

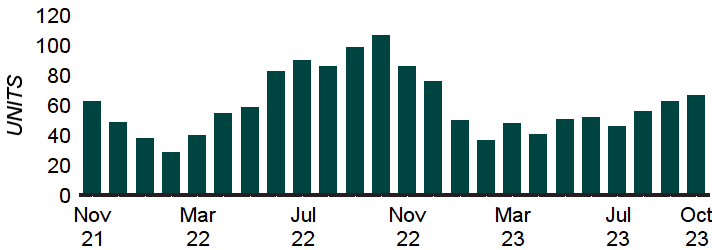
OCTOBER 2023 MARKET REPORT

Hamden
Single Family For Sale

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$312,000	▼ -12.10%	▼ -4.00%
AVERAGE SALE PRICE	\$357,806	▼ -5.00%	▲ 4.50%
UNITS SOLD	33	▼ -32.70%	▼ -19.50%
AVERAGE DAYS ON MARKET	30	0.00%	▼ -11.80%
% OF SALES PRICE	100.75	▼ -1.20%	0.00%
UNITS FOR SALE	104	▲ 4.00%	▼ -31.60%
MONTHS OF INVENTORY	3.20	▲ 60.00%	▼ -13.50%

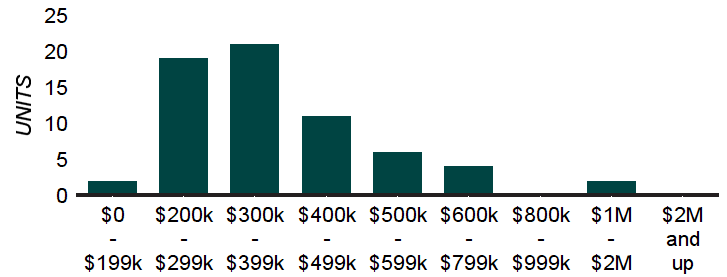
HOMES FOR SALE

Number of homes listed for sale, end of month



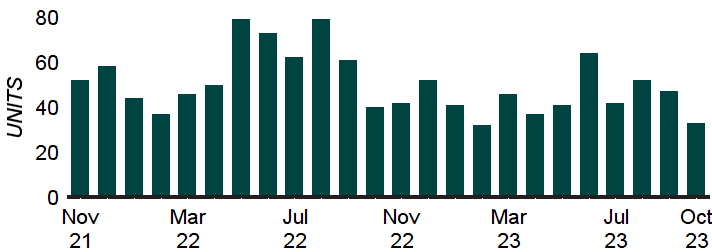
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



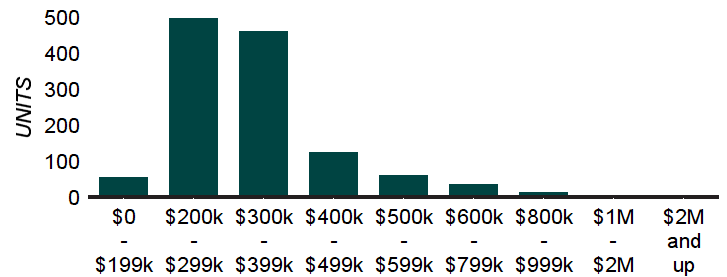
HOMES SOLD

Number of homes sold



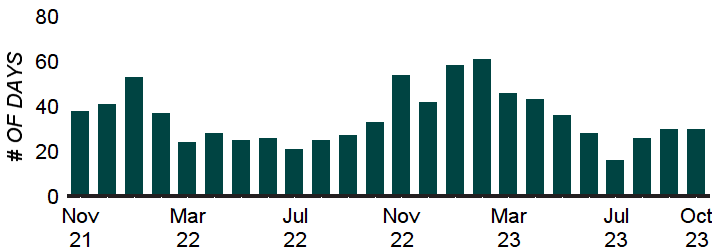
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



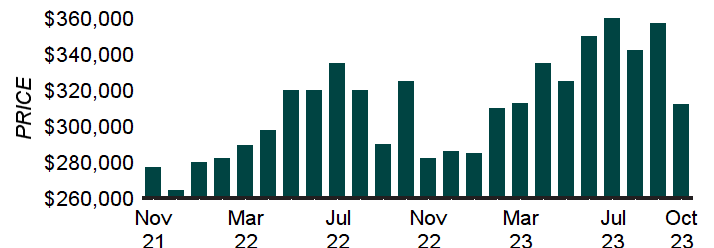
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



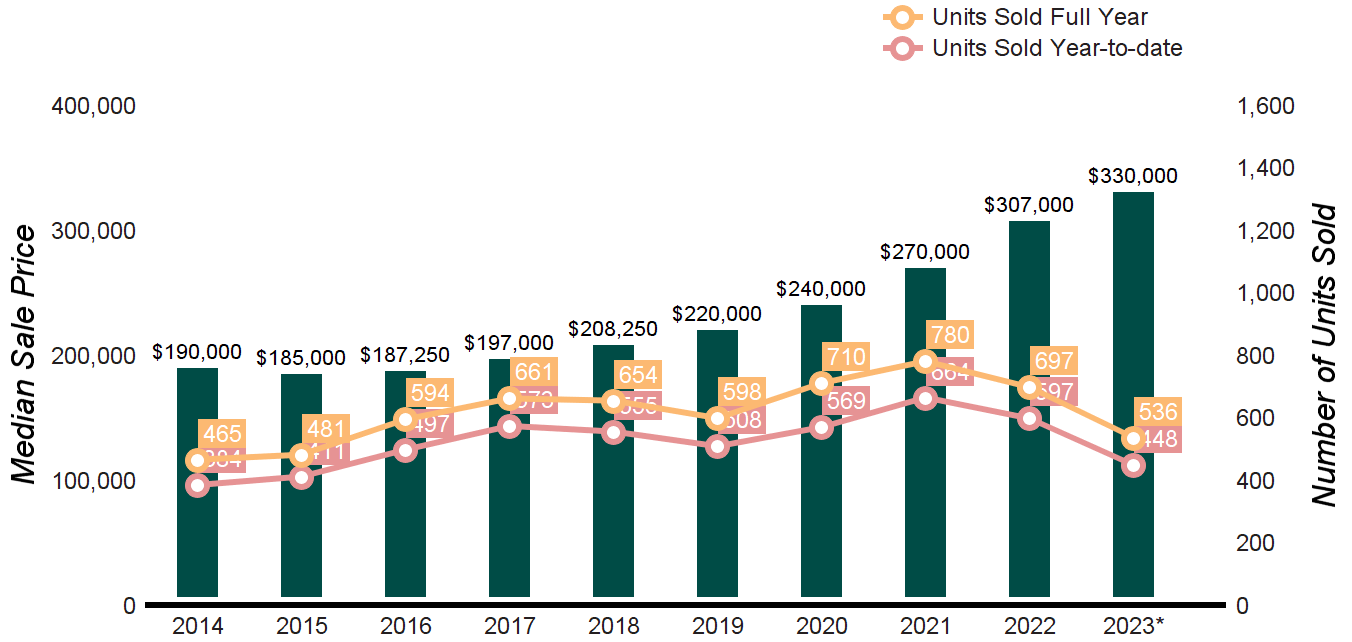
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Hamden
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	465	481	594	661	654	598	710	780	697	536
	▲ 1%	▲ 3%	▲ 23%	▲ 11%	▼ 1%	▼ 9%	▲ 19%	▲ 10%	▼ 11%	▼ 23%
MEDIAN SOLD PRICE	\$190,000	\$185,000	\$187,250	\$197,000	\$208,250	\$220,000	\$240,000	\$270,000	\$307,000	\$330,000
	▼ 8%	▼ 3%	▲ 1%	▲ 5%	▲ 6%	▲ 6%	▲ 9%	▲ 13%	▲ 14%	▲ 7%