



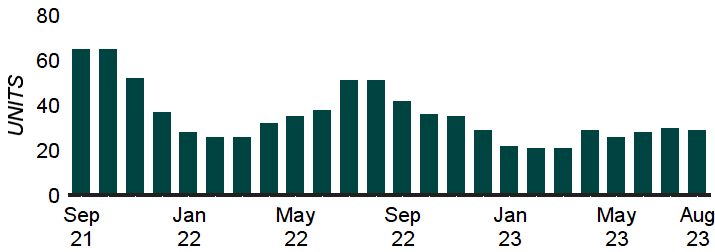
# AUGUST 2023 MARKET REPORT

Branford  
Single Family For Sale

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$577,500	▲ 8.50%	▲ 47.50%
AVERAGE SALE PRICE	\$628,315	▲ 2.30%	▲ 9.50%
UNITS SOLD	20	▲ 11.10%	▼ -44.40%
AVERAGE DAYS ON MARKET	25	▼ -7.40%	0.00%
% OF SALES PRICE	105.44	▲ 0.20%	▲ 10.60%
UNITS FOR SALE	35	▼ -14.60%	▼ -46.20%
MONTHS OF INVENTORY	1.80	▼ -21.70%	0.00%

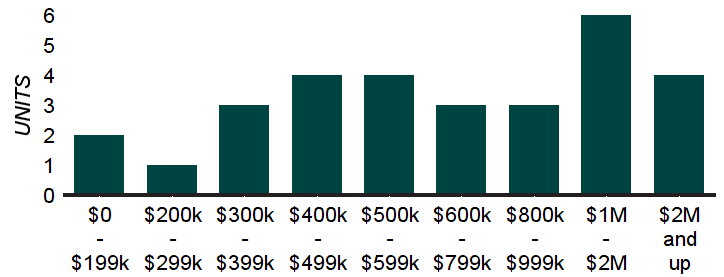
## HOMES FOR SALE

Number of homes listed for sale, end of month



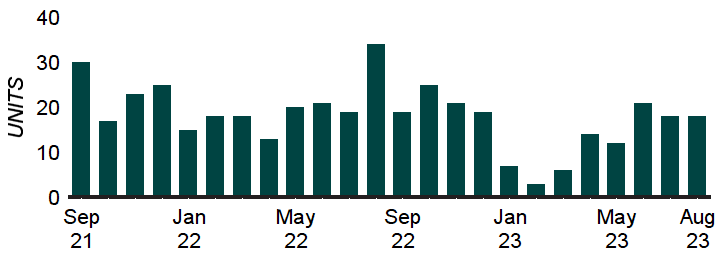
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



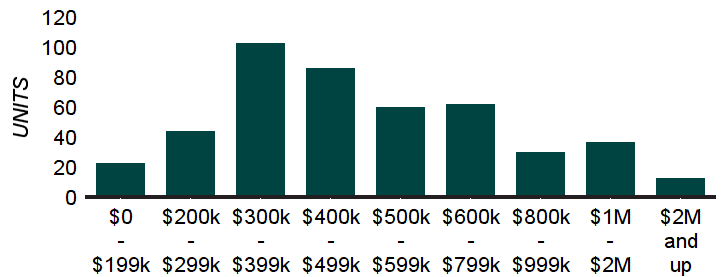
## HOMES SOLD

Number of homes sold



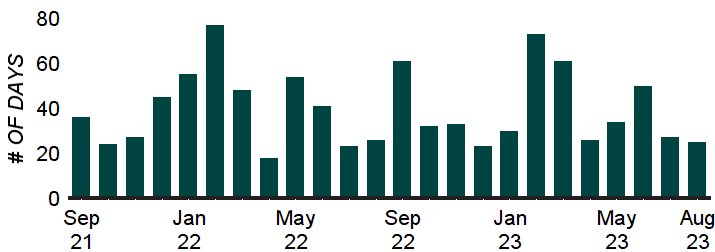
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



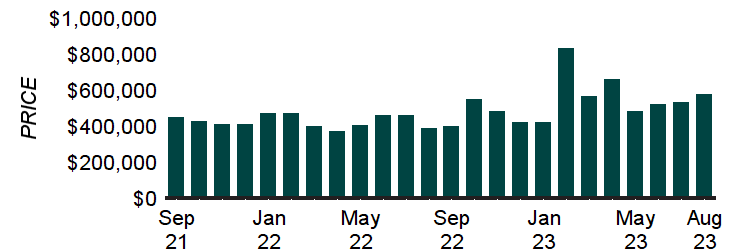
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



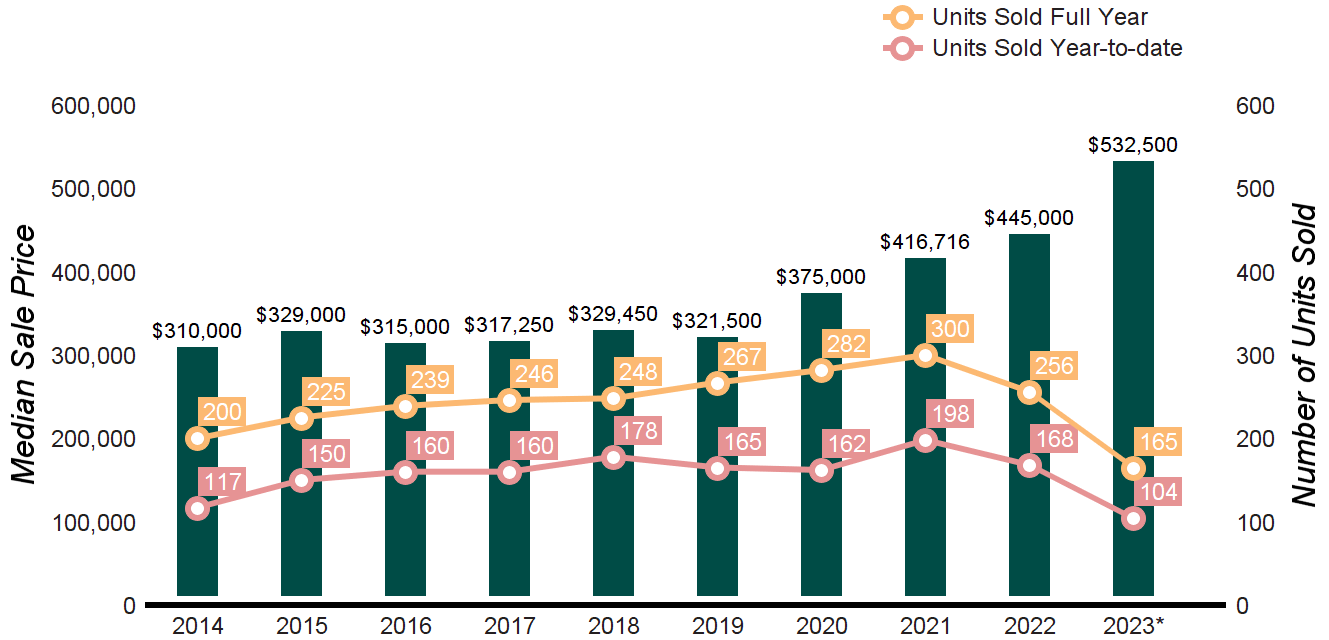
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

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	165
	▲ 4%	▲ 13%	▲ 6%	▲ 3%	▲ 1%	▲ 8%	▲ 6%	▲ 6%	▼ 15%	▼ 36%
<b>MEDIAN SOLD PRICE</b>	\$310,000	\$329,000	\$315,000	\$317,250	\$329,450	\$321,500	\$375,000	\$416,716	\$445,000	\$532,500
	▲ 3%	▲ 6%	▼ 4%	▲ 1%	▲ 4%	▼ 2%	▲ 17%	▲ 11%	▲ 7%	▲ 20%

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