

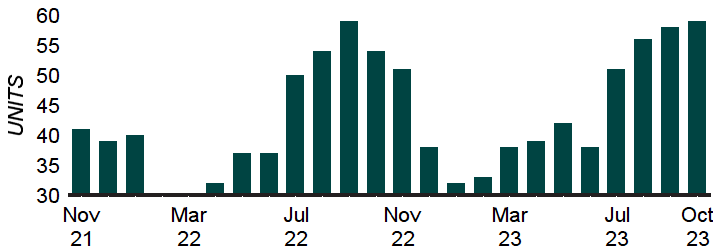
# OCTOBER 2023 MARKET REPORT

New Haven  
Single Family For Sale

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$325,000	▲ 4.80%	▲ 30.00%
AVERAGE SALE PRICE	\$345,616	▲ 15.00%	▲ 29.90%
UNITS SOLD	25	0.00%	▼ -13.80%
AVERAGE DAYS ON MARKET	43	▲ 30.30%	▲ 43.30%
% OF SALES PRICE	101.90	▼ -2.50%	▲ 1.70%
UNITS FOR SALE	80	▼ -4.80%	▲ 5.30%
MONTHS OF INVENTORY	3.20	▼ -5.90%	▲ 23.10%

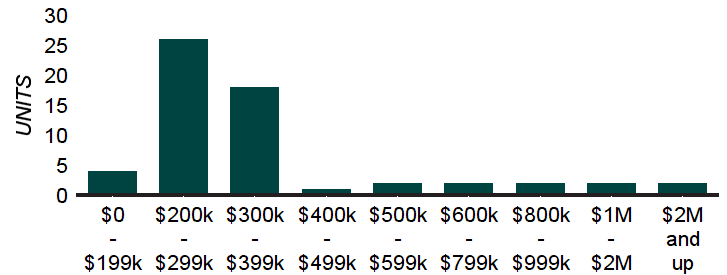
## HOMES FOR SALE

Number of homes listed for sale, end of month



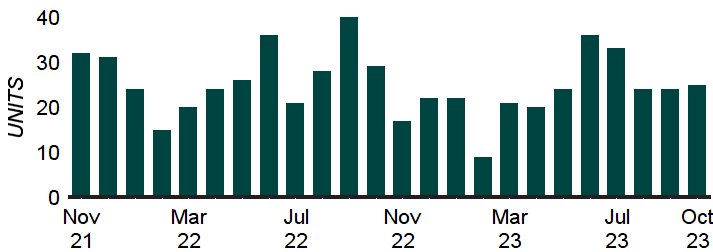
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



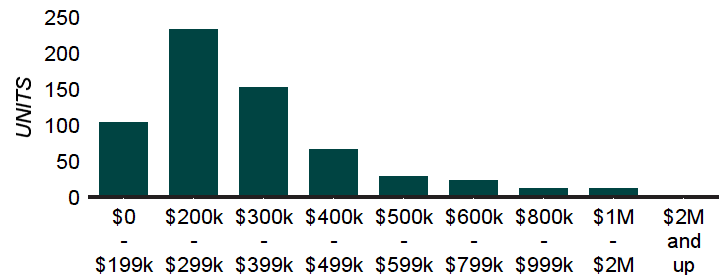
## HOMES SOLD

Number of homes sold



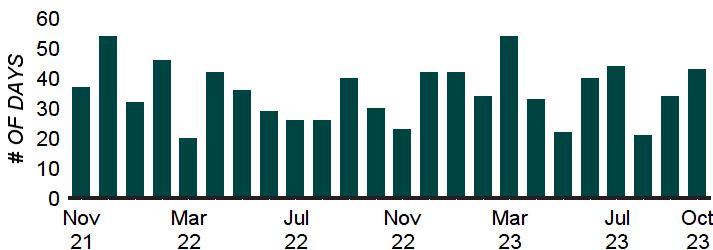
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



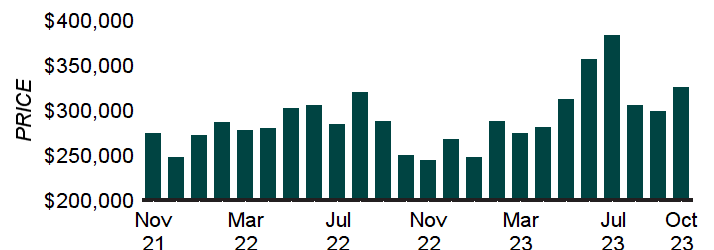
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



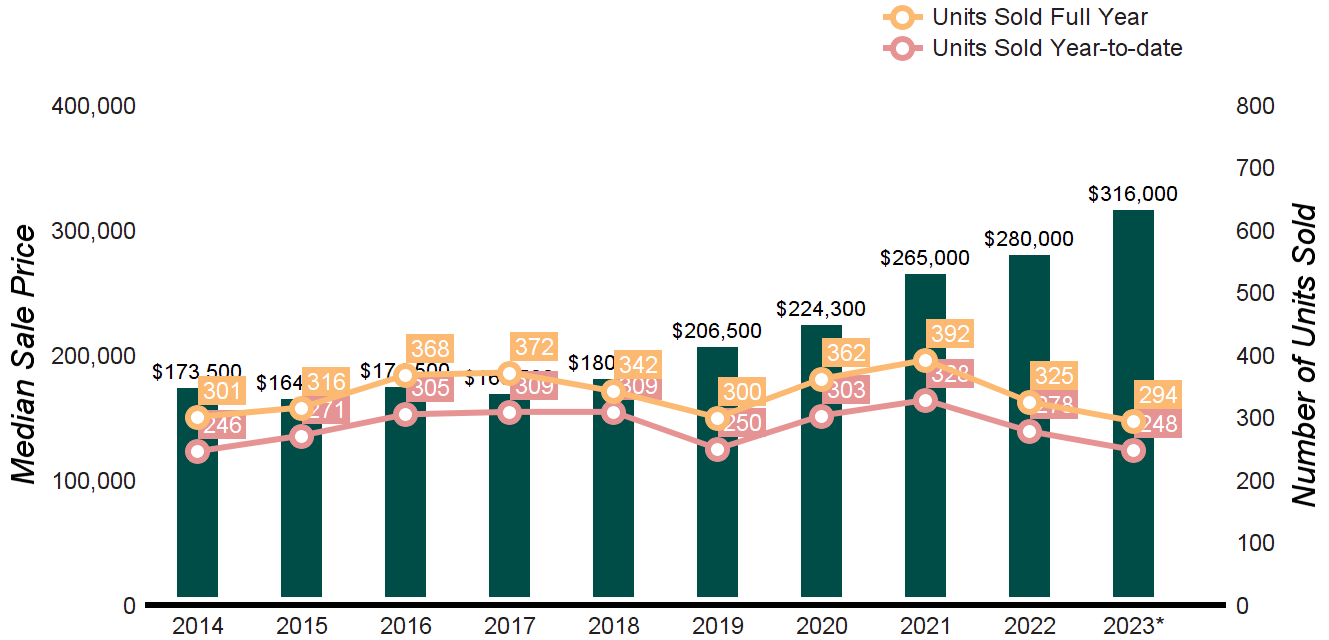
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

New Haven  
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	301	316	368	372	342	300	362	392	325	294
	▼ 13%	▲ 5%	▲ 16%	▲ 1%	▼ 8%	▼ 12%	▲ 21%	▲ 8%	▼ 17%	▼ 10%
<b>MEDIAN SOLD PRICE</b>	\$173,500	\$164,500	\$174,500	\$168,500	\$180,500	\$206,500	\$224,300	\$265,000	\$280,000	\$316,000
	▲ 10%	▼ 5%	▲ 6%	▼ 3%	▲ 7%	▲ 14%	▲ 9%	▲ 18%	▲ 6%	▲ 13%

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 10/31/2023

For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date