

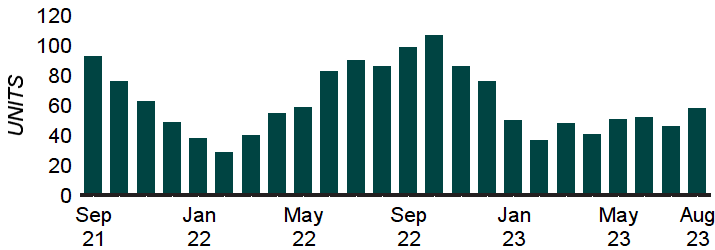
# AUGUST 2023 MARKET REPORT

Hamden  
Single Family For Sale

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$350,000	▼ -2.80%	▲ 9.40%
AVERAGE SALE PRICE	\$394,472	▲ 4.80%	▲ 10.80%
UNITS SOLD	50	▲ 19.00%	▼ -39.80%
AVERAGE DAYS ON MARKET	25	▲ 56.30%	0.00%
% OF SALES PRICE	101.37	▼ -4.90%	▼ -1.70%
UNITS FOR SALE	100	0.00%	▼ -31.00%
MONTHS OF INVENTORY	2.00	▼ -16.70%	▲ 17.60%

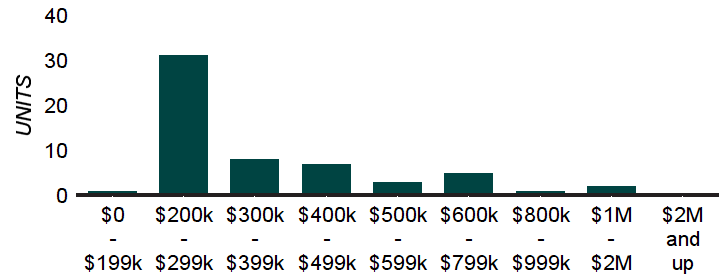
## HOMES FOR SALE

Number of homes listed for sale, end of month



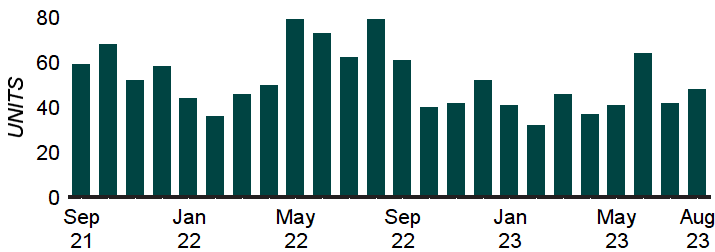
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



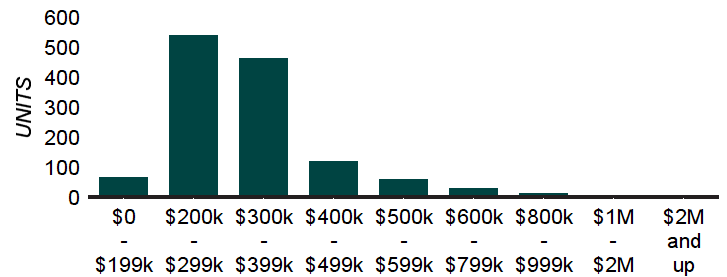
## HOMES SOLD

Number of homes sold



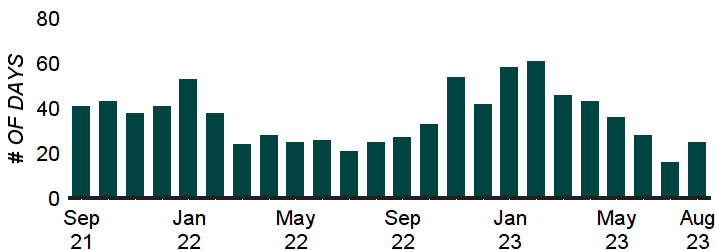
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



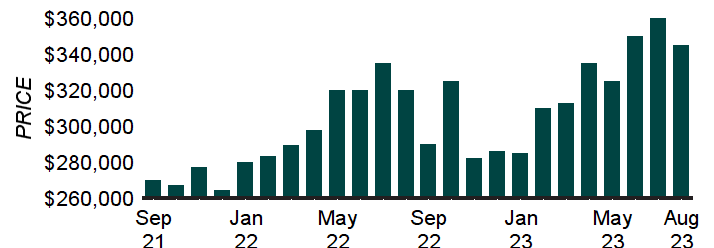
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



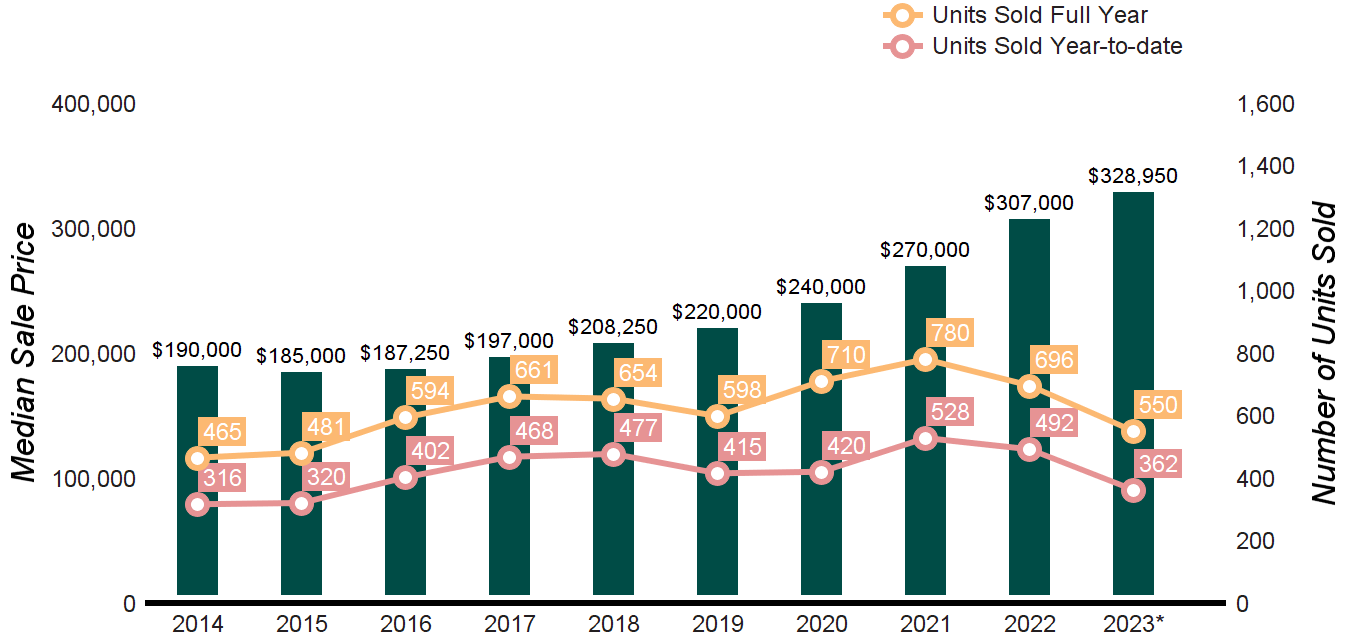
## MEDIAN SALE PRICE

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*
<b>UNITS SOLD</b>	465	481	594	661	654	598	710	780	696	550
	▲ 1%	▲ 3%	▲ 23%	▲ 11%	▼ 1%	▼ 9%	▲ 19%	▲ 10%	▼ 11%	▼ 21%
<b>MEDIAN SOLD PRICE</b>	\$190,000	\$185,000	\$187,250	\$197,000	\$208,250	\$220,000	\$240,000	\$270,000	\$307,000	\$328,950
	▼ 8%	▼ 3%	▲ 1%	▲ 5%	▲ 6%	▲ 6%	▲ 9%	▲ 13%	▲ 14%	▲ 7%

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