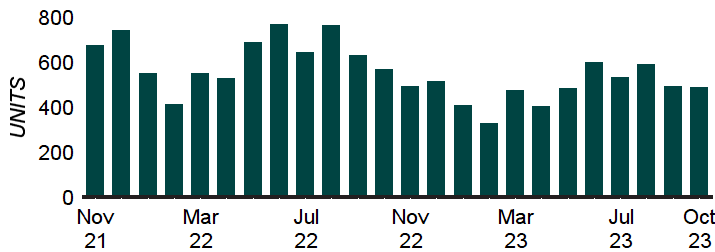
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



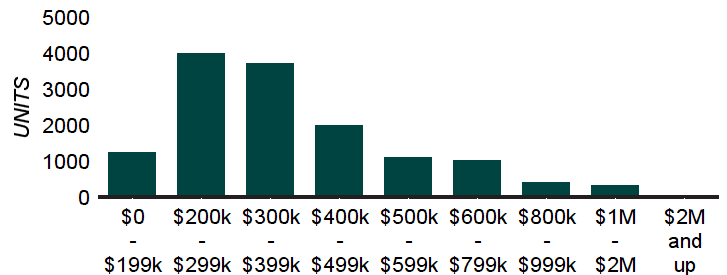
## HOMES SOLD

Number of homes sold



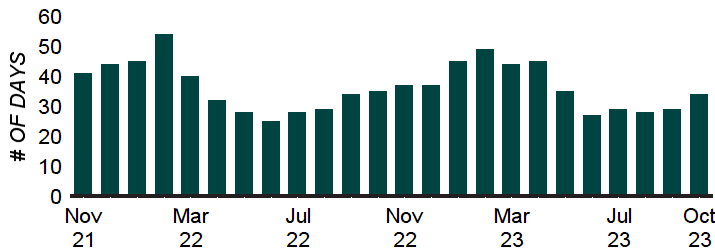
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



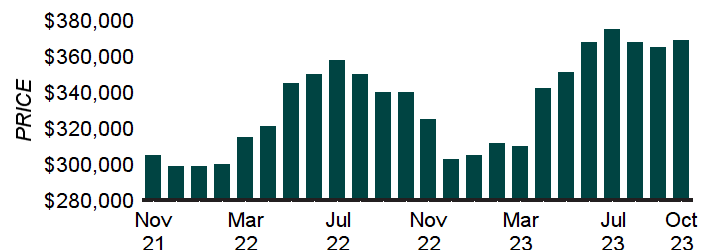
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



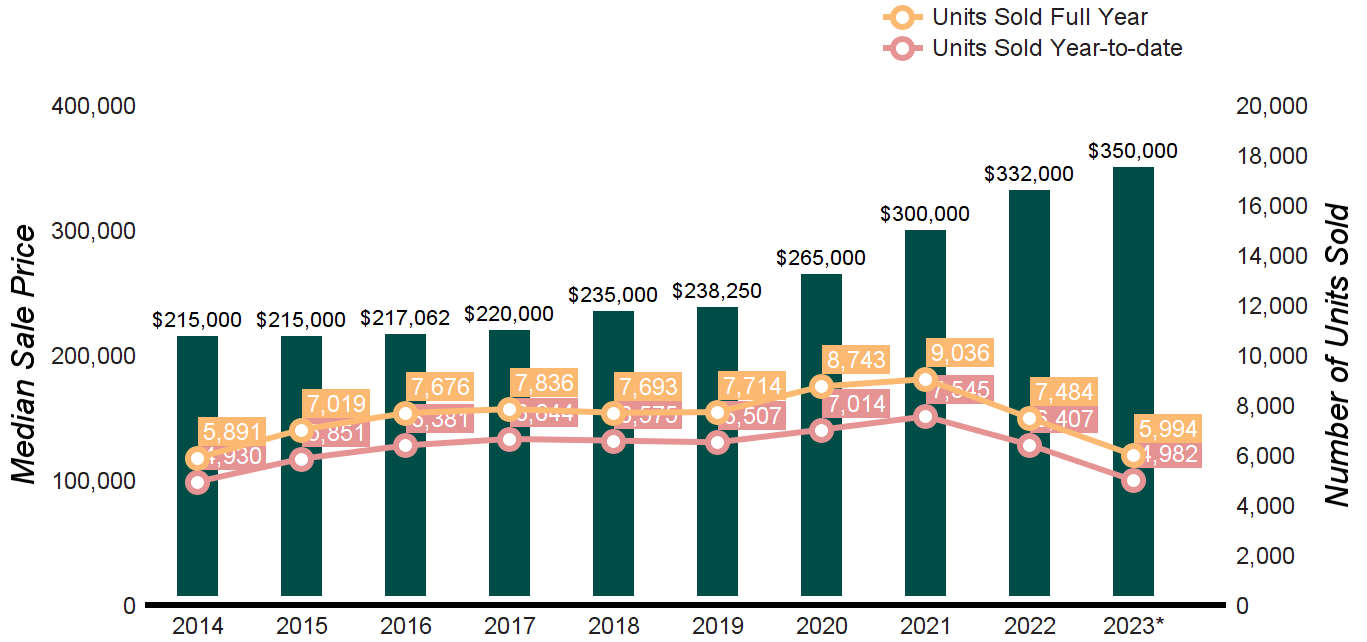
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

New Haven - All Single Family  
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	5891	7019	7676	7836	7693	7714	8743	9036	7484	5994
	▼ 1%	▲ 19%	▲ 9%	▲ 2%	▼ 2%	0%	▲ 13%	▲ 3%	▼ 17%	▼ 20%
<b>MEDIAN SOLD PRICE</b>	\$215,000	\$215,000	\$217,062	\$220,000	\$235,000	\$238,250	\$265,000	\$300,000	\$332,000	\$350,000
	▼ 1%	0%	▲ 1%	▲ 1%	▲ 7%	▲ 1%	▲ 11%	▲ 13%	▲ 11%	▲ 5%

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