

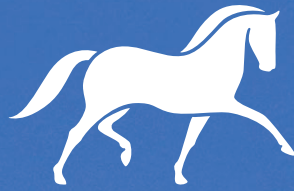
FAIRFIELD COUNTY

Market Report

FULL YEAR 2022



HOULIHAN LAWRENCE



HOULIHAN LAWRENCE

#1

BROKERAGE
NORTH OF NYC

PROUDLY CLOSED
\$8 BILLION IN SALES
AND REPRESENTED
OVER **7,000** BUYERS
AND SELLERS IN 2022

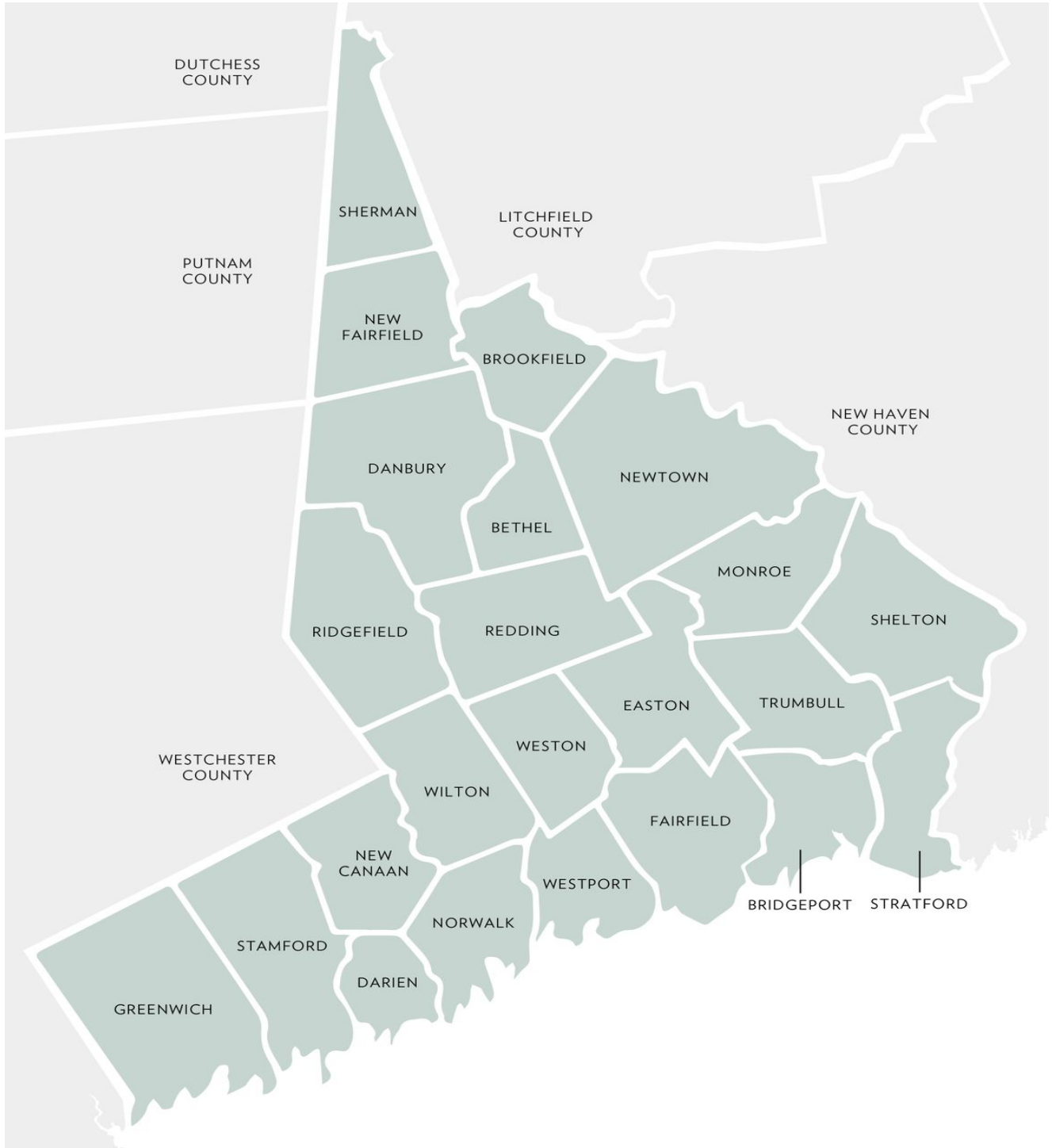
LIST WITH CONFIDENCE.
PUT THE **POWER OF #1** TO WORK FOR YOU.

914.220.7000 · HOULIHANLAWRENCE.COM

Source: OKMLS, MHMLS, CGNDMLS, SMARTMLS, 1/1/2022 - 12/31/2022, total dollar volume of single family homes sold by company, Westchester, Putnam, Dutchess, Columbia and Fairfield Counties combined. Source: 1/1/2022 - 12/31/2022 total sales and rentals both on and off MLS.

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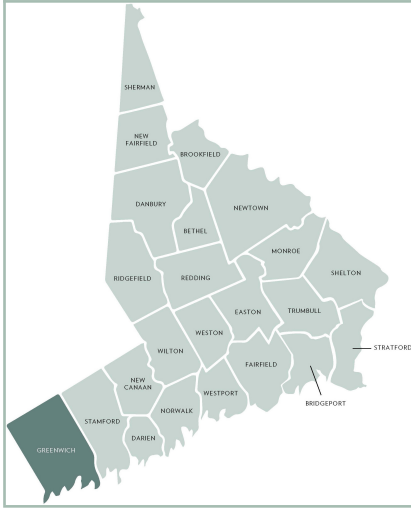
FAIRFIELD COUNTY

Single Family Homes Overview

GREENWICH	STAMFORD	DARIEN	NEW CANAAN
NORWALK	WESTPORT	FAIRFIELD	BRIDGEPORT
STRATFORD	WILTON	WESTON	EASTON
TRUMBULL	SHELTON	RIDGEFIELD	REDDING
MONROE	DANBURY	BETHEL	NEWTOWN
NEW FAIRFIELD	BROOKFIELD	SHERMAN	

GREENWICH

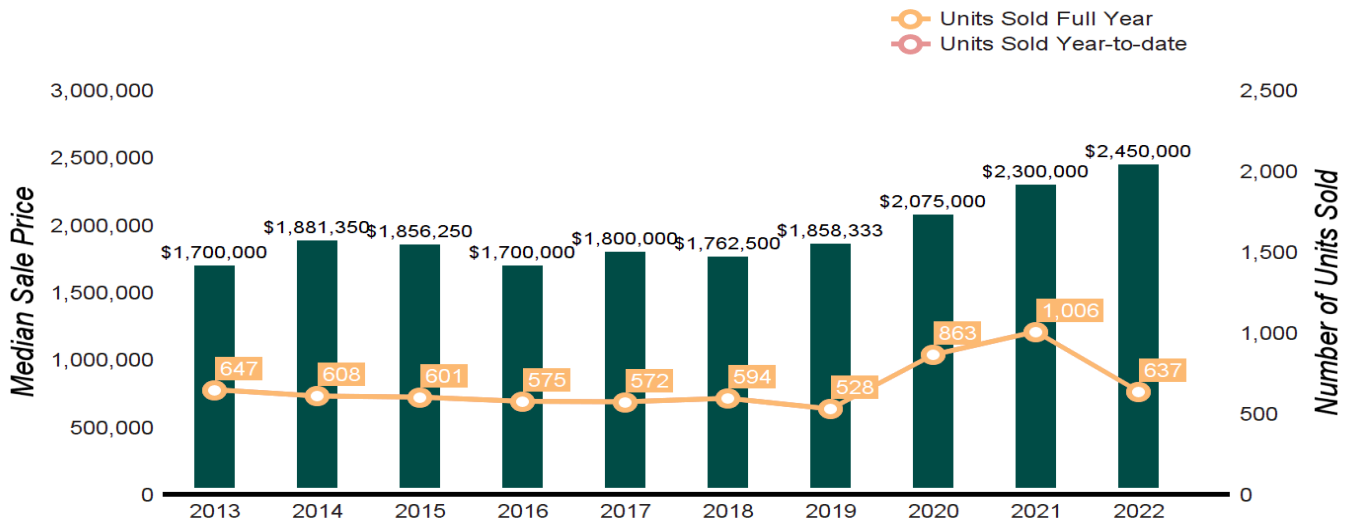
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	101	172	-41.3%	637	1006	-36.7%
AVERAGE SALE PRICE	\$2,742,715	\$3,170,324	-13.5%	\$3,050,065	\$3,007,978	1.4%
MEDIAN SALE PRICE	\$2,375,000	\$2,231,250	6.4%	\$2,450,000	\$2,300,000	6.5%
AVERAGE PRICE PER SQUARE FOOT	\$704	\$656	7.3%	\$696	\$635	9.6%
AVERAGE DAYS ON MARKET	59	99	-40.4%	76	109	-30.3%
% SALE PRICE TO LIST PRICE	99.2%	96.9%	2.4%	99.7%	97.4%	2.4%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$2,244,574	\$2,688,907	\$2,421,486	\$2,203,756	\$2,574,993	\$2,393,006	\$2,376,330	\$2,667,708	\$3,007,978	\$3,050,065	Average Sale Price
Average Price/SqFt	\$556	\$611	\$592	\$564	\$578	\$563	\$545	\$557	\$635	\$696	Average Price/SqFt
Days On Market	154	155	161	157	183	179	199	171	109	76	Days On Market
%Sale Price to List Price	94.1%	93.7%	94.4%	94.1%	92.5%	93.7%	92.4%	94.4%	97.4%	99.7%	%Sale Price to List Price

Source : Greenwich MLS, Residential / Single Family Homes

* Homes sold for 2022 are annualized based on actual sales year-to-date

GREENWICH

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$999,999	9	6	2	9	9	1	0.0%	-33.3%
\$1,000,000 - \$1,999,999	21	11	2	29	23	1	-27.6%	-52.2%
\$2,000,000 - \$2,999,999	18	11	2	25	18	1	-28.0%	-38.9%
\$3,000,000 - \$3,999,999	19	8	2	21	16	1	-9.5%	-50.0%
\$4,000,000 - \$4,999,999	22	6	4	16	9	2	37.5%	-33.3%
\$5,000,000 - \$5,999,999	18	3	6	14	3	5	28.6%	0.0%
\$6,000,000 - \$7,999,999	10	8	1	21	10	2	-52.4%	-20.0%
\$8,000,000 - \$9,999,999	5	3	2	11	2	6	-54.5%	50.0%
\$10,000,000 and up	23	1	23	15	3	5	53.3%	-66.7%
Market Totals	145	57	3	161	93	2	-9.9%	-38.7%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

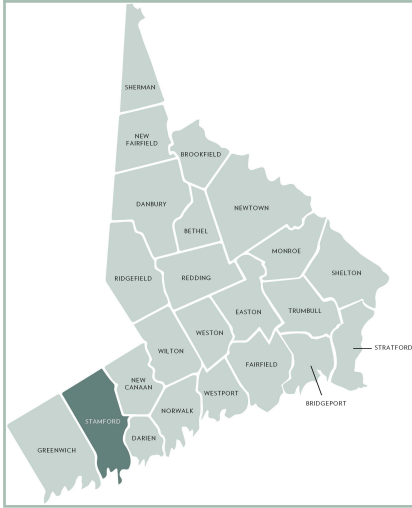
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$999,999	62	109	-43.1%	62	109	-43.1%
\$1,000,000 - \$1,999,999	183	289	-36.7%	183	289	-36.7%
\$2,000,000 - \$2,999,999	149	256	-41.8%	149	256	-41.8%
\$3,000,000 - \$3,999,999	81	147	-44.9%	81	147	-44.9%
\$4,000,000 - \$4,999,999	63	70	-10.0%	63	70	-10.0%
\$5,000,000 - \$5,999,999	42	43	-2.3%	42	43	-2.3%
\$6,000,000 - \$7,999,999	35	58	-39.7%	35	58	-39.7%
\$8,000,000 - \$9,999,999	13	19	-31.6%	13	19	-31.6%
\$10,000,000 and up	9	15	-40.0%	9	15	-40.0%
Market Totals	637	1006	-36.7%	637	1006	-36.7%

Source : Greenwich MLS, Residential / Single Family Homes

STAMFORD

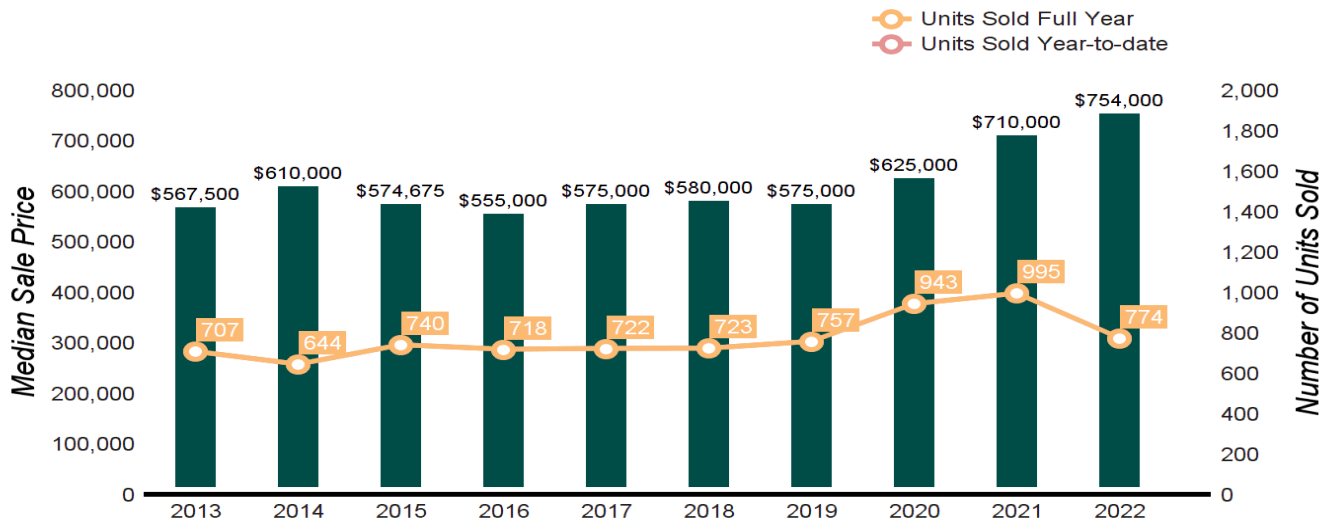
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	167	238	-29.8%	774	995	-22.2%
AVERAGE SALE PRICE	\$874,360	\$858,222	1.9%	\$879,819	\$832,913	5.6%
MEDIAN SALE PRICE	\$750,000	\$725,000	3.4%	\$754,000	\$710,000	6.2%
AVERAGE PRICE PER SQUARE FOOT	\$301	\$292	3.1%	\$307	\$288	6.6%
AVERAGE DAYS ON MARKET	47	63	-25.4%	45	60	-25.0%
% SALE PRICE TO LIST PRICE	99.7%	99.4%	0.3%	101.9%	100.3%	1.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$661,763	\$689,609	\$660,162	\$636,893	\$652,048	\$648,437	\$640,382	\$721,185	\$832,913	\$879,819	Average Sale Price
Average Price/SqFt	\$203	\$222	\$239	\$230	\$234	\$230	\$235	\$248	\$288	\$307	Average Price/SqFt
Days On Market	98	100	101	106	91	71	89	84	60	45	Days On Market
%Sale Price to List Price	95.9%	96.0%	96.3%	96.1%	96.3%	96.7%	96.7%	97.9%	100.3%	101.9%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

STAMFORD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	8	5	2	10	16	1	-20.0%	-68.8%
\$500,000 - \$699,999	29	9	3	28	29	1	3.6%	-69.0%
\$700,000 - \$999,999	24	10	2	20	20	1	20.0%	-50.0%
\$1,000,000 - \$1,499,999	18	14	1	16	10	2	12.5%	40.0%
\$1,500,000 - \$1,999,999	6	3	2	11	4	3	-45.5%	-25.0%
\$2,000,000 - \$2,499,999	3	1	3	2	2	1	50.0%	-50.0%
\$2,500,000 - \$2,999,999	2	1	2	2	0	Not Valid	0.0%	0.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	1	1	1	0.0%	-100.0%
\$4,000,000 and up	2	0	Not Valid	4	0	Not Valid	-50.0%	0.0%
Market Totals	93	43	2	94	82	1	-1.1%	-47.6%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	55	127	-56.7%	55	127	-56.7%
\$500,000 - \$699,999	266	357	-25.5%	266	357	-25.5%
\$700,000 - \$999,999	274	319	-14.1%	274	319	-14.1%
\$1,000,000 - \$1,499,999	125	132	-5.3%	125	132	-5.3%
\$1,500,000 - \$1,999,999	35	36	-2.8%	35	36	-2.8%
\$2,000,000 - \$2,499,999	11	11	0.0%	11	11	0.0%
\$2,500,000 - \$2,999,999	1	3	-66.7%	1	3	-66.7%
\$3,000,000 - \$4,999,999	6	9	-33.3%	6	9	-33.3%
\$5,000,000 and up	1	1	0.0%	1	1	0.0%
Market Totals	774	995	-22.2%	774	995	-22.2%

Source : Smart MLS, Single Family Homes

DARIEN

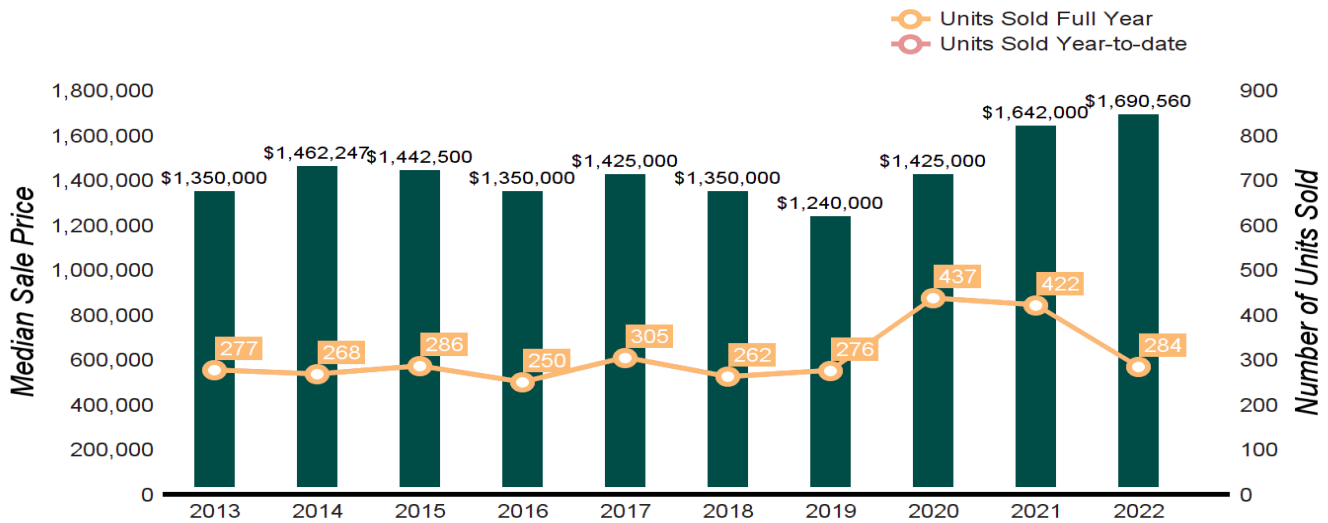
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	59	72	-18.1%	284	422	-32.7%
AVERAGE SALE PRICE	\$2,217,246	\$2,015,902	10.0%	\$2,020,720	\$1,929,797	4.7%
MEDIAN SALE PRICE	\$1,800,929	\$1,650,000	9.1%	\$1,690,560	\$1,642,000	3.0%
AVERAGE PRICE PER SQUARE FOOT	\$582	\$521	11.7%	\$567	\$505	12.3%
AVERAGE DAYS ON MARKET	59	70	-15.7%	41	70	-41.4%
% SALE PRICE TO LIST PRICE	100.6%	99.3%	1.3%	102.7%	99.4%	3.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$1,618,804	\$1,619,781	\$1,705,978	\$1,673,646	\$1,676,743	\$1,603,743	\$1,534,435	\$1,655,525	\$1,929,797	\$2,020,720	Average Sale Price
Average Price/SqFt	\$467	\$474	\$504	\$490	\$476	\$458	\$429	\$446	\$505	\$567	Average Price/SqFt
Days On Market	123	109	105	110	125	122	147	124	70	41	Days On Market
%Sale Price to List Price	96.1%	96.9%	95.6%	96.0%	95.5%	94.7%	94.0%	96.3%	99.4%	102.7%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

DARIEN

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	1	0	0	1	0	0.0%	0.0%
\$500,000 - \$699,999	1	1	1	0	2	0	0.0%	-50.0%
\$700,000 - \$999,999	4	2	2	4	4	1	0.0%	-50.0%
\$1,000,000 - \$1,499,999	4	4	1	3	5	1	33.3%	-20.0%
\$1,500,000 - \$1,999,999	0	1	0	5	4	1	-100.0%	-75.0%
\$2,000,000 - \$2,499,999	4	4	1	2	2	1	100.0%	100.0%
\$2,500,000 - \$2,999,999	0	3	0	0	3	0	0.0%	0.0%
\$3,000,000 - \$3,999,999	5	2	3	0	6	0	0.0%	-66.7%
\$4,000,000 and up	5	1	5	6	2	3	-16.7%	-50.0%
Market Totals	23	19	1	20	29	1	15.0%	-34.5%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

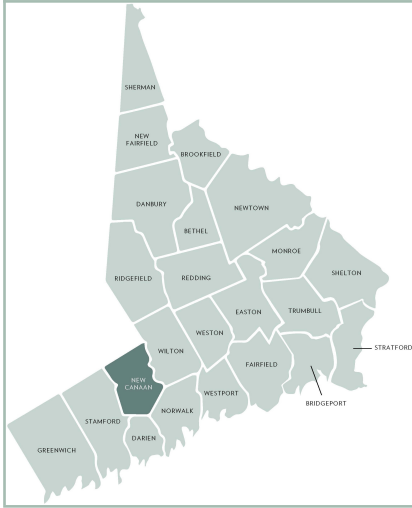
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	0	3	-100.0%	0	3	-100.0%
\$500,000 - \$699,999	13	18	-27.8%	13	18	-27.8%
\$700,000 - \$999,999	39	53	-26.4%	39	53	-26.4%
\$1,000,000 - \$1,499,999	68	113	-39.8%	68	113	-39.8%
\$1,500,000 - \$1,999,999	55	90	-38.9%	55	90	-38.9%
\$2,000,000 - \$2,499,999	31	35	-11.4%	31	35	-11.4%
\$2,500,000 - \$2,999,999	26	45	-42.2%	26	45	-42.2%
\$3,000,000 - \$4,999,999	44	58	-24.1%	44	58	-24.1%
\$5,000,000 and up	8	7	14.3%	8	7	14.3%
Market Totals	284	422	-32.7%	284	422	-32.7%

Source : Smart MLS, Single Family Homes

NEW CANAAN

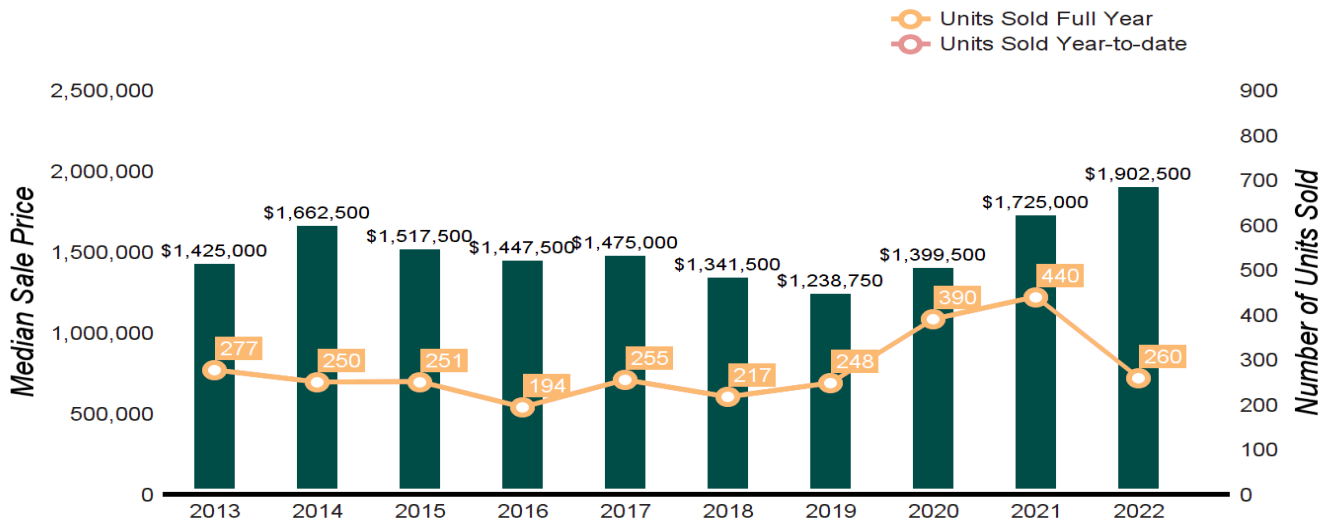
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	49	64	-23.4%	260	440	-40.9%
AVERAGE SALE PRICE	\$2,070,306	\$2,020,507	2.5%	\$2,166,923	\$1,995,193	8.6%
MEDIAN SALE PRICE	\$1,865,000	\$1,705,500	9.4%	\$1,902,500	\$1,725,000	10.3%
AVERAGE PRICE PER SQUARE FOOT	\$454	\$435	4.4%	\$457	\$400	14.3%
AVERAGE DAYS ON MARKET	53	67	-20.9%	53	82	-35.4%
% SALE PRICE TO LIST PRICE	97.8%	98.3%	-0.5%	100.6%	99.1%	1.5%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$1,661,172	\$1,929,472	\$1,783,190	\$1,770,026	\$1,713,201	\$1,628,160	\$1,424,859	\$1,670,517	\$1,995,193	\$2,166,923	Average Sale Price
Average Price/SqFt	\$388	\$389	\$406	\$356	\$355	\$341	\$316	\$337	\$400	\$457	Average Price/SqFt
Days On Market	123	122	126	148	147	138	164	137	82	53	Days On Market
%Sale Price to List Price	95.0%	94.9%	95.8%	93.8%	94.0%	92.2%	92.8%	95.4%	99.1%	100.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

NEW CANAAN

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$500,000 - \$699,999	0	0	Not Valid	2	0	Not Valid	-100.0%	0.0%
\$700,000 - \$999,999	8	1	8	4	1	4	100.0%	0.0%
\$1,000,000 - \$1,499,999	3	3	1	10	7	1	-70.0%	-57.1%
\$1,500,000 - \$1,999,999	9	2	5	5	4	1	80.0%	-50.0%
\$2,000,000 - \$2,499,999	3	0	Not Valid	2	8	1	50.0%	-100.0%
\$2,500,000 - \$2,999,999	2	2	1	7	6	1	-71.4%	-66.7%
\$3,000,000 - \$3,999,999	9	2	5	10	5	2	-10.0%	-60.0%
\$4,000,000 and up	19	1	19	17	3	6	11.8%	-66.7%
Market Totals	53	11	5	57	34	2	-7.0%	-67.6%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	0	0	Not Valid	0	0	Not Valid
\$500,000 - \$699,999	4	9	-55.6%	4	9	-55.6%
\$700,000 - \$999,999	19	33	-42.4%	19	33	-42.4%
\$1,000,000 - \$1,499,999	65	116	-44.0%	65	116	-44.0%
\$1,500,000 - \$1,999,999	50	111	-55.0%	50	111	-55.0%
\$2,000,000 - \$2,499,999	39	66	-40.9%	39	66	-40.9%
\$2,500,000 - \$2,999,999	41	43	-4.7%	41	43	-4.7%
\$3,000,000 - \$4,999,999	36	58	-37.9%	36	58	-37.9%
\$5,000,000 and up	6	4	50.0%	6	4	50.0%
Market Totals	260	440	-40.9%	260	440	-40.9%

Source : Smart MLS, Single Family Homes

NORWALK

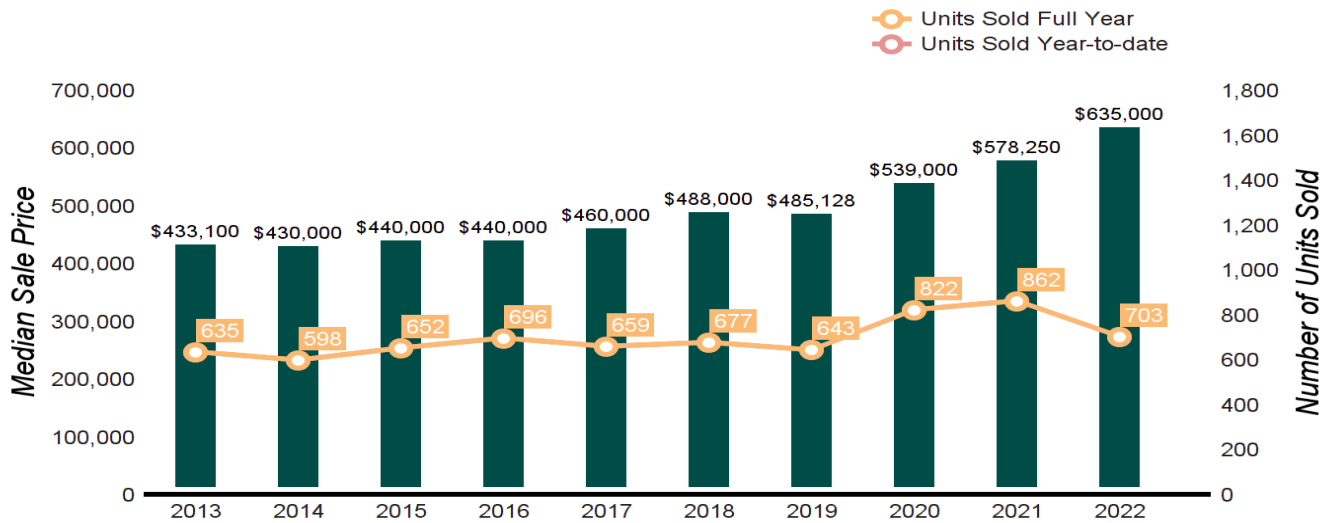
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	143	217	-34.1%	703	862	-18.4%
AVERAGE SALE PRICE	\$836,286	\$781,806	7.0%	\$835,645	\$774,970	7.8%
MEDIAN SALE PRICE	\$630,000	\$575,000	9.6%	\$635,000	\$578,250	9.8%
AVERAGE PRICE PER SQUARE FOOT	\$353	\$323	9.3%	\$352	\$315	11.7%
AVERAGE DAYS ON MARKET	45	52	-13.5%	43	56	-23.2%
% SALE PRICE TO LIST PRICE	100.9%	99.3%	1.6%	103.1%	100.5%	2.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$559,224	\$579,016	\$561,384	\$589,682	\$617,442	\$606,739	\$598,599	\$692,658	\$774,970	\$835,645	Average Sale Price
Average Price/SqFt	\$203	\$225	\$244	\$255	\$262	\$258	\$261	\$289	\$315	\$352	Average Price/SqFt
Days On Market	114	103	99	104	83	67	87	79	56	43	Days On Market
%Sale Price to List Price	95.8%	96.3%	96.2%	96.2%	96.6%	96.8%	96.7%	97.8%	100.5%	103.1%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

NORWALK

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	21	5	4	21	28	1	0.0%	-82.1%
\$500,000 - \$699,999	25	6	4	29	18	2	-13.8%	-66.7%
\$700,000 - \$999,999	12	8	2	19	13	1	-36.8%	-38.5%
\$1,000,000 - \$1,499,999	5	4	1	12	4	3	-58.3%	0.0%
\$1,500,000 - \$1,999,999	7	4	2	4	0	Not Valid	75.0%	0.0%
\$2,000,000 - \$2,499,999	0	2	0	0	1	0	0.0%	100.0%
\$2,500,000 - \$2,999,999	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
\$3,000,000 - \$3,999,999	1	1	1	0	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	3	1	3	2	1	2	50.0%	0.0%
Market Totals	76	31	2	88	65	1	-13.6%	-52.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

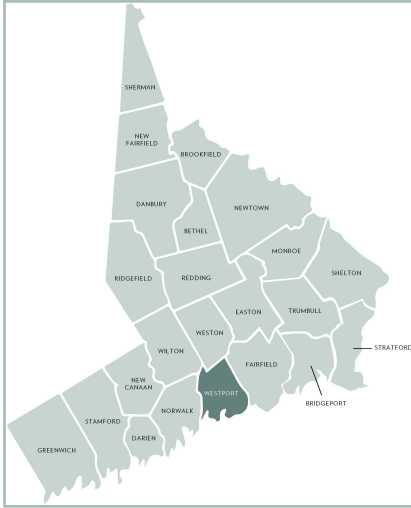
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	163	268	-39.2%	163	268	-39.2%
\$500,000 - \$699,999	255	321	-20.6%	255	321	-20.6%
\$700,000 - \$999,999	138	148	-6.8%	138	148	-6.8%
\$1,000,000 - \$1,499,999	78	50	56.0%	78	50	56.0%
\$1,500,000 - \$1,999,999	39	29	34.5%	39	29	34.5%
\$2,000,000 - \$2,499,999	10	23	-56.5%	10	23	-56.5%
\$2,500,000 - \$2,999,999	10	6	66.7%	10	6	66.7%
\$3,000,000 - \$4,999,999	8	14	-42.9%	8	14	-42.9%
\$5,000,000 and up	2	3	-33.3%	2	3	-33.3%
Market Totals	703	862	-18.4%	703	862	-18.4%

Source : Smart MLS, Single Family Homes

WESTPORT

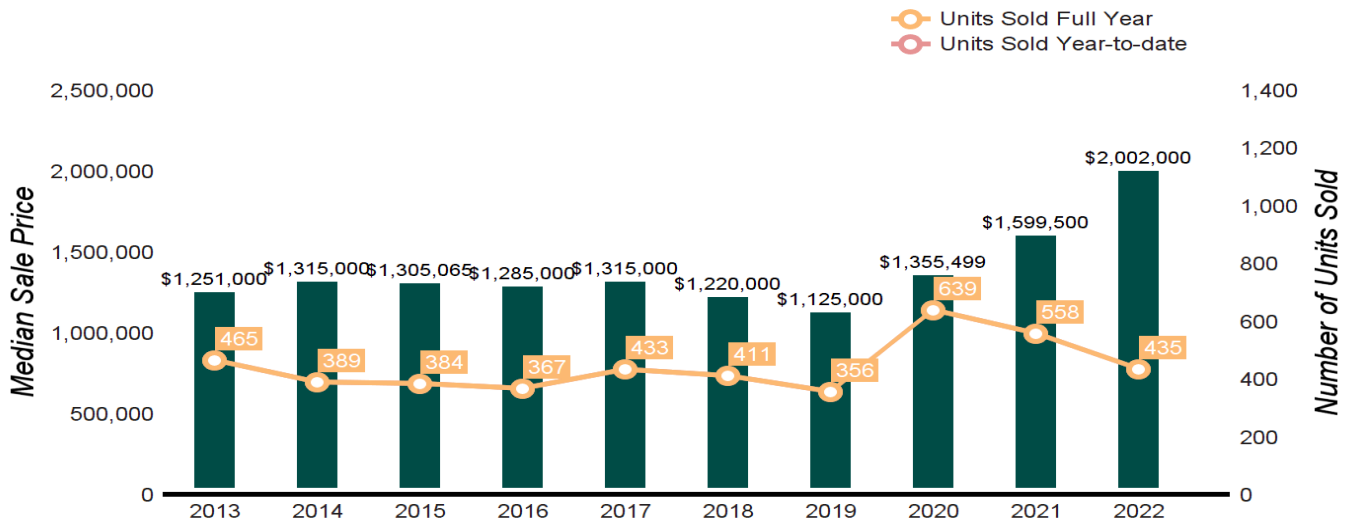
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	71	102	-30.4%	435	558	-22.0%
AVERAGE SALE PRICE	\$2,122,928	\$1,753,614	21.1%	\$2,367,445	\$1,832,804	29.2%
MEDIAN SALE PRICE	\$1,750,000	\$1,565,000	11.8%	\$2,002,000	\$1,599,500	25.2%
AVERAGE PRICE PER SQUARE FOOT	\$543	\$470	15.5%	\$561	\$456	23.0%
AVERAGE DAYS ON MARKET	57	64	-10.9%	53	56	-5.4%
% SALE PRICE TO LIST PRICE	97.8%	99.9%	-2.1%	102.4%	100.5%	1.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$1,533,045	\$1,545,200	\$1,647,416	\$1,527,152	\$1,532,674	\$1,457,544	\$1,361,657	\$1,595,659	\$1,832,804	\$2,367,445	Average Sale Price
Average Price/SqFt	\$373	\$385	\$403	\$376	\$364	\$355	\$345	\$375	\$456	\$561	Average Price/SqFt
Days On Market	107	111	113	120	119	98	120	101	56	53	Days On Market
%Sale Price to List Price	94.3%	96.0%	94.5%	94.9%	95.4%	95.6%	93.9%	97.1%	100.5%	102.4%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

WESTPORT

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	2	2	1	1	0	Not Valid	100.0%	0.0%
\$500,000 - \$699,999	2	2	1	4	1	4	-50.0%	100.0%
\$700,000 - \$999,999	5	3	2	4	4	1	25.0%	-25.0%
\$1,000,000 - \$1,499,999	9	6	2	15	10	2	-40.0%	-40.0%
\$1,500,000 - \$1,999,999	9	7	1	5	6	1	80.0%	16.7%
\$2,000,000 - \$2,499,999	4	5	1	9	9	1	-55.6%	-44.4%
\$2,500,000 - \$2,999,999	15	7	2	8	11	1	87.5%	-36.4%
\$3,000,000 - \$3,999,999	10	5	2	19	16	1	-47.4%	-68.8%
\$4,000,000 and up	22	4	6	27	4	7	-18.5%	0.0%
Market Totals	78	41	2	92	61	2	-15.2%	-32.8%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	2	8	-75.0%	2	8	-75.0%
\$500,000 - \$699,999	13	21	-38.1%	13	21	-38.1%
\$700,000 - \$999,999	50	97	-48.5%	50	97	-48.5%
\$1,000,000 - \$1,499,999	69	130	-46.9%	69	130	-46.9%
\$1,500,000 - \$1,999,999	80	103	-22.3%	80	103	-22.3%
\$2,000,000 - \$2,499,999	64	88	-27.3%	64	88	-27.3%
\$2,500,000 - \$2,999,999	49	45	8.9%	49	45	8.9%
\$3,000,000 - \$4,999,999	84	55	52.7%	84	55	52.7%
\$5,000,000 and up	24	11	118.2%	24	11	118.2%
Market Totals	435	558	-22.0%	435	558	-22.0%

Source : Smart MLS, Single Family Homes

FAIRFIELD

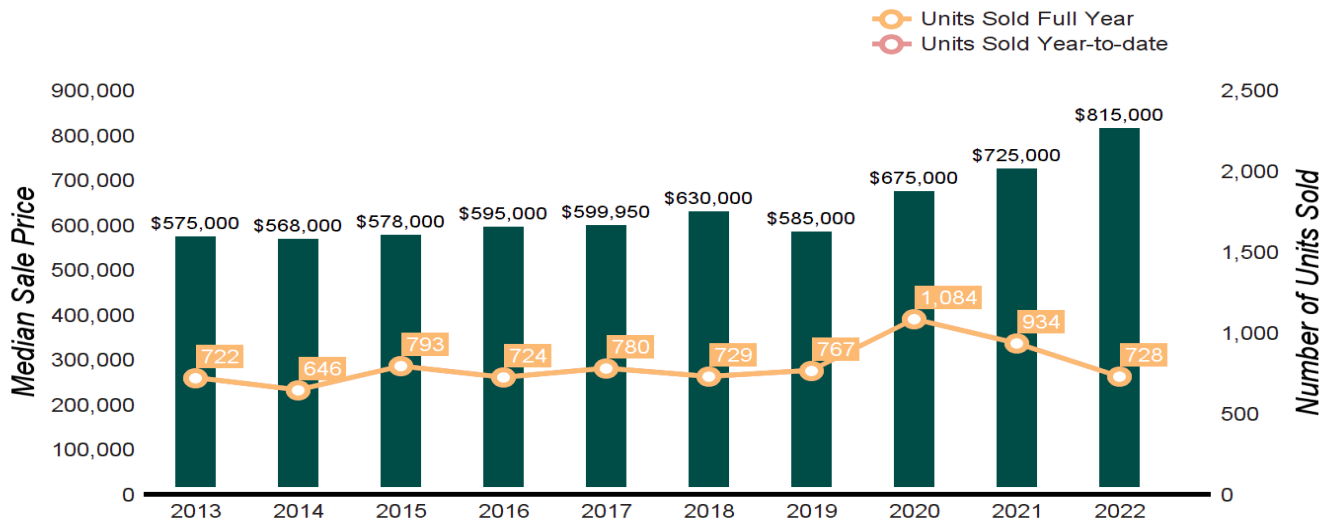
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	155	193	-19.7%	728	934	-22.1%
AVERAGE SALE PRICE	\$987,570	\$880,273	12.2%	\$1,057,440	\$958,051	10.4%
MEDIAN SALE PRICE	\$765,000	\$680,000	12.5%	\$815,000	\$725,000	12.4%
AVERAGE PRICE PER SQUARE FOOT	\$375	\$346	8.4%	\$390	\$341	14.4%
AVERAGE DAYS ON MARKET	50	51	-2.0%	44	55	-20.0%
% SALE PRICE TO LIST PRICE	98.7%	100.1%	-1.4%	101.9%	99.7%	2.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$744,489	\$722,296	\$737,642	\$705,408	\$743,699	\$776,998	\$707,793	\$867,030	\$958,051	\$1,057,440	Average Sale Price
Average Price/SqFt	\$277	\$278	\$284	\$279	\$278	\$280	\$269	\$293	\$341	\$390	Average Price/SqFt
Days On Market	97	98	102	106	43	77	90	88	55	44	Days On Market
%Sale Price to List Price	95.7%	95.8%	96.0%	95.8%	96.3%	95.8%	95.5%	97.2%	99.7%	101.9%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

FAIRFIELD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	8	10	1	17	8	2	-52.9%	25.0%
\$500,000 - \$699,999	26	12	2	25	15	2	4.0%	-20.0%
\$700,000 - \$999,999	11	10	1	21	7	3	-47.6%	42.9%
\$1,000,000 - \$1,499,999	8	2	4	11	15	1	-27.3%	-86.7%
\$1,500,000 - \$1,999,999	10	4	3	5	5	1	100.0%	-20.0%
\$2,000,000 - \$2,499,999	3	3	1	3	2	2	0.0%	50.0%
\$2,500,000 - \$2,999,999	7	1	7	5	3	2	40.0%	-66.7%
\$3,000,000 - \$3,999,999	8	0	Not Valid	4	2	2	100.0%	-100.0%
\$4,000,000 and up	8	1	8	7	0	Not Valid	14.3%	0.0%
Market Totals	89	43	2	98	57	2	-9.2%	-24.6%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	96	178	-46.1%	96	178	-46.1%
\$500,000 - \$699,999	170	267	-36.3%	170	267	-36.3%
\$700,000 - \$999,999	199	213	-6.6%	199	213	-6.6%
\$1,000,000 - \$1,499,999	133	149	-10.7%	133	149	-10.7%
\$1,500,000 - \$1,999,999	78	61	27.9%	78	61	27.9%
\$2,000,000 - \$2,499,999	20	29	-31.0%	20	29	-31.0%
\$2,500,000 - \$2,999,999	11	18	-38.9%	11	18	-38.9%
\$3,000,000 - \$4,999,999	17	16	6.3%	17	16	6.3%
\$5,000,000 and up	4	3	33.3%	4	3	33.3%
Market Totals	728	934	-22.1%	728	934	-22.1%

Source : Smart MLS, Single Family Homes

BRIDGEPORT

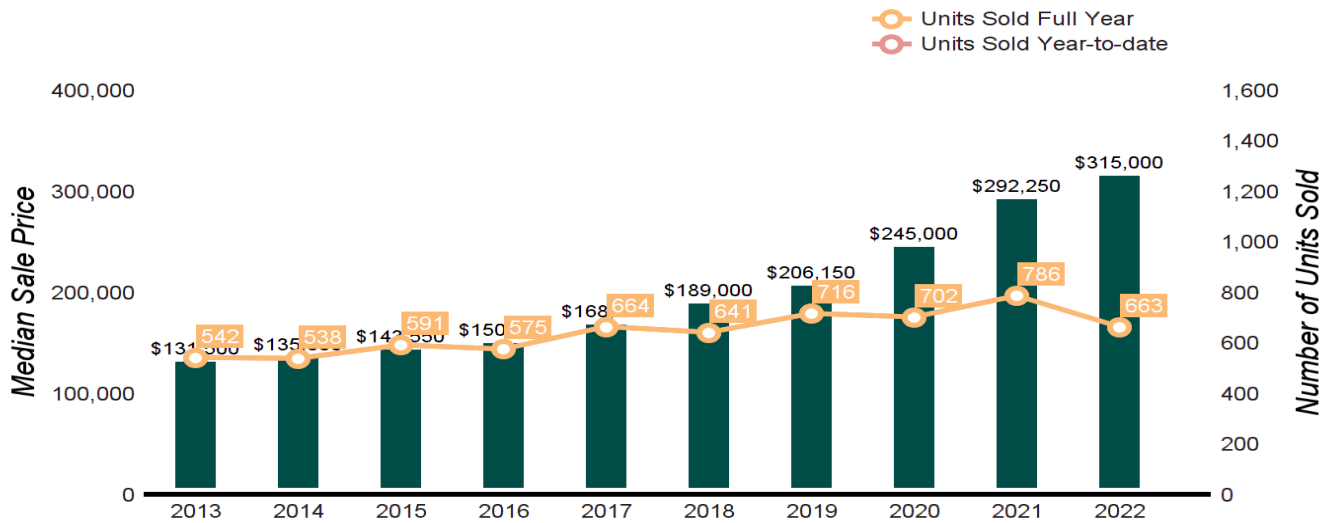
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	158	200	-21.0%	663	786	-15.6%
AVERAGE SALE PRICE	\$316,839	\$301,919	4.9%	\$325,618	\$294,908	10.4%
MEDIAN SALE PRICE	\$315,000	\$300,000	5.0%	\$315,000	\$292,250	7.8%
AVERAGE PRICE PER SQUARE FOOT	\$205	\$197	4.1%	\$206	\$186	10.8%
AVERAGE DAYS ON MARKET	36	49	-26.5%	40	50	-20.0%
% SALE PRICE TO LIST PRICE	100.2%	100.5%	-0.3%	101.1%	100.7%	0.4%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$139,582	\$149,196	\$147,286	\$150,644	\$169,023	\$194,259	\$210,111	\$248,250	\$294,908	\$325,618	Average Sale Price
Average Price/SqFt	\$84	\$89	\$95	\$98	\$108	\$115	\$129	\$154	\$186	\$206	Average Price/SqFt
Days On Market	100	96	87	77	61	55	68	59	50	40	Days On Market
%Sale Price to List Price	95.4%	95.5%	96.7%	97.0%	97.7%	98.3%	98.2%	99.5%	100.7%	101.1%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

BRIDGEPORT

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	7	3	2	14	14	1	-50.0%	-78.6%
\$200,000 - \$299,999	44	17	3	59	40	1	-25.4%	-57.5%
\$300,000 - \$399,999	51	19	3	62	29	2	-17.7%	-34.5%
\$400,000 - \$499,999	18	4	5	9	7	1	100.0%	-42.9%
\$500,000 - \$599,999	3	3	1	4	1	4	-25.0%	200.0%
\$600,000 - \$799,999	2	2	1	0	1	0	0.0%	100.0%
\$800,000 - \$999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$1,000,000 - \$1,999,999	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	126	48	3	148	92	2	-14.9%	-47.8%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	53	118	-55.1%	53	118	-55.1%
\$200,000 - \$299,999	221	294	-24.8%	221	294	-24.8%
\$300,000 - \$399,999	270	295	-8.5%	270	295	-8.5%
\$400,000 - \$499,999	92	59	55.9%	92	59	55.9%
\$500,000 - \$599,999	11	9	22.2%	11	9	22.2%
\$600,000 - \$799,999	12	7	71.4%	12	7	71.4%
\$800,000 - \$999,999	2	4	-50.0%	2	4	-50.0%
\$1,000,000 - \$1,999,999	2	0	Not Valid	2	0	Not Valid
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	663	786	-15.6%	663	786	-15.6%

Source : Smart MLS, Single Family Homes

STRATFORD

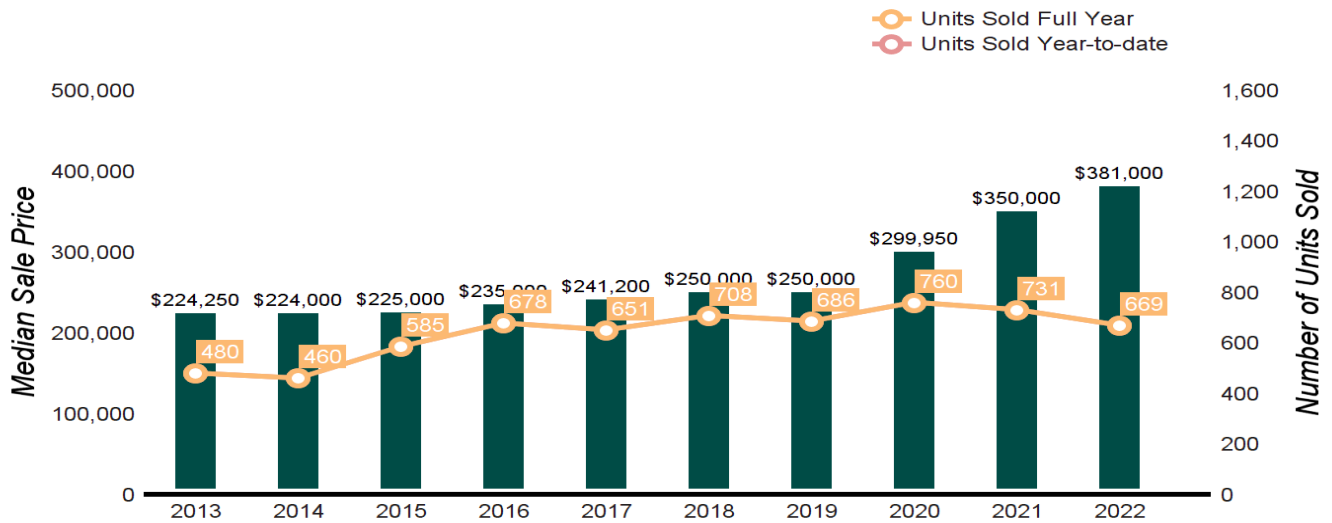
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	141	186	-24.2%	669	731	-8.5%
AVERAGE SALE PRICE	\$415,801	\$366,277	13.5%	\$401,495	\$360,812	11.3%
MEDIAN SALE PRICE	\$380,000	\$351,500	8.1%	\$381,000	\$350,000	8.9%
AVERAGE PRICE PER SQUARE FOOT	\$229	\$216	6.0%	\$232	\$210	10.5%
AVERAGE DAYS ON MARKET	40	43	-7.0%	36	41	-12.2%
% SALE PRICE TO LIST PRICE	99.7%	100.8%	-1.1%	102.6%	102.0%	0.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$231,705	\$239,978	\$235,881	\$246,255	\$247,072	\$261,144	\$259,437	\$322,139	\$360,812	\$401,495	Average Sale Price
Average Price/SqFt	\$136	\$138	\$141	\$147	\$147	\$150	\$158	\$182	\$210	\$232	Average Price/SqFt
Days On Market	94	98	93	85	73	55	68	52	41	36	Days On Market
%Sale Price to List Price	95.4%	96.3%	96.0%	96.8%	97.4%	97.6%	98.0%	99.7%	102.0%	102.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

STRATFORD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	2	0	Not Valid	3	8	1	-33.3%	-100.0%
\$200,000 - \$299,999	13	4	3	16	18	1	-18.8%	-77.8%
\$300,000 - \$399,999	35	6	6	33	36	1	6.1%	-83.3%
\$400,000 - \$499,999	12	3	4	17	11	2	-29.4%	-72.7%
\$500,000 - \$599,999	4	1	4	2	1	2	100.0%	0.0%
\$600,000 - \$799,999	2	1	2	1	1	1	100.0%	0.0%
\$800,000 - \$999,999	0	0	Not Valid	1	1	1	-100.0%	-100.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	69	15	5	73	76	1	-5.5%	-80.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

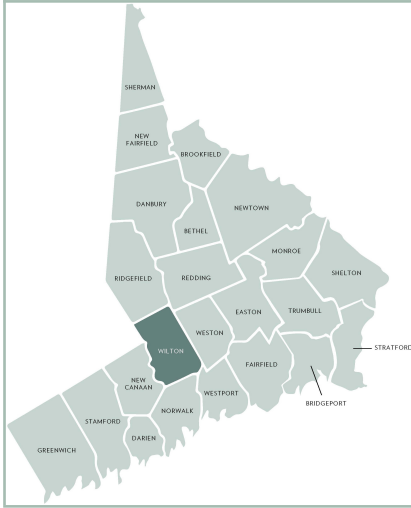
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	22	27	-18.5%	22	27	-18.5%
\$200,000 - \$299,999	103	160	-35.6%	103	160	-35.6%
\$300,000 - \$399,999	254	337	-24.6%	254	337	-24.6%
\$400,000 - \$499,999	181	139	30.2%	181	139	30.2%
\$500,000 - \$599,999	60	45	33.3%	60	45	33.3%
\$600,000 - \$799,999	37	18	105.6%	37	18	105.6%
\$800,000 - \$999,999	6	3	100.0%	6	3	100.0%
\$1,000,000 - \$1,999,999	6	2	200.0%	6	2	200.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	669	731	-8.5%	669	731	-8.5%

Source : Smart MLS, Single Family Homes

WILTON

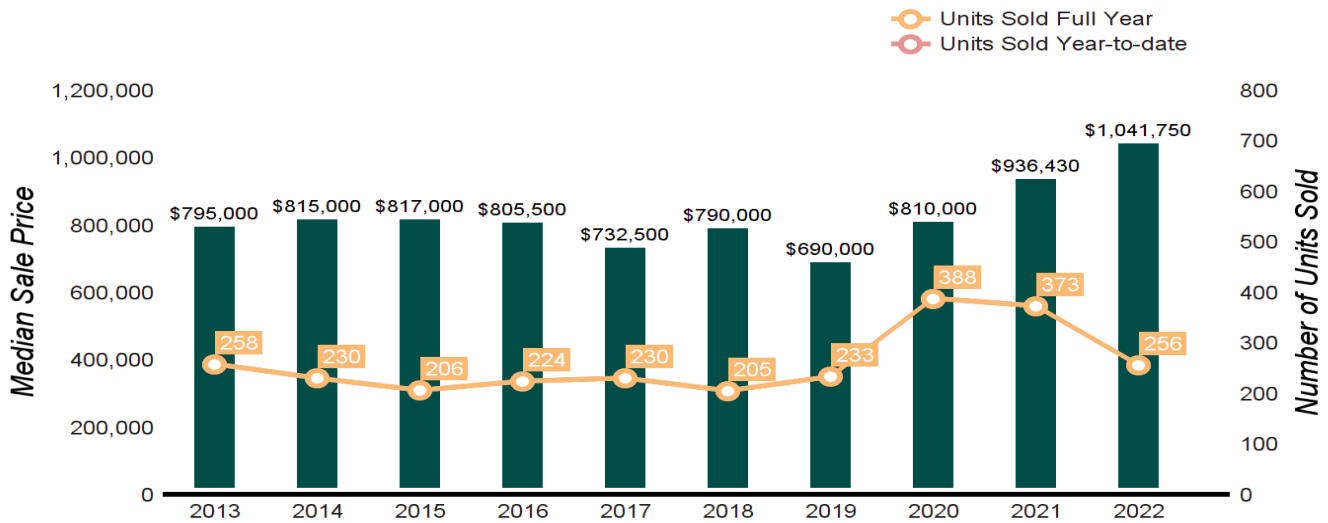
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	49	64	-23.4%	256	373	-31.4%
AVERAGE SALE PRICE	\$1,066,533	\$1,074,549	-0.7%	\$1,162,132	\$1,068,607	8.8%
MEDIAN SALE PRICE	\$1,005,000	\$972,500	3.3%	\$1,041,750	\$936,430	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$315	\$279	12.9%	\$316	\$275	14.9%
AVERAGE DAYS ON MARKET	50	60	-16.7%	46	63	-27.0%
% SALE PRICE TO LIST PRICE	101.0%	99.0%	2.0%	104.9%	101.5%	3.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$919,853	\$922,728	\$890,707	\$876,157	\$825,067	\$867,236	\$759,135	\$887,210	\$1,068,607	\$1,162,132	Average Sale Price
Average Price/SqFt	\$254	\$252	\$260	\$249	\$238	\$228	\$214	\$233	\$275	\$316	Average Price/SqFt
Days On Market	127	118	117	132	135	102	120	107	63	46	Days On Market
%Sale Price to List Price	95.7%	96.3%	96.0%	95.8%	95.4%	94.9%	95.1%	97.8%	101.5%	104.9%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

WILTON

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	1	0	Not Valid	6	2	3	-83.3%	-100.0%
\$500,000 - \$699,999	5	0	Not Valid	3	2	2	66.7%	-100.0%
\$700,000 - \$999,999	7	2	4	7	7	1	0.0%	-71.4%
\$1,000,000 - \$1,499,999	3	6	1	8	10	1	-62.5%	-40.0%
\$1,500,000 - \$1,999,999	1	1	1	5	2	3	-80.0%	-50.0%
\$2,000,000 - \$2,499,999	4	1	4	3	1	3	33.3%	0.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	2	1	2	-100.0%	-100.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$4,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	22	10	2	36	25	1	-38.9%	-60.0%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

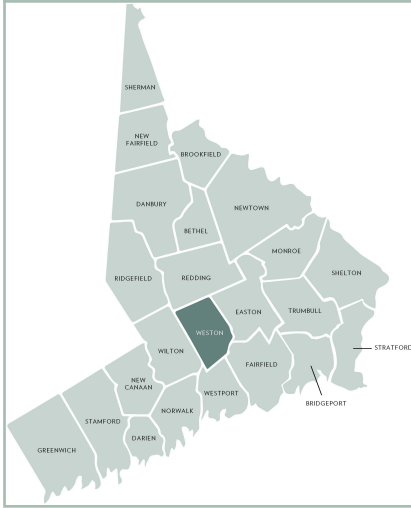
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	9	19	-52.6%	9	19	-52.6%
\$500,000 - \$699,999	32	50	-36.0%	32	50	-36.0%
\$700,000 - \$999,999	79	144	-45.1%	79	144	-45.1%
\$1,000,000 - \$1,499,999	87	98	-11.2%	87	98	-11.2%
\$1,500,000 - \$1,999,999	29	40	-27.5%	29	40	-27.5%
\$2,000,000 - \$2,499,999	12	13	-7.7%	12	13	-7.7%
\$2,500,000 - \$2,999,999	8	8	0.0%	8	8	0.0%
\$3,000,000 - \$4,999,999	0	1	-100.0%	0	1	-100.0%
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	256	373	-31.4%	256	373	-31.4%

Source : Smart MLS, Single Family Homes

WESTON

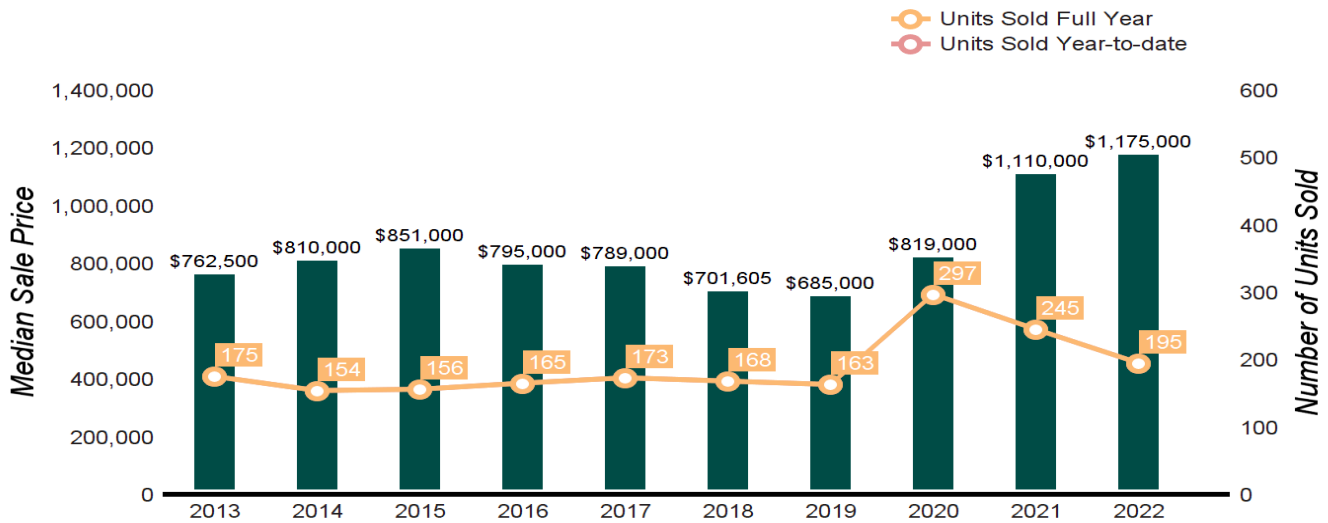
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	25	59	-57.6%	195	245	-20.4%
AVERAGE SALE PRICE	\$1,164,223	\$1,242,592	-6.3%	\$1,325,461	\$1,197,919	10.6%
MEDIAN SALE PRICE	\$1,135,000	\$1,110,000	2.3%	\$1,175,000	\$1,110,000	5.9%
AVERAGE PRICE PER SQUARE FOOT	\$299	\$296	1.0%	\$315	\$289	9.0%
AVERAGE DAYS ON MARKET	44	74	-40.5%	54	57	-5.3%
% SALE PRICE TO LIST PRICE	101.7%	101.9%	-0.2%	103.8%	101.6%	2.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$856,913	\$892,137	\$928,829	\$905,162	\$855,343	\$810,806	\$794,511	\$910,457	\$1,197,919	\$1,325,461	Average Sale Price
Average Price/SqFt	\$229	\$233	\$238	\$227	\$224	\$216	\$201	\$218	\$289	\$315	Average Price/SqFt
Days On Market	121	120	127	130	130	106	126	117	57	54	Days On Market
%Sale Price to List Price	95.9%	95.4%	95.9%	95.6%	95.8%	95.6%	95.4%	97.8%	101.6%	103.8%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

WESTON

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	0	Not Valid	2	0	Not Valid	-100.0%	0.0%
\$500,000 - \$699,999	6	0	Not Valid	10	1	10	-40.0%	-100.0%
\$700,000 - \$999,999	6	2	3	4	2	2	50.0%	0.0%
\$1,000,000 - \$1,499,999	5	2	3	4	7	1	25.0%	-71.4%
\$1,500,000 - \$1,999,999	7	2	4	5	3	2	40.0%	-33.3%
\$2,000,000 - \$2,499,999	0	2	0	4	3	1	-100.0%	-33.3%
\$2,500,000 - \$2,999,999	1	0	Not Valid	0	1	0	0.0%	-100.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$4,000,000 and up	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
Market Totals	26	8	3	32	17	2	-18.8%	-52.9%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

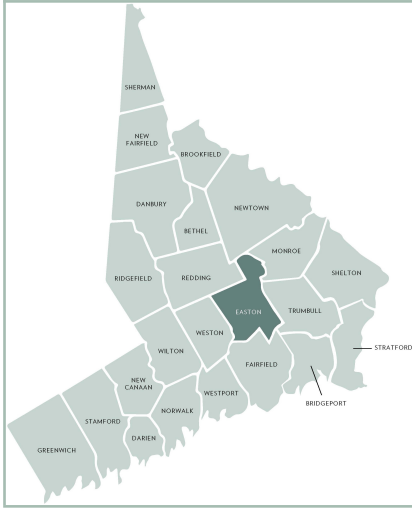
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	12	7	71.4%	12	7	71.4%
\$500,000 - \$699,999	21	25	-16.0%	21	25	-16.0%
\$700,000 - \$999,999	39	75	-48.0%	39	75	-48.0%
\$1,000,000 - \$1,499,999	64	84	-23.8%	64	84	-23.8%
\$1,500,000 - \$1,999,999	31	39	-20.5%	31	39	-20.5%
\$2,000,000 - \$2,499,999	16	7	128.6%	16	7	128.6%
\$2,500,000 - \$2,999,999	5	6	-16.7%	5	6	-16.7%
\$3,000,000 - \$4,999,999	6	2	200.0%	6	2	200.0%
\$5,000,000 and up	1	0	Not Valid	1	0	Not Valid
Market Totals	195	245	-20.4%	195	245	-20.4%

Source : Smart MLS, Single Family Homes

EASTON

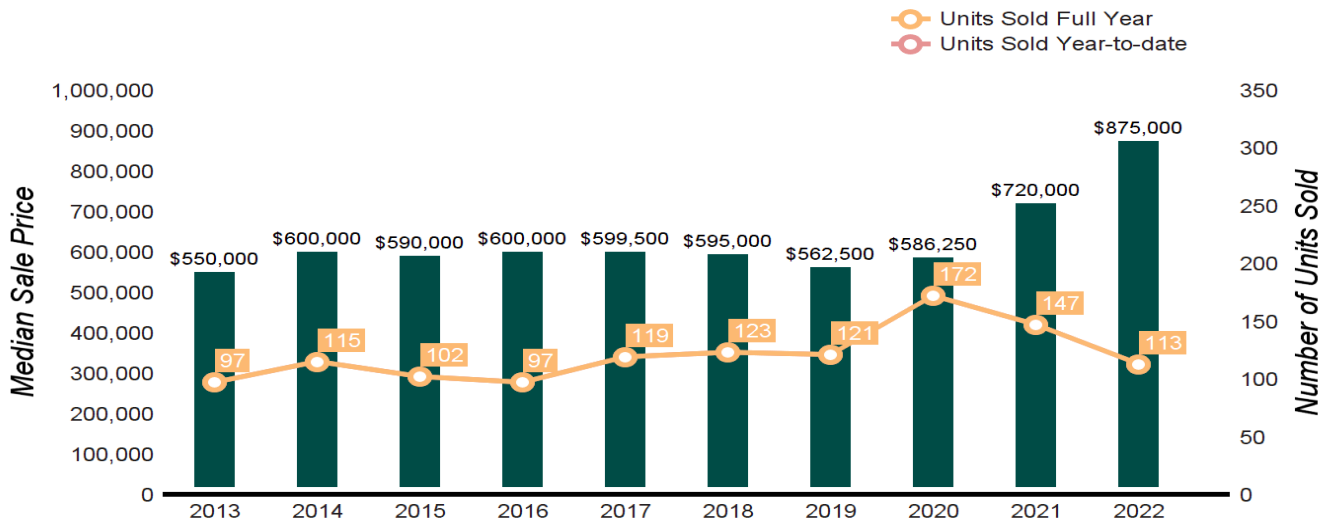
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	27	32	-15.6%	113	147	-23.1%
AVERAGE SALE PRICE	\$796,792	\$770,693	3.4%	\$923,163	\$783,457	17.8%
MEDIAN SALE PRICE	\$675,000	\$658,500	2.5%	\$875,000	\$720,000	21.5%
AVERAGE PRICE PER SQUARE FOOT	\$233	\$229	1.7%	\$245	\$227	7.9%
AVERAGE DAYS ON MARKET	55	79	-30.4%	59	66	-10.6%
% SALE PRICE TO LIST PRICE	98.7%	99.8%	-1.1%	102.4%	99.8%	2.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$594,917	\$639,195	\$611,815	\$645,133	\$609,615	\$602,243	\$604,155	\$635,204	\$783,457	\$923,163	Average Sale Price
Average Price/SqFt	\$159	\$177	\$189	\$189	\$184	\$168	\$163	\$189	\$227	\$245	Average Price/SqFt
Days On Market	133	106	123	128	107	109	127	89	66	59	Days On Market
%Sale Price to List Price	93.9%	95.3%	95.6%	96.6%	94.9%	95.3%	95.7%	98.0%	99.8%	102.4%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

EASTON

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	1	0	4	2	2	-100.0%	-50.0%
\$500,000 - \$699,999	2	0	Not Valid	2	4	1	0.0%	-100.0%
\$700,000 - \$999,999	6	3	2	6	0	Not Valid	0.0%	0.0%
\$1,000,000 - \$1,499,999	8	2	4	9	2	5	-11.1%	0.0%
\$1,500,000 - \$1,999,999	2	0	Not Valid	3	1	3	-33.3%	-100.0%
\$2,000,000 - \$2,499,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,500,000 - \$2,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	20	6	3	25	9	3	-20.0%	-33.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

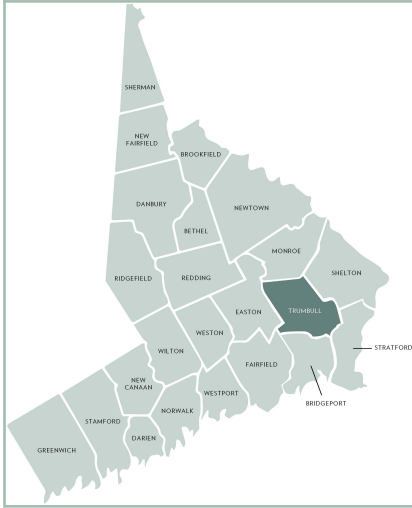
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	7	16	-56.3%	7	16	-56.3%
\$500,000 - \$699,999	25	51	-51.0%	25	51	-51.0%
\$700,000 - \$999,999	41	50	-18.0%	41	50	-18.0%
\$1,000,000 - \$1,499,999	35	28	25.0%	35	28	25.0%
\$1,500,000 - \$1,999,999	4	1	300.0%	4	1	300.0%
\$2,000,000 - \$2,499,999	1	1	0.0%	1	1	0.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	0	0	Not Valid
\$3,000,000 - \$4,999,999	0	0	Not Valid	0	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	113	147	-23.1%	113	147	-23.1%

Source : Smart MLS, Single Family Homes

TRUMBULL

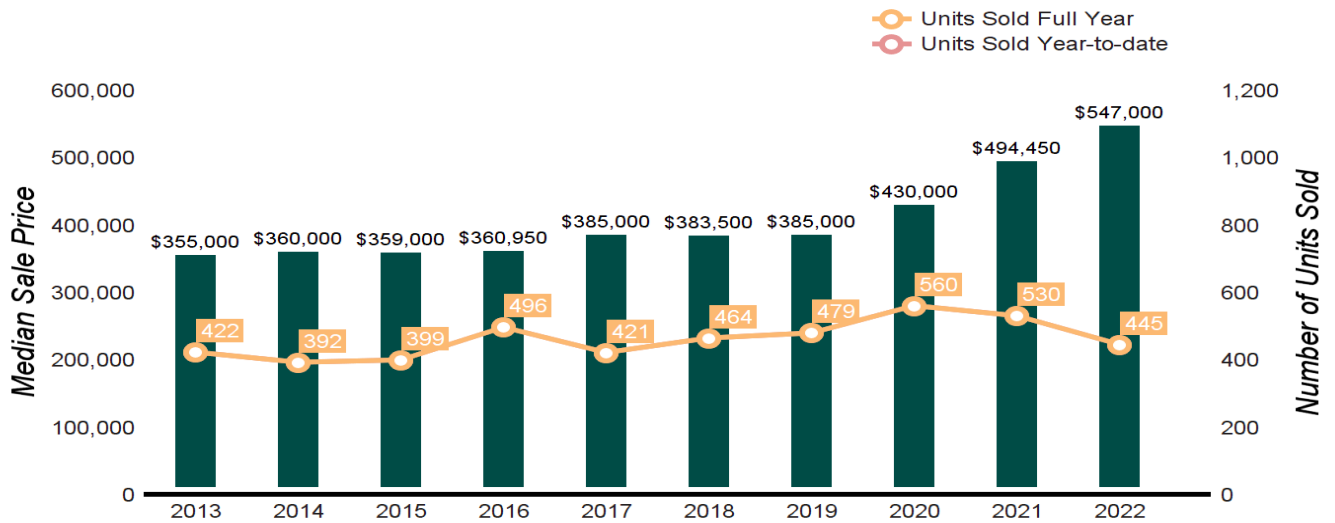
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	95	117	-18.8%	445	530	-16.0%
AVERAGE SALE PRICE	\$553,754	\$538,676	2.8%	\$584,125	\$534,140	9.4%
MEDIAN SALE PRICE	\$520,000	\$490,000	6.1%	\$547,000	\$494,450	10.6%
AVERAGE PRICE PER SQUARE FOOT	\$238	\$221	7.7%	\$243	\$219	11.0%
AVERAGE DAYS ON MARKET	48	42	14.3%	38	42	-9.5%
% SALE PRICE TO LIST PRICE	100.1%	101.7%	-1.6%	102.6%	101.5%	1.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$376,394	\$385,472	\$395,498	\$380,065	\$407,597	\$406,054	\$406,195	\$455,146	\$534,140	\$584,125	Average Sale Price
Average Price/SqFt	\$166	\$172	\$175	\$174	\$176	\$175	\$175	\$194	\$219	\$243	Average Price/SqFt
Days On Market	89	79	92	94	69	57	75	58	42	38	Days On Market
%Sale Price to List Price	96.5%	96.8%	96.4%	96.7%	97.6%	97.5%	97.5%	98.9%	101.5%	102.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

TRUMBULL

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDINGS
\$0 - \$199,999	0	1	0	0	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	2	0	Not Valid	4	3	1	-50.0%	-100.0%
\$300,000 - \$399,999	3	2	2	10	2	5	-70.0%	0.0%
\$400,000 - \$499,999	14	4	4	14	12	1	0.0%	-66.7%
\$500,000 - \$599,999	16	3	5	16	6	3	0.0%	-50.0%
\$600,000 - \$799,999	10	6	2	16	12	1	-37.5%	-50.0%
\$800,000 - \$999,999	2	0	Not Valid	1	1	1	100.0%	-100.0%
\$1,000,000 - \$1,999,999	3	0	Not Valid	5	0	Not Valid	-40.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	50	16	3	66	36	2	-24.2%	-55.6%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

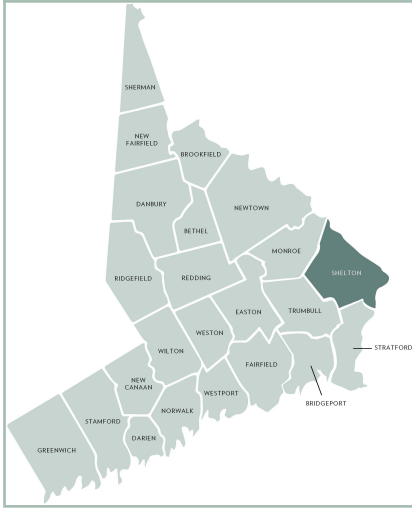
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	0	0	Not Valid	0	0	Not Valid
\$200,000 - \$299,999	13	12	8.3%	13	12	8.3%
\$300,000 - \$399,999	33	86	-61.6%	33	86	-61.6%
\$400,000 - \$499,999	113	171	-33.9%	113	171	-33.9%
\$500,000 - \$599,999	115	122	-5.7%	115	122	-5.7%
\$600,000 - \$799,999	122	105	16.2%	122	105	16.2%
\$800,000 - \$999,999	29	18	61.1%	29	18	61.1%
\$1,000,000 - \$1,999,999	20	16	25.0%	20	16	25.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	445	530	-16.0%	445	530	-16.0%

Source : Smart MLS, Single Family Homes

SHELTON

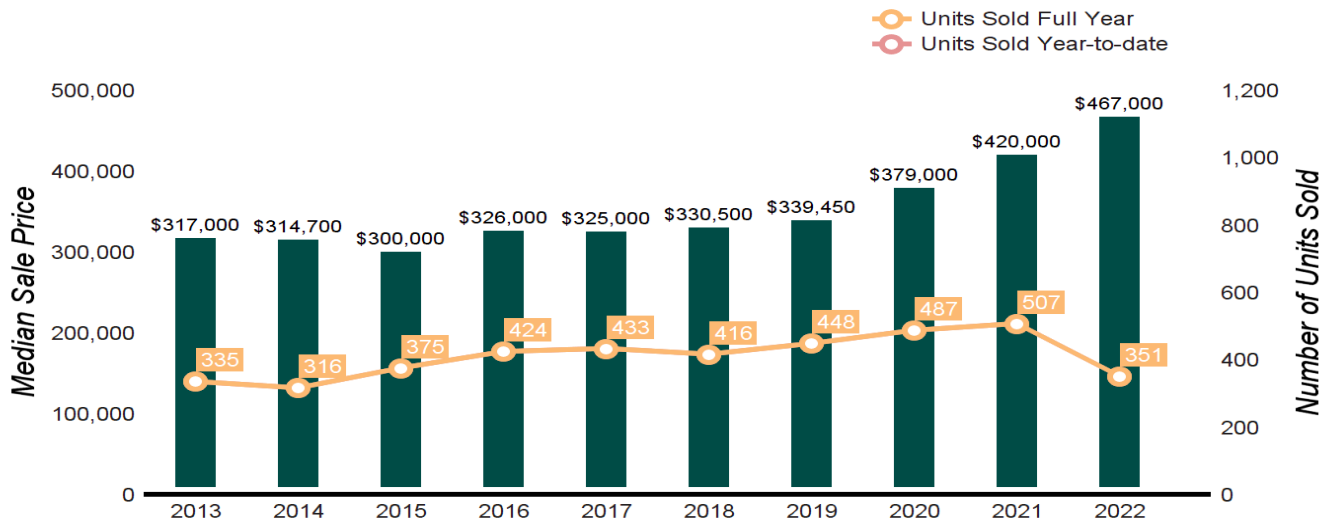
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	70	155	-54.8%	351	507	-30.8%
AVERAGE SALE PRICE	\$461,278	\$435,954	5.8%	\$498,886	\$445,564	12.0%
MEDIAN SALE PRICE	\$440,000	\$410,000	7.3%	\$467,000	\$420,000	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$207	\$207	0.0%	\$226	\$205	10.2%
AVERAGE DAYS ON MARKET	48	43	11.6%	38	43	-11.6%
% SALE PRICE TO LIST PRICE	99.7%	100.0%	-0.3%	102.4%	101.2%	1.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$346,166	\$330,011	\$307,625	\$327,463	\$343,088	\$346,725	\$361,234	\$394,104	\$445,564	\$498,886	Average Sale Price
Average Price/SqFt	\$120	\$133	\$145	\$148	\$157	\$156	\$162	\$172	\$205	\$226	Average Price/SqFt
Days On Market	92	92	94	87	73	67	71	58	43	38	Days On Market
%Sale Price to List Price	96.4%	96.6%	96.6%	97.0%	97.8%	97.6%	97.7%	99.2%	101.2%	102.4%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

SHELTON

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	3	0	Not Valid	0	2	0	0.0%	-100.0%
\$200,000 - \$299,999	7	3	2	4	0	Not Valid	75.0%	0.0%
\$300,000 - \$399,999	10	3	3	6	7	1	66.7%	-57.1%
\$400,000 - \$499,999	7	3	2	18	4	5	-61.1%	-25.0%
\$500,000 - \$599,999	9	1	9	5	1	5	80.0%	0.0%
\$600,000 - \$799,999	3	12	1	8	15	1	-62.5%	-20.0%
\$800,000 - \$999,999	5	1	5	0	2	0	0.0%	-50.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	44	23	2	41	31	1	7.3%	-25.8%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

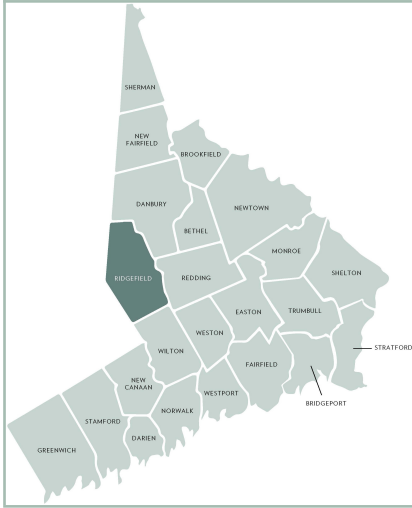
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	10	18	-44.4%	10	18	-44.4%
\$200,000 - \$299,999	30	50	-40.0%	30	50	-40.0%
\$300,000 - \$399,999	56	142	-60.6%	56	142	-60.6%
\$400,000 - \$499,999	102	149	-31.5%	102	149	-31.5%
\$500,000 - \$599,999	67	68	-1.5%	67	68	-1.5%
\$600,000 - \$799,999	60	67	-10.4%	60	67	-10.4%
\$800,000 - \$999,999	23	11	109.1%	23	11	109.1%
\$1,000,000 - \$1,999,999	3	2	50.0%	3	2	50.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	351	507	-30.8%	351	507	-30.8%

Source : Smart MLS, Single Family Homes

RIDGEFIELD

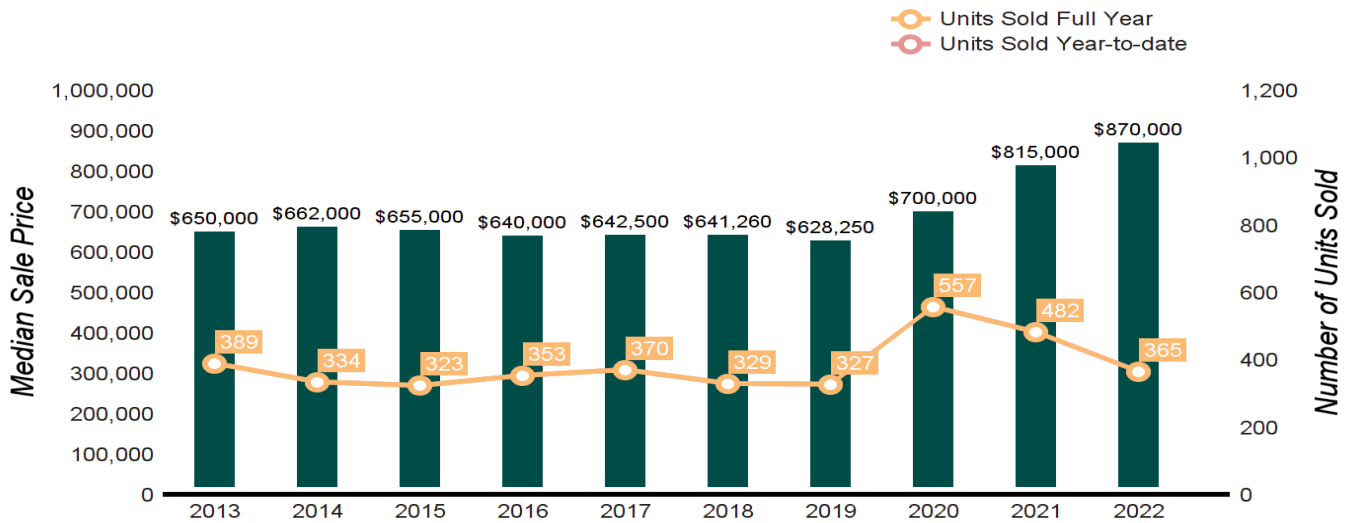
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	64	89	-28.1%	365	482	-24.3%
AVERAGE SALE PRICE	\$959,683	\$960,421	-0.1%	\$985,591	\$937,024	5.2%
MEDIAN SALE PRICE	\$797,450	\$800,000	-0.3%	\$870,000	\$815,000	6.7%
AVERAGE PRICE PER SQUARE FOOT	\$313	\$279	12.2%	\$310	\$278	11.5%
AVERAGE DAYS ON MARKET	44	57	-22.8%	46	60	-23.3%
% SALE PRICE TO LIST PRICE	100.3%	100.0%	0.3%	102.5%	100.4%	2.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$771,260	\$756,357	\$748,817	\$742,340	\$738,443	\$717,631	\$713,699	\$811,557	\$937,024	\$985,591	Average Sale Price
Average Price/SqFt	\$230	\$231	\$228	\$225	\$228	\$222	\$223	\$239	\$278	\$310	Average Price/SqFt
Days On Market	113	111	104	113	101	83	99	99	60	46	Days On Market
%Sale Price to List Price	95.6%	96.2%	95.7%	95.5%	95.1%	95.5%	95.5%	97.4%	100.4%	102.5%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

RIDGEFIELD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	5	1	5	7	1	7	-28.6%	0.0%
\$500,000 - \$699,999	7	0	Not Valid	12	8	2	-41.7%	-100.0%
\$700,000 - \$999,999	8	6	1	12	5	2	-33.3%	20.0%
\$1,000,000 - \$1,499,999	7	9	1	10	12	1	-30.0%	-25.0%
\$1,500,000 - \$1,999,999	11	0	Not Valid	3	1	3	266.7%	-100.0%
\$2,000,000 - \$2,499,999	3	1	3	2	0	Not Valid	50.0%	0.0%
\$2,500,000 - \$2,999,999	1	0	Not Valid	1	1	1	0.0%	-100.0%
\$3,000,000 - \$3,999,999	3	0	Not Valid	2	0	Not Valid	50.0%	0.0%
\$4,000,000 and up	3	0	Not Valid	2	0	Not Valid	50.0%	0.0%
Market Totals	48	17	3	51	28	2	-5.9%	-39.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

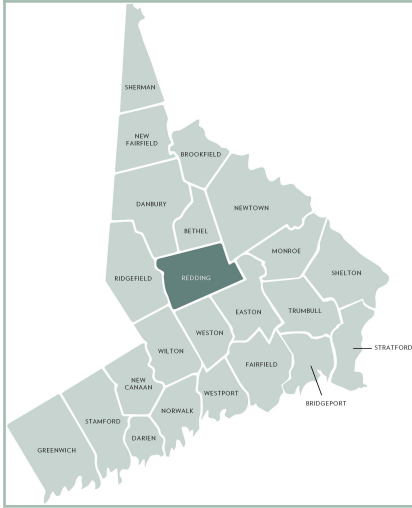
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	25	51	-51.0%	25	51	-51.0%
\$500,000 - \$699,999	85	124	-31.5%	85	124	-31.5%
\$700,000 - \$999,999	111	157	-29.3%	111	157	-29.3%
\$1,000,000 - \$1,499,999	104	106	-1.9%	104	106	-1.9%
\$1,500,000 - \$1,999,999	28	25	12.0%	28	25	12.0%
\$2,000,000 - \$2,499,999	5	10	-50.0%	5	10	-50.0%
\$2,500,000 - \$2,999,999	4	5	-20.0%	4	5	-20.0%
\$3,000,000 - \$4,999,999	3	3	0.0%	3	3	0.0%
\$5,000,000 and up	0	1	-100.0%	0	1	-100.0%
Market Totals	365	482	-24.3%	365	482	-24.3%

Source : Smart MLS, Single Family Homes

REDDING

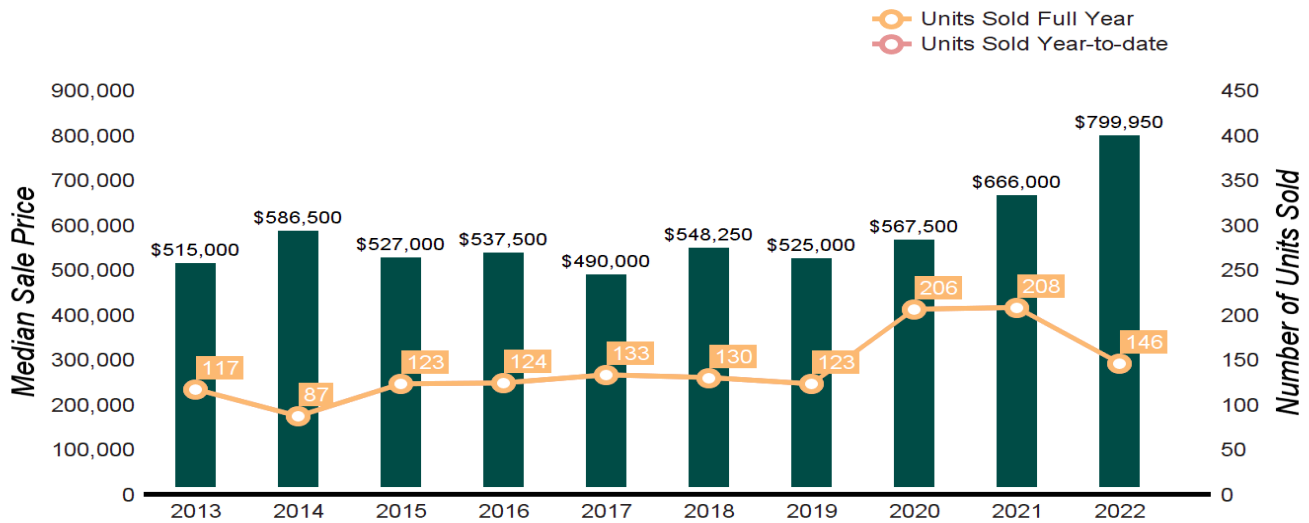
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	38	44	-13.6%	146	208	-29.8%
AVERAGE SALE PRICE	\$928,047	\$694,985	33.5%	\$903,352	\$746,957	20.9%
MEDIAN SALE PRICE	\$807,500	\$645,000	25.2%	\$799,950	\$666,000	20.1%
AVERAGE PRICE PER SQUARE FOOT	\$244	\$244	0.0%	\$272	\$251	8.4%
AVERAGE DAYS ON MARKET	75	61	23.0%	55	57	-3.5%
% SALE PRICE TO LIST PRICE	96.6%	99.2%	-2.6%	100.0%	100.3%	-0.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$556,489	\$590,155	\$555,147	\$653,976	\$508,769	\$591,063	\$543,031	\$660,972	\$746,957	\$903,352	Average Sale Price
Average Price/SqFt	\$187	\$193	\$188	\$191	\$186	\$181	\$180	\$204	\$251	\$272	Average Price/SqFt
Days On Market	136	125	156	124	117	98	138	107	57	55	Days On Market
%Sale Price to List Price	94.1%	94.9%	95.6%	90.4%	93.6%	92.2%	95.8%	98.0%	100.3%	100.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

REDDING

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	3	0	Not Valid	5	0	Not Valid	-40.0%	0.0%
\$500,000 - \$699,999	3	1	3	5	6	1	-40.0%	-83.3%
\$700,000 - \$999,999	2	1	2	7	5	1	-71.4%	-80.0%
\$1,000,000 - \$1,499,999	4	1	4	5	0	Not Valid	-20.0%	0.0%
\$1,500,000 - \$1,999,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	1	1	1	0.0%	-100.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
Market Totals	17	3	6	28	12	2	-39.3%	-75.0%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

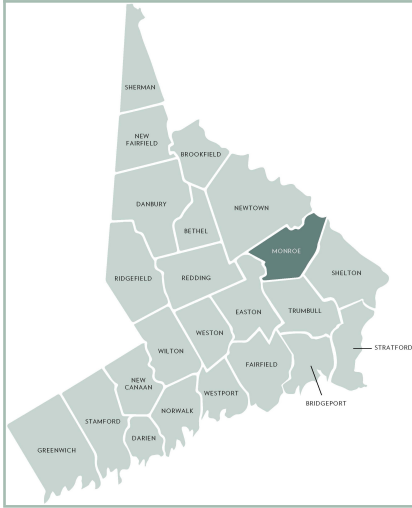
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	15	39	-61.5%	15	39	-61.5%
\$500,000 - \$699,999	43	78	-44.9%	43	78	-44.9%
\$700,000 - \$999,999	48	59	-18.6%	48	59	-18.6%
\$1,000,000 - \$1,499,999	29	24	20.8%	29	24	20.8%
\$1,500,000 - \$1,999,999	6	4	50.0%	6	4	50.0%
\$2,000,000 - \$2,499,999	3	3	0.0%	3	3	0.0%
\$2,500,000 - \$2,999,999	1	1	0.0%	1	1	0.0%
\$3,000,000 - \$4,999,999	0	0	Not Valid	0	0	Not Valid
\$5,000,000 and up	1	0	Not Valid	1	0	Not Valid
Market Totals	146	208	-29.8%	146	208	-29.8%

Source : Smart MLS, Single Family Homes

MONROE

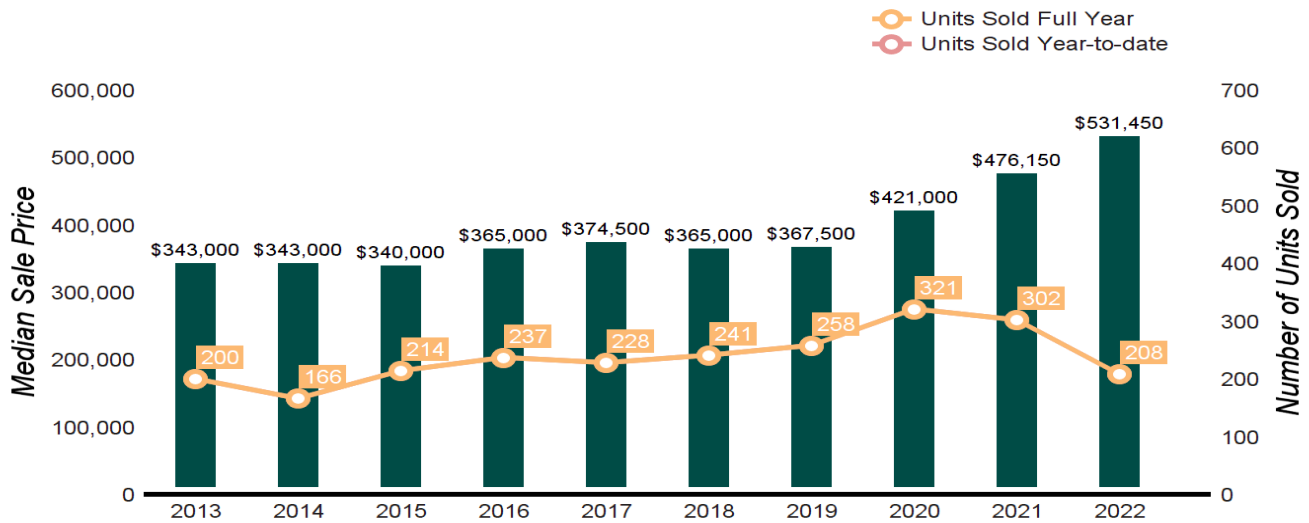
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	38	73	-47.9%	208	302	-31.1%
AVERAGE SALE PRICE	\$564,873	\$483,247	16.9%	\$569,536	\$487,380	16.9%
MEDIAN SALE PRICE	\$527,500	\$460,000	14.7%	\$531,450	\$476,150	11.6%
AVERAGE PRICE PER SQUARE FOOT	\$216	\$207	4.3%	\$220	\$201	9.5%
AVERAGE DAYS ON MARKET	42	43	-2.3%	43	43	0.0%
% SALE PRICE TO LIST PRICE	100.0%	100.1%	-0.1%	101.7%	101.6%	0.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$363,691	\$363,464	\$365,319	\$368,491	\$392,631	\$379,501	\$388,722	\$437,275	\$487,380	\$569,536	Average Sale Price
Average Price/SqFt	\$151	\$155	\$150	\$149	\$155	\$153	\$157	\$171	\$201	\$220	Average Price/SqFt
Days On Market	117	104	101	95	82	62	85	71	43	43	Days On Market
%Sale Price to List Price	97.1%	96.6%	96.8%	96.8%	97.9%	97.2%	98.1%	99.0%	101.6%	101.7%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

MONROE

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
\$200,000 - \$299,999	1	0	Not Valid	1	2	1	0.0%	-100.0%
\$300,000 - \$399,999	4	1	4	4	3	1	0.0%	-66.7%
\$400,000 - \$499,999	5	0	Not Valid	7	3	2	-28.6%	-100.0%
\$500,000 - \$599,999	4	1	4	5	3	2	-20.0%	-66.7%
\$600,000 - \$799,999	6	0	Not Valid	4	6	1	50.0%	-100.0%
\$800,000 - \$999,999	2	1	2	2	1	2	0.0%	0.0%
\$1,000,000 - \$1,999,999	2	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	24	3	8	24	18	1	0.0%	-83.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	1	5	-80.0%	1	5	-80.0%
\$200,000 - \$299,999	4	19	-78.9%	4	19	-78.9%
\$300,000 - \$399,999	29	62	-53.2%	29	62	-53.2%
\$400,000 - \$499,999	55	86	-36.0%	55	86	-36.0%
\$500,000 - \$599,999	33	67	-50.7%	33	67	-50.7%
\$600,000 - \$799,999	65	53	22.6%	65	53	22.6%
\$800,000 - \$999,999	18	9	100.0%	18	9	100.0%
\$1,000,000 - \$1,999,999	3	1	200.0%	3	1	200.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	208	302	-31.1%	208	302	-31.1%

Source : Smart MLS, Single Family Homes

DANBURY

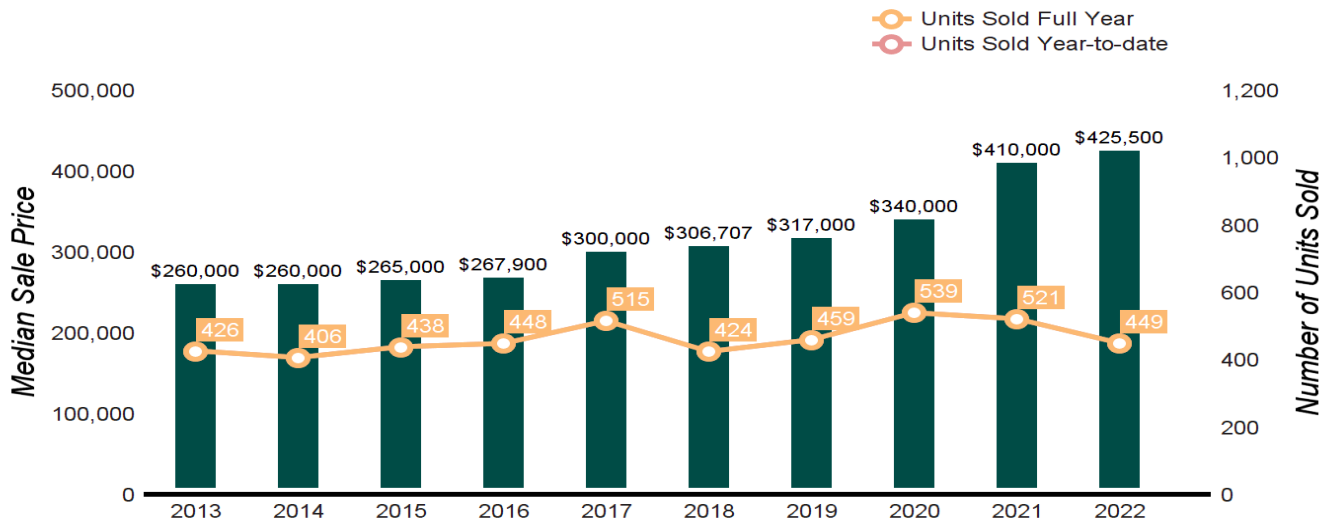
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	95	160	-40.6%	449	521	-13.8%
AVERAGE SALE PRICE	\$468,856	\$468,247	0.1%	\$466,030	\$444,951	4.7%
MEDIAN SALE PRICE	\$440,000	\$425,000	3.5%	\$425,500	\$410,000	3.8%
AVERAGE PRICE PER SQUARE FOOT	\$229	\$220	4.1%	\$240	\$212	13.2%
AVERAGE DAYS ON MARKET	60	49	22.4%	49	49	0.0%
% SALE PRICE TO LIST PRICE	98.8%	100.1%	-1.3%	101.1%	100.9%	0.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$296,519	\$275,951	\$282,716	\$294,230	\$322,357	\$330,014	\$327,984	\$371,015	\$444,951	\$466,030	Average Sale Price
Average Price/SqFt	\$145	\$140	\$144	\$151	\$158	\$164	\$169	\$191	\$212	\$237	Average Price/SqFt
Days On Market	107	105	92	101	76	62	71	70	49	49	Days On Market
%Sale Price to List Price	95.5%	96.3%	96.5%	96.9%	97.4%	97.6%	98.5%	99.3%	100.9%	101.1%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

DANBURY

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	1	1	1	1	2	1	0.0%	-50.0%
\$200,000 - \$299,999	3	4	1	11	6	2	-72.7%	-33.3%
\$300,000 - \$399,999	10	6	2	26	10	3	-61.5%	-40.0%
\$400,000 - \$499,999	19	6	3	13	9	1	46.2%	-33.3%
\$500,000 - \$599,999	13	3	4	5	4	1	160.0%	-25.0%
\$600,000 - \$799,999	10	2	5	10	6	2	0.0%	-66.7%
\$800,000 - \$999,999	9	0	Not Valid	4	1	4	125.0%	-100.0%
\$1,000,000 - \$1,999,999	7	0	Not Valid	2	0	Not Valid	250.0%	0.0%
\$2,000,000 and up	1	0	Not Valid	0	1	0	0.0%	-100.0%
Market Totals	73	22	3	72	39	2	1.4%	-43.6%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

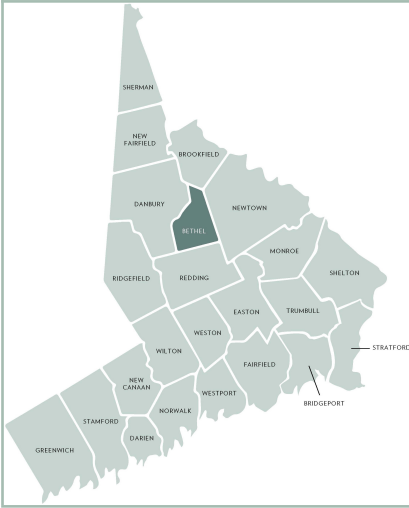
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	10	21	-52.4%	10	21	-52.4%
\$200,000 - \$299,999	35	43	-18.6%	35	43	-18.6%
\$300,000 - \$399,999	118	179	-34.1%	118	179	-34.1%
\$400,000 - \$499,999	149	137	8.8%	149	137	8.8%
\$500,000 - \$599,999	69	83	-16.9%	69	83	-16.9%
\$600,000 - \$799,999	52	37	40.5%	52	37	40.5%
\$800,000 - \$999,999	10	8	25.0%	10	8	25.0%
\$1,000,000 - \$1,999,999	5	11	-54.5%	5	11	-54.5%
\$2,000,000 and up	1	2	-50.0%	1	2	-50.0%
Market Totals	449	521	-13.8%	449	521	-13.8%

Source : Smart MLS, Single Family Homes

BETHEL

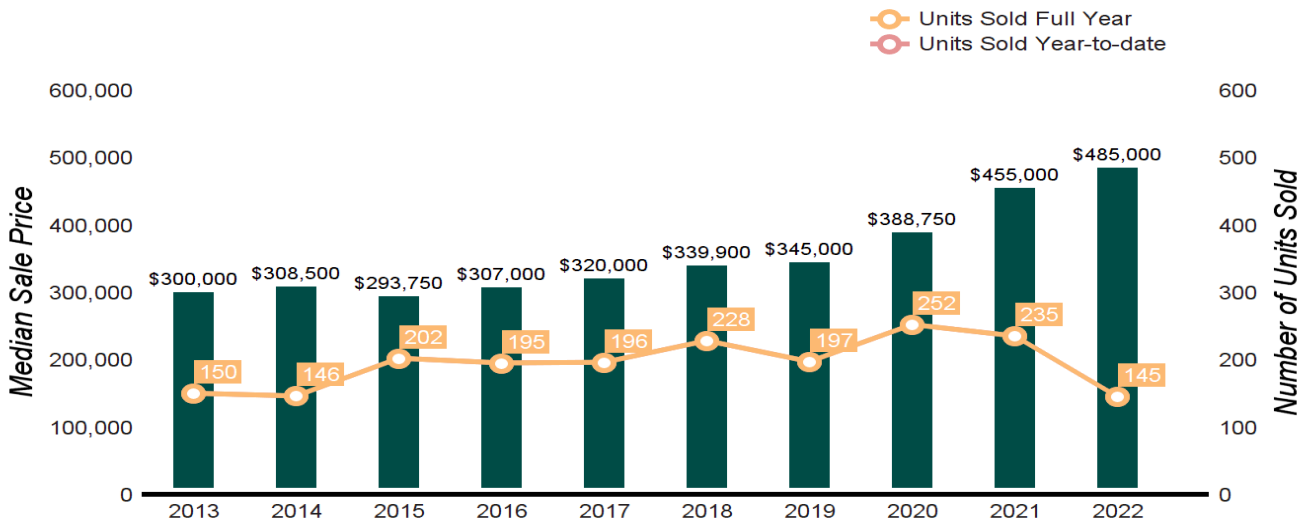
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	35	67	-47.8%	145	235	-38.3%
AVERAGE SALE PRICE	\$498,385	\$497,198	0.2%	\$504,542	\$474,559	6.3%
MEDIAN SALE PRICE	\$475,000	\$475,000	0.0%	\$485,000	\$455,000	6.6%
AVERAGE PRICE PER SQUARE FOOT	\$225	\$212	6.1%	\$235	\$209	12.4%
AVERAGE DAYS ON MARKET	50	46	8.7%	44	56	-21.4%
% SALE PRICE TO LIST PRICE	99.3%	100.9%	-1.6%	102.0%	101.4%	0.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$311,961	\$325,350	\$312,870	\$321,640	\$338,778	\$365,973	\$374,343	\$411,210	\$474,559	\$504,542	Average Sale Price
Average Price/SqFt	\$141	\$150	\$155	\$158	\$157	\$169	\$173	\$187	\$209	\$235	Average Price/SqFt
Days On Market	120	106	102	113	79	68	84	74	56	44	Days On Market
%Sale Price to List Price	95.8%	97.0%	96.9%	97.1%	97.8%	99.9%	99.6%	100.1%	101.4%	102.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

BETHEL

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDINGS
\$0 - \$199,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	2	1	2	0	2	0	0.0%	-50.0%
\$300,000 - \$399,999	2	5	1	3	3	1	-33.3%	66.7%
\$400,000 - \$499,999	5	5	1	3	2	2	66.7%	150.0%
\$500,000 - \$599,999	2	1	2	2	2	1	0.0%	-50.0%
\$600,000 - \$799,999	5	2	3	6	2	3	-16.7%	0.0%
\$800,000 - \$999,999	0	1	0	2	1	2	-100.0%	0.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	16	15	1	16	12	1	0.0%	25.0%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

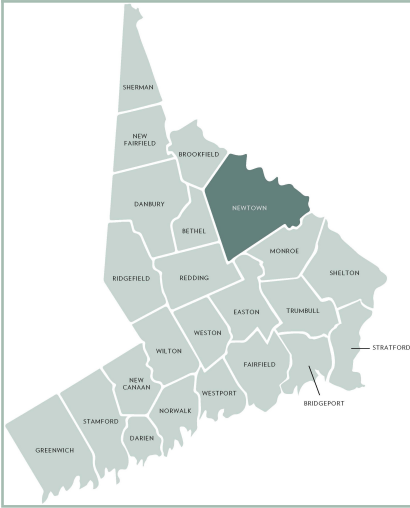
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	0	2	-100.0%	0	2	-100.0%
\$200,000 - \$299,999	9	11	-18.2%	9	11	-18.2%
\$300,000 - \$399,999	25	60	-58.3%	25	60	-58.3%
\$400,000 - \$499,999	40	73	-45.2%	40	73	-45.2%
\$500,000 - \$599,999	34	47	-27.7%	34	47	-27.7%
\$600,000 - \$799,999	32	37	-13.5%	32	37	-13.5%
\$800,000 - \$999,999	4	5	-20.0%	4	5	-20.0%
\$1,000,000 - \$1,999,999	1	0	Not Valid	1	0	Not Valid
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	145	235	-38.3%	145	235	-38.3%

Source : Smart MLS, Single Family Homes

NEWTOWN

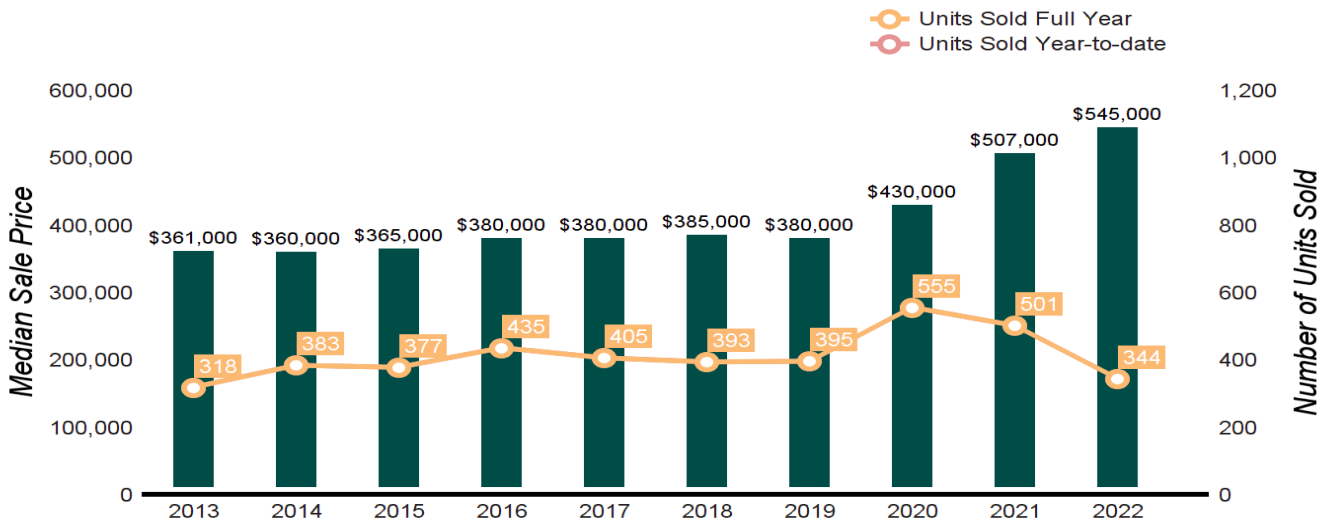
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	88	145	-39.3%	344	501	-31.3%
AVERAGE SALE PRICE	\$573,212	\$548,051	4.6%	\$577,958	\$538,122	7.4%
MEDIAN SALE PRICE	\$530,000	\$505,000	5.0%	\$545,000	\$507,000	7.5%
AVERAGE PRICE PER SQUARE FOOT	\$246	\$212	16.0%	\$236	\$206	14.6%
AVERAGE DAYS ON MARKET	54	63	-14.3%	53	57	-7.0%
% SALE PRICE TO LIST PRICE	99.6%	100.2%	-0.6%	102.0%	100.9%	1.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$395,069	\$391,035	\$381,352	\$398,696	\$397,569	\$424,087	\$399,444	\$442,128	\$538,122	\$577,958	Average Sale Price
Average Price/SqFt	\$131	\$136	\$151	\$151	\$156	\$152	\$156	\$173	\$206	\$236	Average Price/SqFt
Days On Market	123	126	115	125	101	72	91	80	57	53	Days On Market
%Sale Price to List Price	96.0%	96.3%	96.1%	96.5%	97.1%	97.0%	97.4%	99.0%	100.9%	102.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

NEWTOWN

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	2	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	3	0	Not Valid	5	3	2	-40.0%	-100.0%
\$300,000 - \$399,999	7	1	7	12	3	4	-41.7%	-66.7%
\$400,000 - \$499,999	11	1	11	12	3	4	-8.3%	-66.7%
\$500,000 - \$599,999	7	2	4	7	2	4	0.0%	0.0%
\$600,000 - \$799,999	8	2	4	20	6	3	-60.0%	-66.7%
\$800,000 - \$999,999	7	1	7	8	3	3	-12.5%	-66.7%
\$1,000,000 - \$1,999,999	7	1	7	9	0	Not Valid	-22.2%	0.0%
\$2,000,000 and up	4	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	56	8	7	73	20	4	-23.3%	-60.0%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	8	13	-38.5%	8	13	-38.5%
\$200,000 - \$299,999	18	30	-40.0%	18	30	-40.0%
\$300,000 - \$399,999	48	87	-44.8%	48	87	-44.8%
\$400,000 - \$499,999	62	109	-43.1%	62	109	-43.1%
\$500,000 - \$599,999	67	91	-26.4%	67	91	-26.4%
\$600,000 - \$799,999	95	118	-19.5%	95	118	-19.5%
\$800,000 - \$999,999	36	38	-5.3%	36	38	-5.3%
\$1,000,000 - \$1,999,999	9	14	-35.7%	9	14	-35.7%
\$2,000,000 and up	1	1	0.0%	1	1	0.0%
Market Totals	344	501	-31.3%	344	501	-31.3%

Source : Smart MLS, Single Family Homes

NEW FAIRFIELD

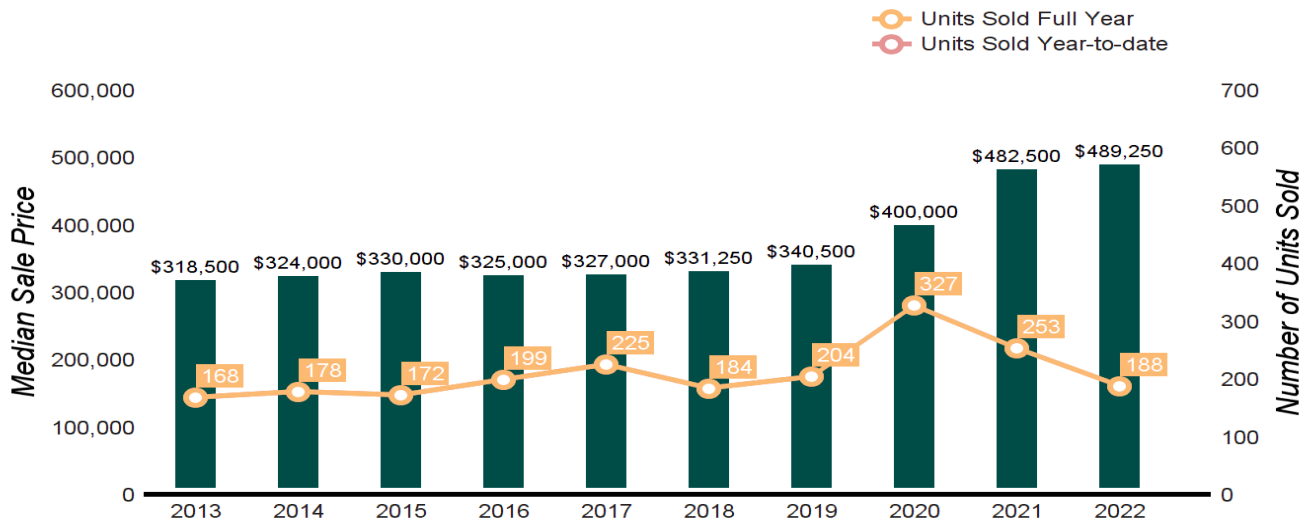
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	34	61	-44.3%	188	253	-25.7%
AVERAGE SALE PRICE	\$585,038	\$604,448	-3.2%	\$567,059	\$601,804	-5.8%
MEDIAN SALE PRICE	\$512,600	\$500,000	2.5%	\$489,250	\$482,500	1.4%
AVERAGE PRICE PER SQUARE FOOT	\$276	\$270	2.2%	\$250	\$256	-2.3%
AVERAGE DAYS ON MARKET	47	50	-6.0%	48	57	-15.8%
% SALE PRICE TO LIST PRICE	96.5%	100.7%	-4.2%	101.0%	99.1%	1.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$381,667	\$386,019	\$381,696	\$389,452	\$395,612	\$397,306	\$410,166	\$463,430	\$601,804	\$567,059	Average Sale Price
Average Price/SqFt	\$170	\$168	\$171	\$171	\$186	\$173	\$193	\$213	\$256	\$250	Average Price/SqFt
Days On Market	117	121	121	116	88	75	95	77	57	48	Days On Market
%Sale Price to List Price	94.9%	94.5%	94.1%	94.9%	95.6%	96.5%	96.1%	98.8%	99.1%	101.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

NEW FAIRFIELD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$199,999	1	1	1	2	1	2	-50.0%	0.0%
\$200,000 - \$299,999	4	0	Not Valid	5	1	5	-20.0%	-100.0%
\$300,000 - \$399,999	5	1	5	11	5	2	-54.5%	-80.0%
\$400,000 - \$499,999	3	0	Not Valid	7	2	4	-57.1%	-100.0%
\$500,000 - \$599,999	5	1	5	3	1	3	66.7%	0.0%
\$600,000 - \$799,999	6	2	3	3	3	1	100.0%	-33.3%
\$800,000 - \$999,999	2	0	Not Valid	3	0	Not Valid	-33.3%	0.0%
\$1,000,000 - \$1,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$2,000,000 and up	1	1	1	0	0	Not Valid	0.0%	0.0%
Market Totals	28	6	5	35	13	3	-20.0%	-53.8%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$199,999	8	6	33.3%	8	6	33.3%
\$200,000 - \$299,999	15	22	-31.8%	15	22	-31.8%
\$300,000 - \$399,999	39	45	-13.3%	39	45	-13.3%
\$400,000 - \$499,999	36	62	-41.9%	36	62	-41.9%
\$500,000 - \$599,999	28	42	-33.3%	28	42	-33.3%
\$600,000 - \$799,999	38	40	-5.0%	38	40	-5.0%
\$800,000 - \$999,999	11	12	-8.3%	11	12	-8.3%
\$1,000,000 - \$1,999,999	10	19	-47.4%	10	19	-47.4%
\$2,000,000 and up	3	5	-40.0%	3	5	-40.0%
Market Totals	188	253	-25.7%	188	253	-25.7%

Source : Smart MLS, Single Family Homes

BROOKFIELD

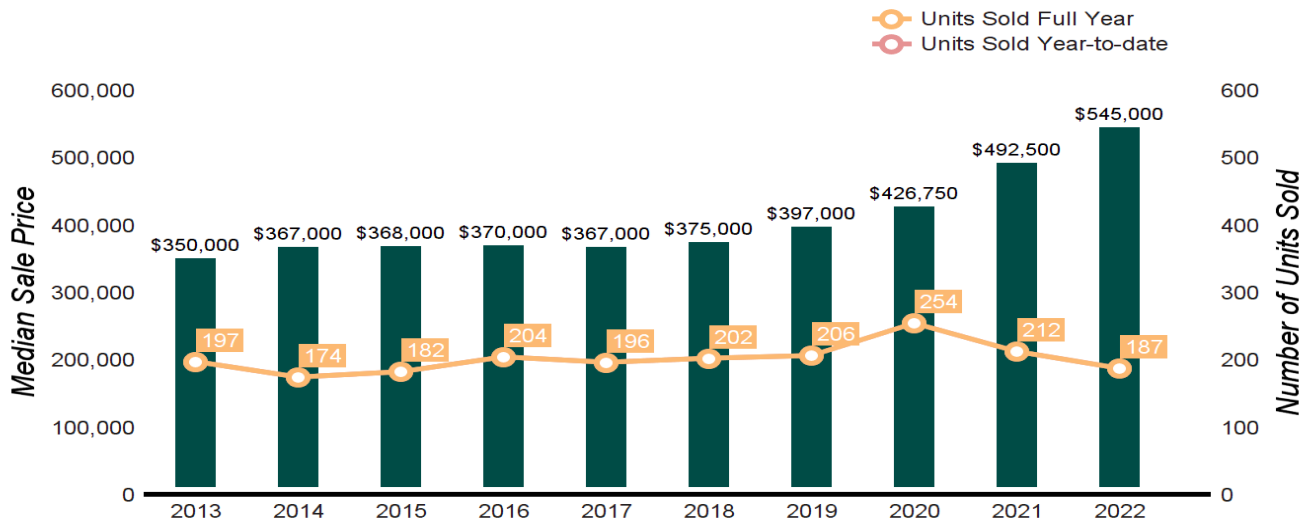
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	45	62	-27.4%	187	212	-11.8%
AVERAGE SALE PRICE	\$543,199	\$602,256	-9.8%	\$656,499	\$570,545	15.1%
MEDIAN SALE PRICE	\$515,000	\$520,000	-1.0%	\$545,000	\$492,500	10.7%
AVERAGE PRICE PER SQUARE FOOT	\$224	\$217	3.2%	\$253	\$223	13.5%
AVERAGE DAYS ON MARKET	52	54	-3.7%	48	52	-7.7%
% SALE PRICE TO LIST PRICE	101.5%	98.5%	3.0%	101.6%	100.4%	1.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$408,626	\$411,572	\$419,873	\$419,535	\$454,929	\$449,610	\$450,312	\$484,974	\$570,545	\$656,499	Average Sale Price
Average Price/SqFt	\$165	\$161	\$166	\$173	\$174	\$174	\$181	\$187	\$223	\$253	Average Price/SqFt
Days On Market	104	109	119	108	105	77	86	84	52	48	Days On Market
%Sale Price to List Price	95.3%	95.1%	94.6%	95.7%	96.6%	96.0%	96.7%	98.5%	100.4%	101.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

BROOKFIELD

FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	13	5	3	12	7	2	8.3%	-28.6%
\$500,000 - \$699,999	5	0	Not Valid	9	1	9	-44.4%	-100.0%
\$700,000 - \$999,999	5	1	5	7	2	4	-28.6%	-50.0%
\$1,000,000 - \$1,499,999	2	0	Not Valid	1	1	1	100.0%	-100.0%
\$1,500,000 - \$1,999,999	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$3,000,000 - \$3,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	26	6	4	30	11	3	-13.3%	-45.5%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

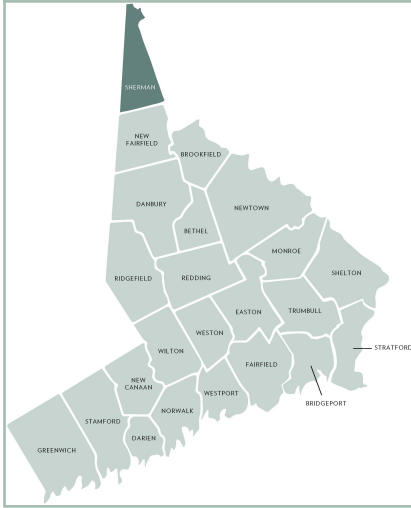
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	71	108	-34.3%	71	108	-34.3%
\$500,000 - \$699,999	71	69	2.9%	71	69	2.9%
\$700,000 - \$999,999	32	23	39.1%	32	23	39.1%
\$1,000,000 - \$1,499,999	4	6	-33.3%	4	6	-33.3%
\$1,500,000 - \$1,999,999	3	3	0.0%	3	3	0.0%
\$2,000,000 - \$2,499,999	3	0	Not Valid	3	0	Not Valid
\$2,500,000 - \$2,999,999	1	3	-66.7%	1	3	-66.7%
\$3,000,000 - \$4,999,999	2	0	Not Valid	2	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	187	212	-11.8%	187	212	-11.8%

Source : Smart MLS, Single Family Homes

SHERMAN

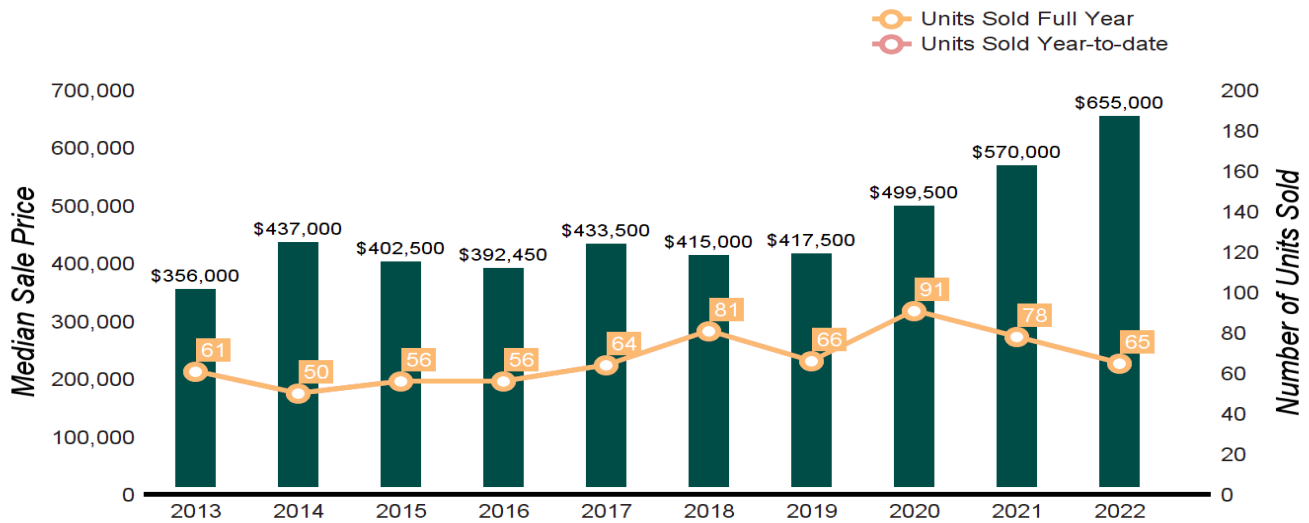
FOURTH QUARTER 2022



QUARTERLY MARKET OVERVIEW

	Q4 2022	Q4 2021	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	12	21	-42.9%	65	78	-16.7%
AVERAGE SALE PRICE	\$848,450	\$649,559	30.6%	\$726,458	\$697,019	4.2%
MEDIAN SALE PRICE	\$732,500	\$600,000	22.1%	\$655,000	\$570,000	14.9%
AVERAGE PRICE PER SQUARE FOOT	\$270	\$255	5.9%	\$298	\$275	8.4%
AVERAGE DAYS ON MARKET	92	73	26.0%	78	83	-6.0%
% SALE PRICE TO LIST PRICE	95.2%	98.6%	-3.4%	96.4%	97.7%	-1.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$472,802	\$549,711	\$525,489	\$442,370	\$624,944	\$507,381	\$524,542	\$593,816	\$697,019	\$726,458	Average Sale Price
Average Price/SqFt	\$188	\$190	\$224	\$185	\$221	\$197	\$230	\$218	\$275	\$298	Average Price/SqFt
Days On Market	119	170	135	106	124	122	155	137	83	78	Days On Market
%Sale Price to List Price	92.8%	93.3%	93.8%	95.9%	93.9%	94.0%	92.9%	97.5%	97.7%	96.4%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2022 are annualized based on the actual sales year-to-date

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FOURTH QUARTER 2022

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF DECEMBER 31, 2022			AS OF DECEMBER 31, 2021			2022 vs. 2021	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	1	0	7	3	2	-100.0%	-66.7%
\$500,000 - \$699,999	2	1	2	4	1	4	-50.0%	0.0%
\$700,000 - \$999,999	2	0	Not Valid	5	1	5	-60.0%	-100.0%
\$1,000,000 - \$1,499,999	3	1	3	5	3	2	-40.0%	-66.7%
\$1,500,000 - \$1,999,999	2	0	Not Valid	1	1	1	100.0%	-100.0%
\$2,000,000 - \$2,499,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$3,000,000 - \$3,999,999	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
Market Totals	9	3	3	23	9	3	-60.9%	-66.7%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021	01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021	% CHANGE 2022/2021
\$0 - \$499,999	16	27	-40.7%	16	27	-40.7%
\$500,000 - \$699,999	21	27	-22.2%	21	27	-22.2%
\$700,000 - \$999,999	18	13	38.5%	18	13	38.5%
\$1,000,000 - \$1,499,999	7	7	0.0%	7	7	0.0%
\$1,500,000 - \$1,999,999	2	3	-33.3%	2	3	-33.3%
\$2,000,000 - \$2,499,999	1	0	Not Valid	1	0	Not Valid
\$2,500,000 - \$2,999,999	0	0	Not Valid	0	0	Not Valid
\$3,000,000 - \$4,999,999	0	1	-100.0%	0	1	-100.0%
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	65	78	-16.7%	65	78	-16.7%

Source : Smart MLS, Single Family Homes



HOULIHAN LAWRENCE

3 GLOBAL NETWORKS - REACHING 56 COUNTRIES & 6 CONTINENTS

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