

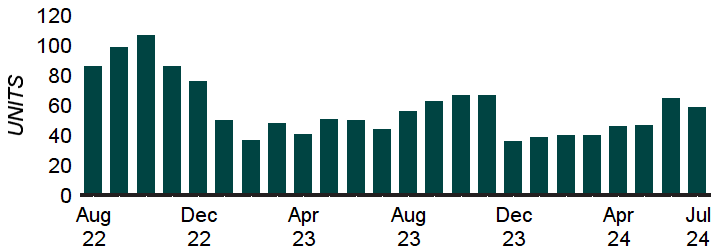
# JULY 2024 MARKET REPORT

Hamden  
Single Family For Sale

	July 2024	CHANGE FROM June 2024	CHANGE FROM July 2023
MEDIAN SALE PRICE	\$385,000	▲ 4.60%	▲ 6.90%
AVERAGE SALE PRICE	\$435,308	▲ 2.70%	▲ 15.60%
UNITS SOLD	49	▼ -26.90%	▲ 16.70%
AVERAGE DAYS ON MARKET	14	▼ -51.70%	▼ -12.50%
% OF SALES PRICE	103.09	▼ -2.80%	▼ -3.30%
UNITS FOR SALE	100	▼ -15.30%	▲ 2.00%
MONTHS OF INVENTORY	2.00	▲ 11.10%	▼ -13.00%

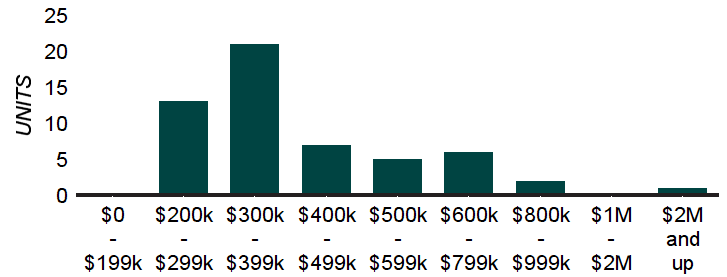
## HOMES FOR SALE

Number of homes listed for sale, end of month



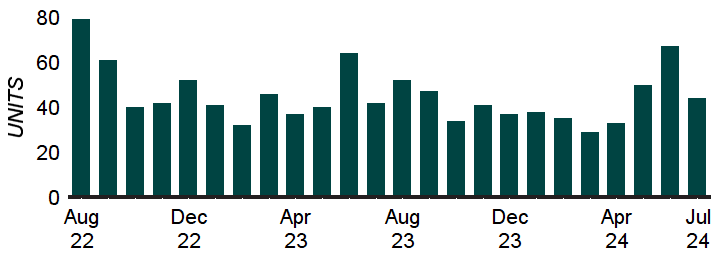
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



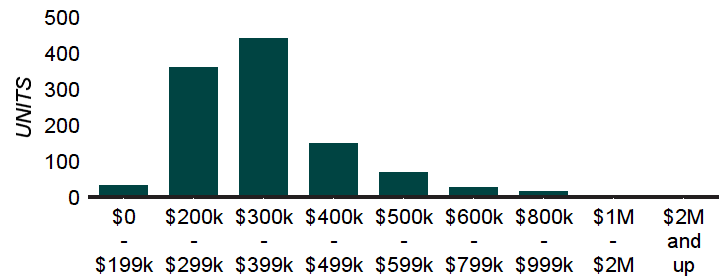
## HOMES SOLD

Number of homes sold



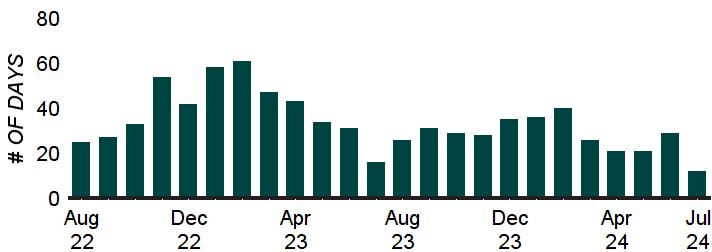
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



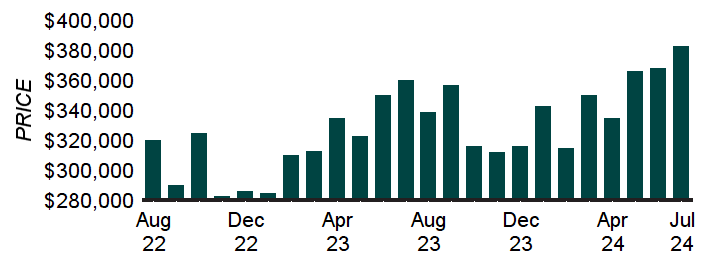
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



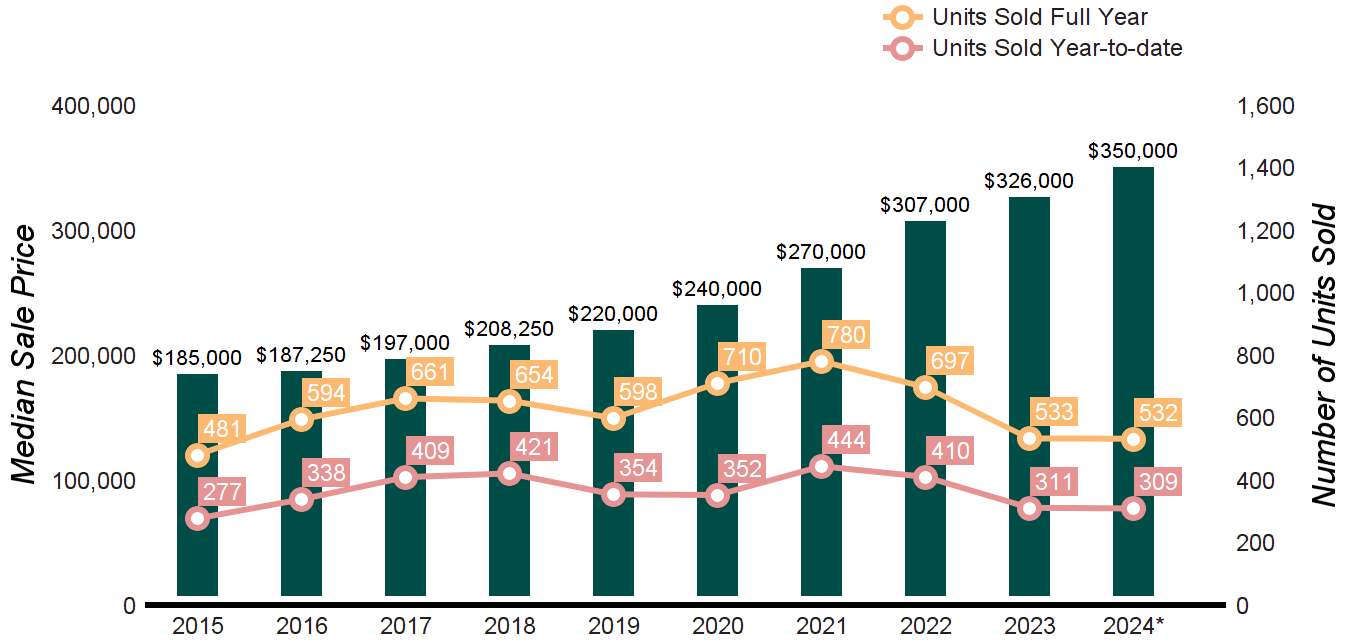
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Hamden  
Single Family For Sale



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	481	594	661	654	598	710	780	697	533	532
	▲ 3%	▲ 23%	▲ 11%	▼ 1%	▼ 9%	▲ 19%	▲ 10%	▼ 11%	▼ 24%	0%
<b>MEDIAN SOLD PRICE</b>	\$185,000	\$187,250	\$197,000	\$208,250	\$220,000	\$240,000	\$270,000	\$307,000	\$326,000	\$350,000
	▼ 3%	▲ 1%	▲ 5%	▲ 6%	▲ 6%	▲ 9%	▲ 13%	▲ 14%	▲ 6%	▲ 7%

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