

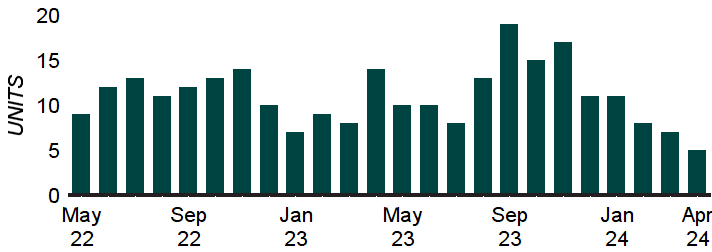
APRIL 2024 MARKET REPORT

North Branford
Single Family For Sale

	April 2024	CHANGE FROM March 2024	CHANGE FROM April 2023
MEDIAN SALE PRICE	\$436,000	▲ 2.60%	▼ -6.70%
AVERAGE SALE PRICE	\$429,300	▼ -1.50%	▲ 0.60%
UNITS SOLD	10	▼ -16.70%	▲ 25.00%
AVERAGE DAYS ON MARKET	11	▼ -80.40%	▼ -82.00%
% OF SALES PRICE	106.67	▲ 6.00%	▲ 6.00%
UNITS FOR SALE	17	▲ 13.30%	▼ -19.00%
MONTHS OF INVENTORY	1.70	▲ 30.80%	▼ -34.60%

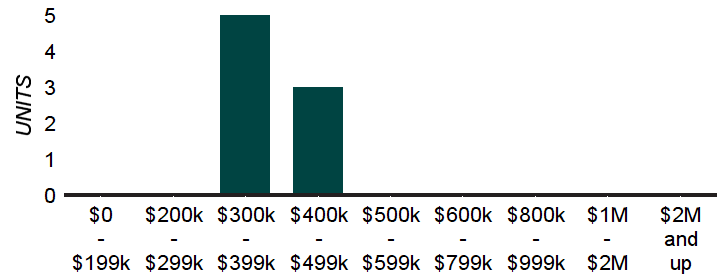
HOMES FOR SALE

Number of homes listed for sale, end of month



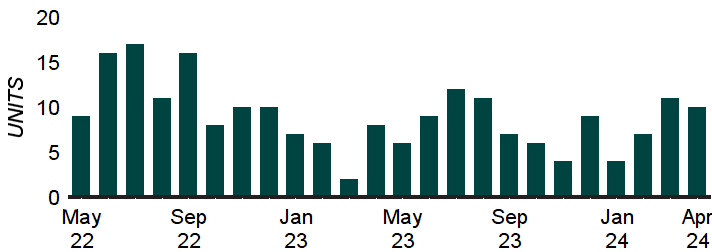
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



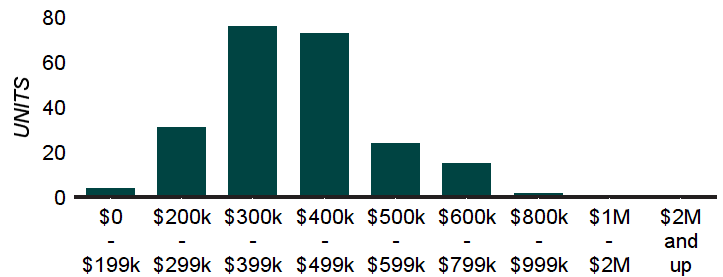
HOMES SOLD

Number of homes sold



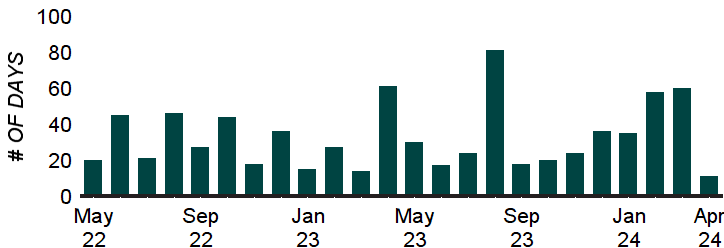
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



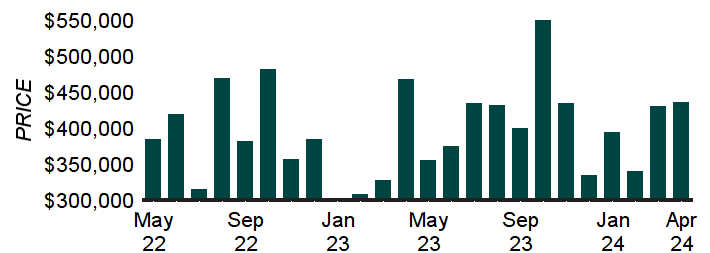
DAYS ON MARKET - SOLD

Average days on market for all homes sold



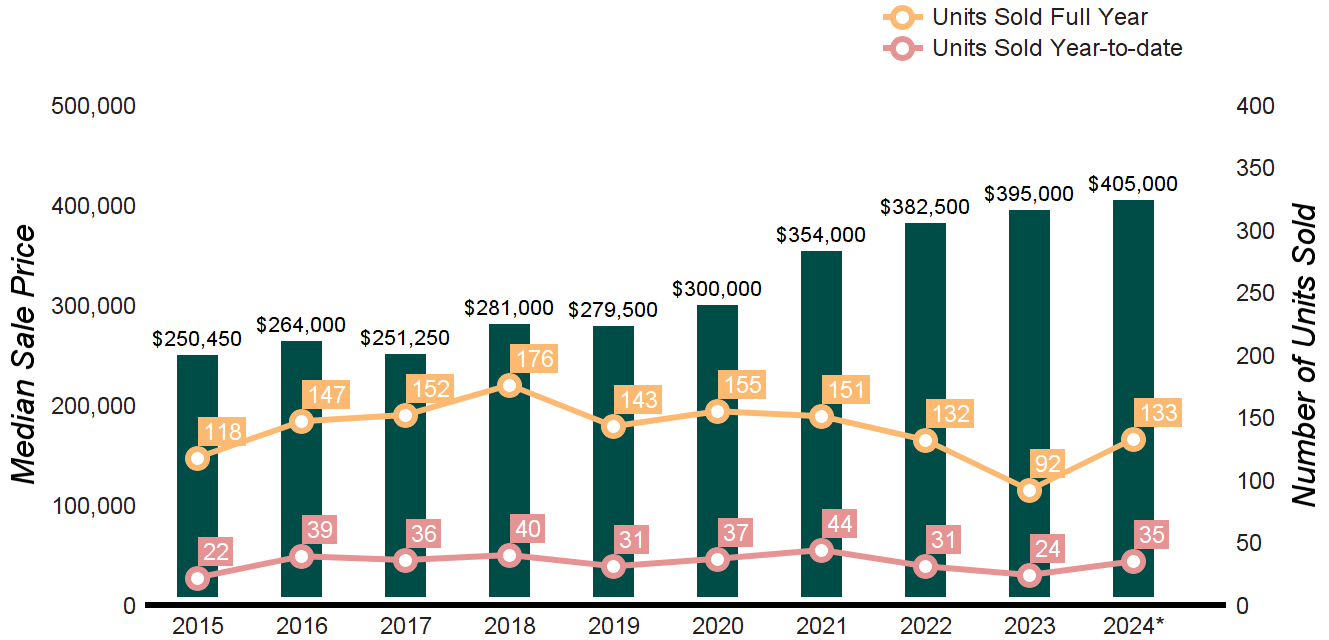
MEDIAN SALE PRICE

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



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
UNITS SOLD	118	147	152	176	143	155	151	132	92	133
	▲ 5%	▲ 25%	▲ 3%	▲ 16%	▼ 19%	▲ 8%	▼ 3%	▼ 13%	▼ 30%	▲ 45%
MEDIAN SOLD PRICE	\$250,450	\$264,000	\$251,250	\$281,000	\$279,500	\$300,000	\$354,000	\$382,500	\$395,000	\$405,000
	▼ 6%	▲ 5%	▼ 5%	▲ 12%	▼ 1%	▲ 7%	▲ 18%	▲ 8%	▲ 3%	▲ 3%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.
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*2024 year-to-date Homes and Median Price are through 4/30/2024
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date