

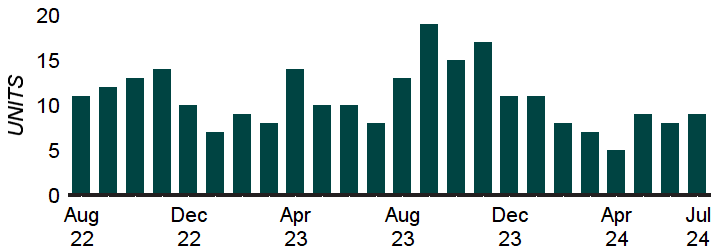
# JULY 2024 MARKET REPORT

North Branford  
Single Family For Sale

	July 2024	CHANGE FROM June 2024	CHANGE FROM July 2023
MEDIAN SALE PRICE	\$440,000	▼ -4.90%	0.00%
AVERAGE SALE PRICE	\$469,245	▲ 3.30%	▲ 5.50%
UNITS SOLD	11	▲ 22.20%	▼ -15.40%
AVERAGE DAYS ON MARKET	34	▲ 112.50%	▲ 21.40%
% OF SALES PRICE	102.08	▼ -0.50%	▼ -2.90%
UNITS FOR SALE	15	▼ -37.50%	▼ -6.30%
MONTHS OF INVENTORY	1.40	▼ -48.10%	▲ 16.70%

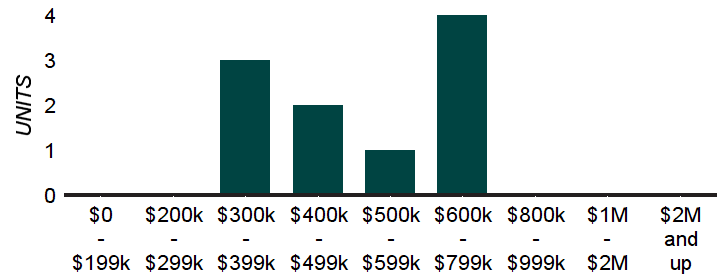
## HOMES FOR SALE

Number of homes listed for sale, end of month



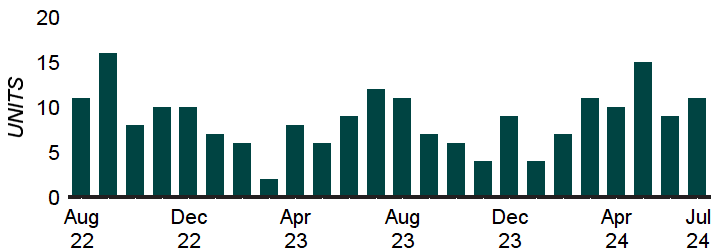
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



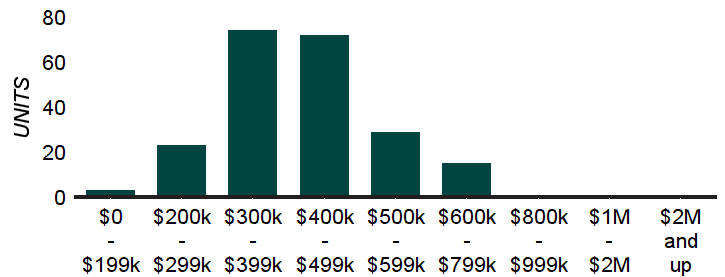
## HOMES SOLD

Number of homes sold



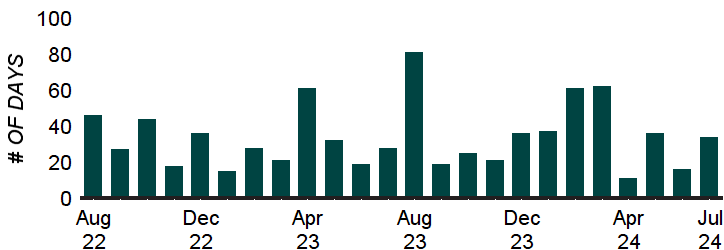
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



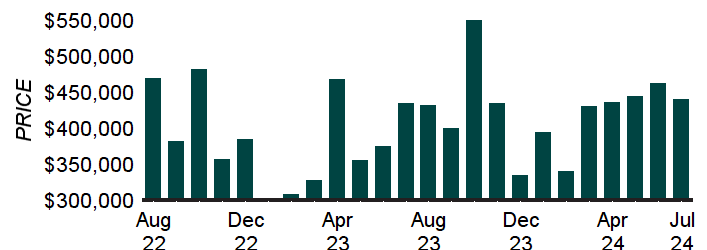
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



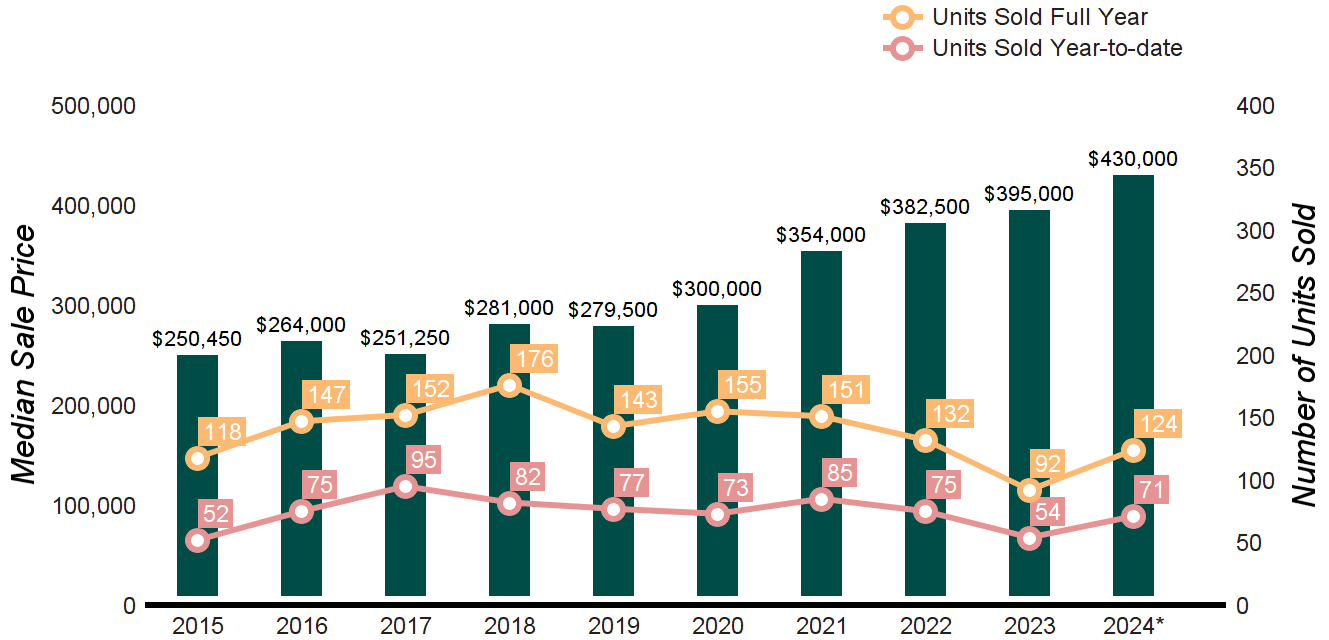
## MEDIAN SALE PRICE

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*
<b>UNITS SOLD</b>	118	147	152	176	143	155	151	132	92	124
	▲ 5%	▲ 25%	▲ 3%	▲ 16%	▼ 19%	▲ 8%	▼ 3%	▼ 13%	▼ 30%	▲ 35%
<b>MEDIAN SOLD PRICE</b>	\$250,450	\$264,000	\$251,250	\$281,000	\$279,500	\$300,000	\$354,000	\$382,500	\$395,000	\$430,000
	▼ 6%	▲ 5%	▼ 5%	▲ 12%	▼ 1%	▲ 7%	▲ 18%	▲ 8%	▲ 3%	▲ 9%

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 7/31/2024

For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date