

FAIRFIELD COUNTY

Market Report

Q2-2023



HOULIHAN LAWRENCE



HOULIHAN LAWRENCE

EXECUTIVE SUMMARY

Houlihan Lawrence is fortunate to operate within the thriving markets north of New York City. The region offers exceptional housing choices, making it accessible to a broad range of buyers. The cultural richness, abundance of parks, proximity to beaches, and recreational opportunities in our counties is unparalleled. As a result, our strong demand for housing over the decades has remained constant, with a few exceptions.

The real estate market in Fairfield County faced heightened challenges during the second quarter of 2023, characterized by low inventory levels and the impact of an abrupt increase in mortgage interest rates. A significant majority of homeowners with mortgages are currently paying below the historical average rate of 6.7%, the highest observed in 20 years. This thwarted the trade up, trade down activity in all our markets and further exacerbated the already low levels of properties for sale. The limited inventory of homes, including luxury properties, continued to create strong competition among buyers and led to upward pressure on prices, in many areas. Some locations did start to see the median price decline, where more units sold at lower price levels and fewer at the high end.

This environment has resulted in a beneficial situation for homeowners who decide to sell. Additionally, with mortgage rates currently stabilizing, they are becoming more inclined to make a move. At all price points, sellers are often able to realize top dollar for their properties, when properly priced, and potentially achieve significant returns on their real estate investments.

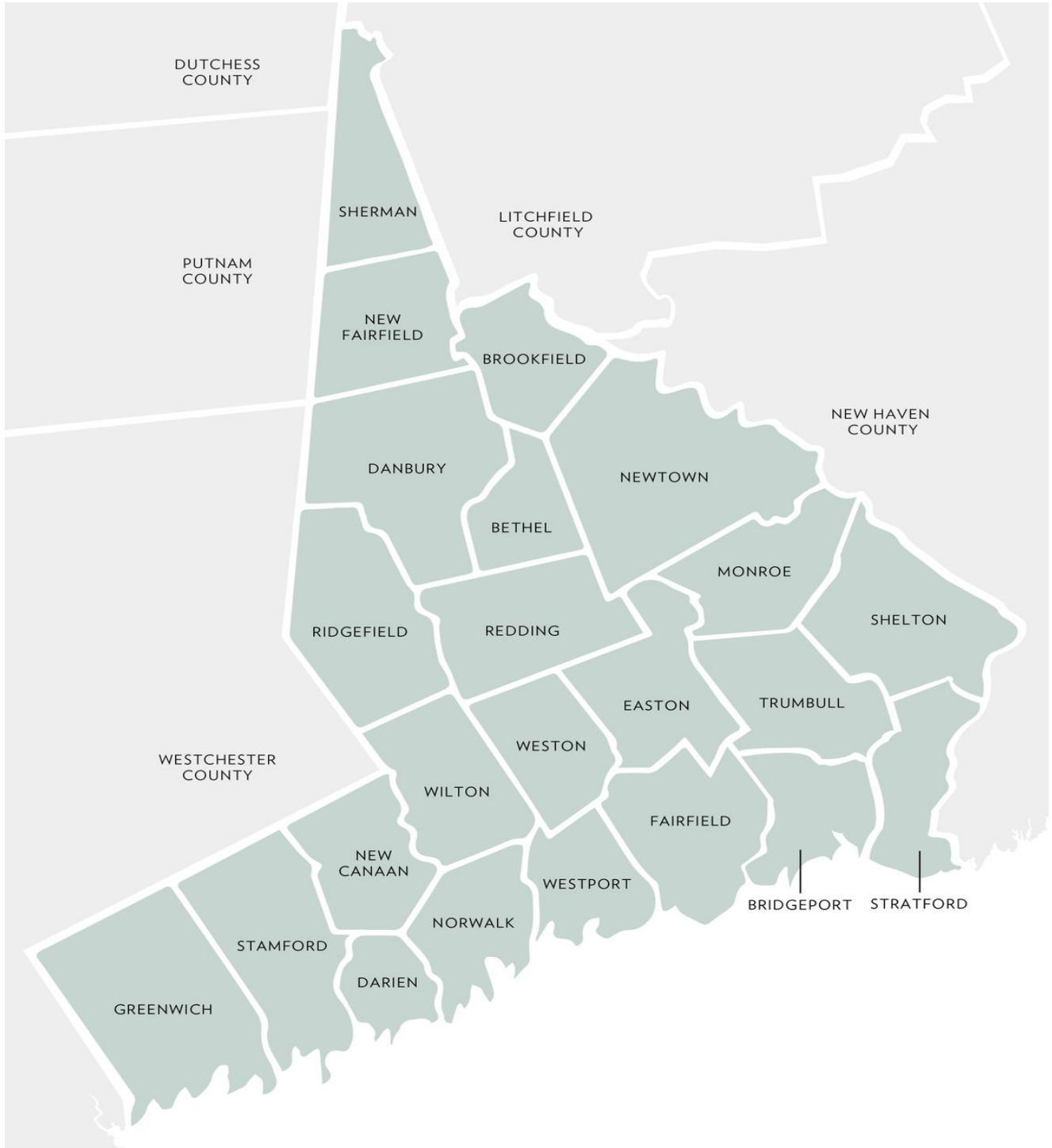
As the market leader north of New York City, Houlihan Lawrence is uniquely positioned to assist home buyers and sellers navigate this challenging market and, as always, we are grateful for your continued support.

With Warm Regards,

Liz Nunan
President and CEO

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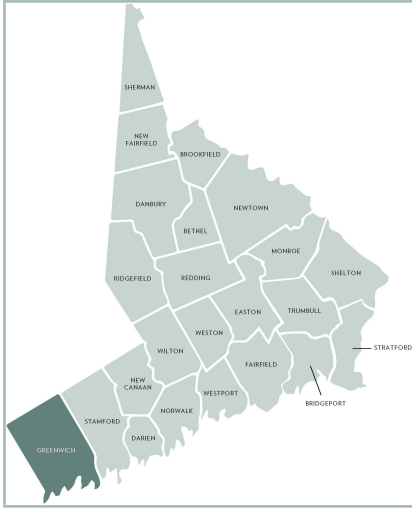
FAIRFIELD COUNTY

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

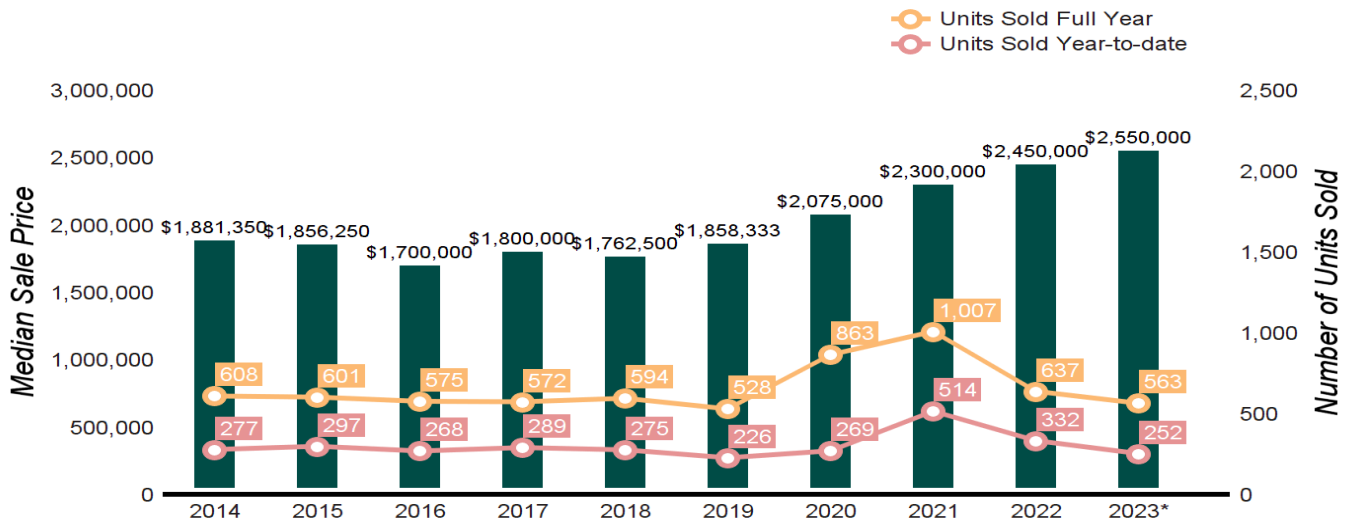
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	168	190	-11.6%	252	332	-24.1%
AVERAGE SALE PRICE	\$3,151,325	\$3,146,659	0.1%	\$3,143,596	\$3,094,119	1.6%
MEDIAN SALE PRICE	\$2,575,000	\$2,534,000	1.6%	\$2,550,000	\$2,525,000	1.0%
AVERAGE PRICE PER SQUARE FOOT	\$709	\$710	-0.1%	\$696	\$680	2.4%
AVERAGE DAYS ON MARKET	80	72	11.1%	82	92	-10.9%
% SALE PRICE TO LIST PRICE	99.2%	100.8%	-1.6%	98.5%	99.4%	-0.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$2,688,907	\$2,421,486	\$2,203,756	\$2,574,993	\$2,393,006	\$2,376,330	\$2,667,708	\$3,005,642	\$3,050,065	\$3,143,596	Average Sale Price
Average Price/SqFt	\$611	\$592	\$564	\$578	\$563	\$545	\$557	\$635	\$696	\$696	Average Price/SqFt
Days On Market	155	161	157	183	179	199	171	109	76	82	Days On Market
%Sale Price to List Price	93.7%	94.4%	94.1%	92.5%	93.7%	92.4%	94.4%	97.4%	99.7%	98.5%	%Sale Price to List Price

Source : Greenwich MLS, Residential / Single Family Homes

* Homes sold for 2023 are annualized based on actual sales year-to-date

GREENWICH

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	12	9	1	12	11	1	0.0%	-18.2%
\$1,000,000 - \$1,999,999	17	34	1	43	34	1	-60.5%	0.0%
\$2,000,000 - \$2,999,999	21	24	1	40	33	1	-47.5%	-27.3%
\$3,000,000 - \$3,999,999	18	11	2	22	16	1	-18.2%	-31.3%
\$4,000,000 - \$4,999,999	18	15	1	22	17	1	-18.2%	-11.8%
\$5,000,000 - \$5,999,999	14	7	2	15	11	1	-6.7%	-36.4%
\$6,000,000 - \$7,999,999	18	7	3	22	17	1	-18.2%	-58.8%
\$8,000,000 - \$9,999,999	6	6	1	8	4	2	-25.0%	50.0%
\$10,000,000 and up	24	3	8	27	1	27	-11.1%	200.0%
Market Totals	148	116	1	211	144	1	-29.9%	-19.4%

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

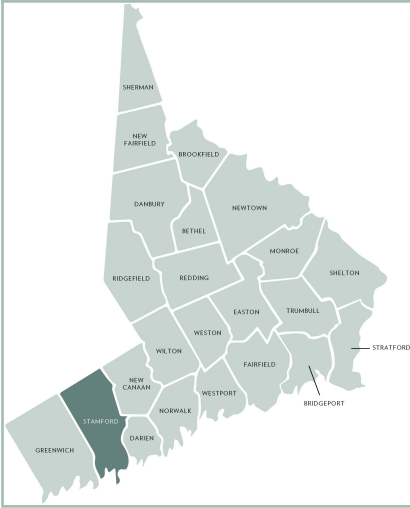
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$999,999	26	39	-33.3%	49	91	-46.2%
\$1,000,000 - \$1,999,999	69	89	-22.5%	163	231	-29.4%
\$2,000,000 - \$2,999,999	54	70	-22.9%	133	199	-33.2%
\$3,000,000 - \$3,999,999	34	43	-20.9%	72	112	-35.7%
\$4,000,000 - \$4,999,999	31	44	-29.5%	50	81	-38.3%
\$5,000,000 - \$5,999,999	13	18	-27.8%	37	38	-2.6%
\$6,000,000 - \$7,999,999	14	16	-12.5%	33	42	-21.4%
\$8,000,000 - \$9,999,999	6	7	-14.3%	12	17	-29.4%
\$10,000,000 and up	5	6	-16.7%	8	14	-42.9%
Market Totals	252	332	-24.1%	557	825	-32.5%

Source : Greenwich MLS, Residential / Single Family Homes

STAMFORD

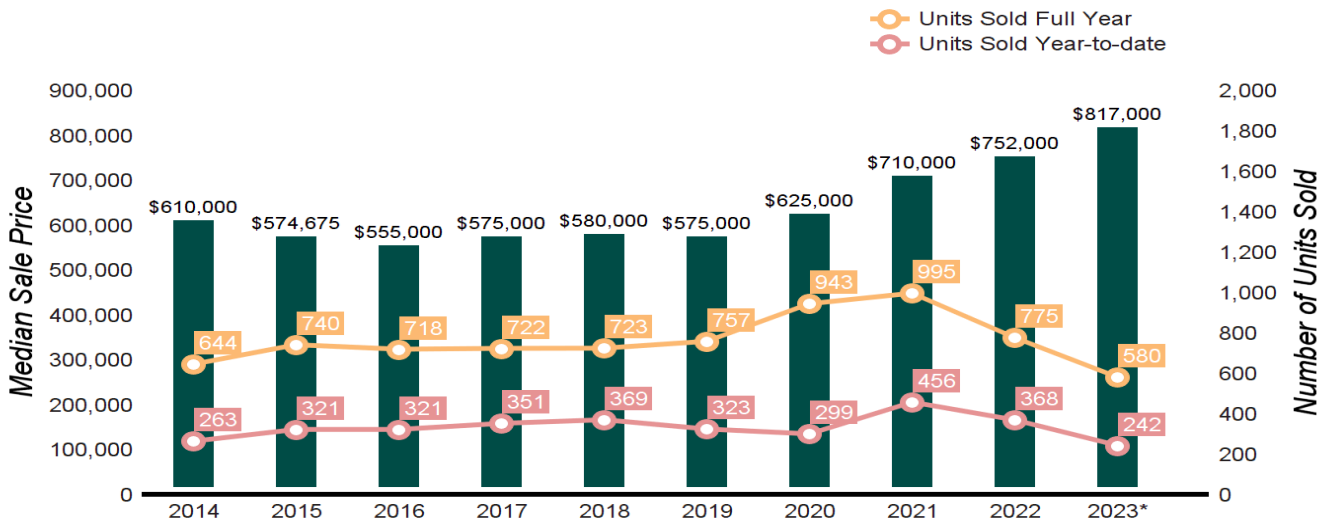
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	144	215	-33.0%	242	368	-34.2%
AVERAGE SALE PRICE	\$944,910	\$961,317	-1.7%	\$930,986	\$895,006	4.0%
MEDIAN SALE PRICE	\$850,000	\$793,000	7.2%	\$817,000	\$750,000	8.9%
AVERAGE PRICE PER SQUARE FOOT	\$329	\$320	2.8%	\$328	\$306	7.2%
AVERAGE DAYS ON MARKET	40	42	-4.8%	44	48	-8.3%
% SALE PRICE TO LIST PRICE	104.5%	104.2%	0.3%	102.8%	103.1%	-0.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$689,609	\$660,162	\$636,893	\$652,048	\$648,437	\$640,382	\$721,185	\$832,913	\$879,392	\$930,986	Average Sale Price
Average Price/SqFt	\$222	\$239	\$230	\$234	\$230	\$235	\$248	\$288	\$307	\$328	Average Price/SqFt
Days On Market	100	101	106	91	71	89	84	60	46	44	Days On Market
%Sale Price to List Price	96.0%	96.3%	96.1%	96.3%	96.7%	96.7%	97.9%	100.3%	101.9%	102.8%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

STAMFORD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	10	7	1	8	12	1	25.0%	-41.7%
\$500,000 - \$699,999	33	15	2	58	23	3	-43.1%	-34.8%
\$700,000 - \$999,999	30	19	2	59	43	1	-49.2%	-55.8%
\$1,000,000 - \$1,499,999	26	14	2	33	17	2	-21.2%	-17.6%
\$1,500,000 - \$1,999,999	13	1	13	16	8	2	-18.8%	-87.5%
\$2,000,000 - \$2,499,999	9	1	9	3	2	2	200.0%	-50.0%
\$2,500,000 - \$2,999,999	5	1	5	4	1	4	25.0%	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	4	1	4	5	1	5	-20.0%	0.0%
Market Totals	131	59	2	186	107	2	-29.6%	-44.9%

*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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	13	26	-50.0%	42	87	-51.7%
\$500,000 - \$699,999	72	124	-41.9%	215	317	-32.2%
\$700,000 - \$999,999	86	131	-34.4%	229	310	-26.1%
\$1,000,000 - \$1,499,999	46	55	-16.4%	116	127	-8.7%
\$1,500,000 - \$1,999,999	17	20	-15.0%	32	42	-23.8%
\$2,000,000 - \$2,499,999	8	8	0.0%	11	13	-15.4%
\$2,500,000 - \$2,999,999	0	1	-100.0%	0	2	-100.0%
\$3,000,000 - \$4,999,999	0	2	-100.0%	4	7	-42.9%
\$5,000,000 and up	0	1	-100.0%	0	2	-100.0%
Market Totals	242	368	-34.2%	649	907	-28.4%

Source : Smart MLS, Single Family Homes

DARIEN

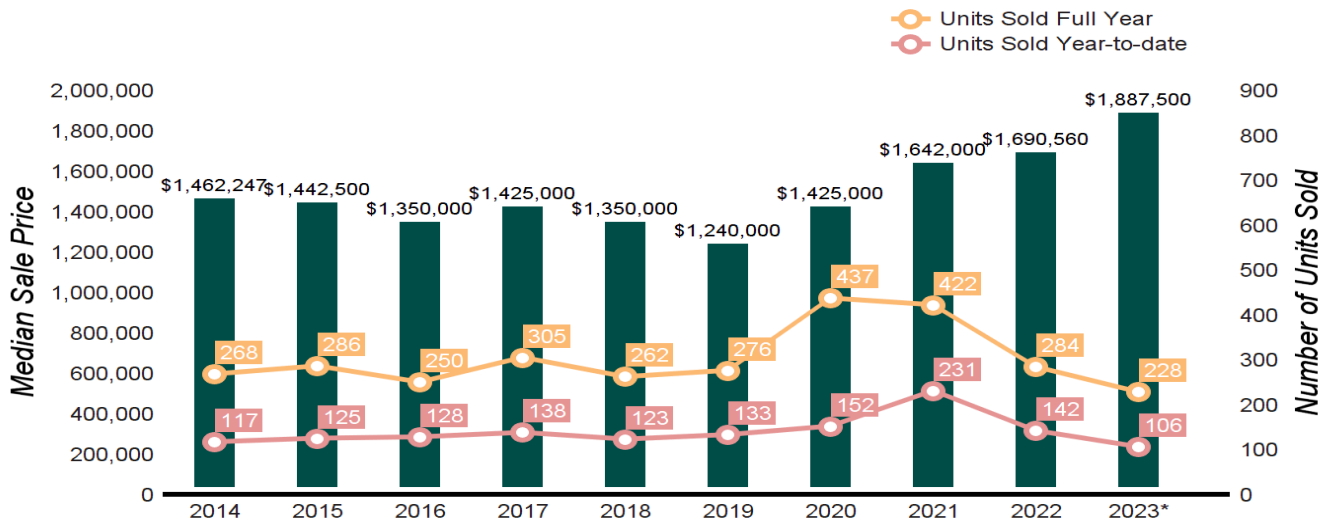
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	72	89	-19.1%	106	142	-25.4%
AVERAGE SALE PRICE	\$3,188,805	\$1,949,980	63.5%	\$2,734,425	\$1,990,802	37.4%
MEDIAN SALE PRICE	\$1,940,000	\$1,695,000	14.5%	\$1,887,500	\$1,687,750	11.8%
AVERAGE PRICE PER SQUARE FOOT	\$657	\$577	13.9%	\$628	\$565	11.2%
AVERAGE DAYS ON MARKET	35	23	52.2%	33	40	-17.5%
% SALE PRICE TO LIST PRICE	96.1%	106.3%	-9.6%	97.0%	103.4%	-6.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$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	\$2,734,425	Average Sale Price
Average Price/SqFt	\$474	\$504	\$490	\$476	\$458	\$429	\$446	\$505	\$567	\$628	Average Price/SqFt
Days On Market	109	105	110	126	122	147	124	70	41	33	Days On Market
%Sale Price to List Price	96.9%	95.6%	96.0%	95.5%	94.7%	94.0%	96.3%	99.4%	102.7%	97.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

DARIEN

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	1	1	-100.0%	-100.0%
\$500,000 - \$699,999	3	1	3	7	0	Not Valid	-57.1%	0.0%
\$700,000 - \$999,999	2	6	1	8	9	1	-75.0%	-33.3%
\$1,000,000 - \$1,499,999	5	13	1	13	12	1	-61.5%	8.3%
\$1,500,000 - \$1,999,999	4	10	1	11	9	1	-63.6%	11.1%
\$2,000,000 - \$2,499,999	5	4	1	5	3	2	0.0%	33.3%
\$2,500,000 - \$2,999,999	4	5	1	8	9	1	-50.0%	-44.4%
\$3,000,000 - \$3,999,999	5	6	1	8	7	1	-37.5%	-14.3%
\$4,000,000 and up	20	4	5	9	3	3	122.2%	33.3%
Market Totals	48	49	1	70	53	1	-31.4%	-7.5%

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

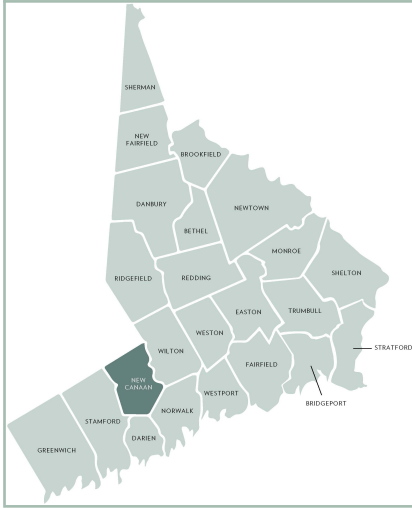
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	1	0	Not Valid	1	0	Not Valid
\$500,000 - \$699,999	4	6	-33.3%	11	12	-8.3%
\$700,000 - \$999,999	14	21	-33.3%	32	43	-25.6%
\$1,000,000 - \$1,499,999	21	33	-36.4%	56	76	-26.3%
\$1,500,000 - \$1,999,999	17	32	-46.9%	40	80	-50.0%
\$2,000,000 - \$2,499,999	23	15	53.3%	39	33	18.2%
\$2,500,000 - \$2,999,999	11	10	10.0%	27	28	-3.6%
\$3,000,000 - \$4,999,999	14	20	-30.0%	38	50	-24.0%
\$5,000,000 and up	1	5	-80.0%	4	11	-63.6%
Market Totals	106	142	-25.4%	248	333	-25.5%

Source : Smart MLS, Single Family Homes

NEW CANAAN

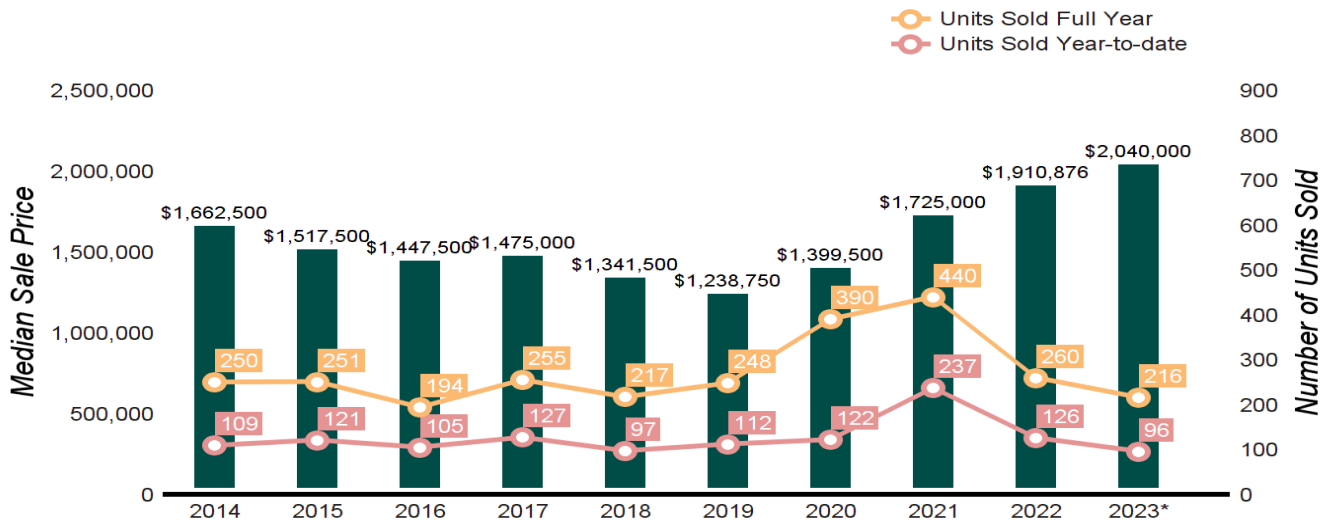
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	65	72	-9.7%	96	126	-23.8%
AVERAGE SALE PRICE	\$2,122,361	\$2,201,083	-3.6%	\$2,109,635	\$2,085,693	1.1%
MEDIAN SALE PRICE	\$2,065,000	\$2,100,000	-1.7%	\$2,040,000	\$1,902,500	7.2%
AVERAGE PRICE PER SQUARE FOOT	\$494	\$447	10.5%	\$476	\$437	8.9%
AVERAGE DAYS ON MARKET	46	48	-4.2%	54	62	-12.9%
% SALE PRICE TO LIST PRICE	100.9%	103.8%	-2.8%	100.0%	101.7%	-1.7%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$1,929,472	\$1,783,190	\$1,770,026	\$1,713,201	\$1,628,160	\$1,424,859	\$1,670,517	\$1,995,193	\$2,177,142	\$2,109,635	Average Sale Price
Average Price/SqFt	\$389	\$406	\$356	\$355	\$341	\$316	\$337	\$400	\$458	\$476	Average Price/SqFt
Days On Market	122	126	148	147	138	164	137	83	55	54	Days On Market
%Sale Price to List Price	94.9%	95.8%	93.8%	94.0%	92.2%	92.8%	95.4%	99.1%	100.6%	100.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

NEW CANAAN

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	0	1	1	1	-100.0%	0.0%
\$700,000 - \$999,999	4	2	2	7	2	4	-42.9%	0.0%
\$1,000,000 - \$1,499,999	11	9	1	18	10	2	-38.9%	-10.0%
\$1,500,000 - \$1,999,999	6	13	1	14	10	1	-57.1%	30.0%
\$2,000,000 - \$2,499,999	6	7	1	10	6	2	-40.0%	16.7%
\$2,500,000 - \$2,999,999	10	5	2	7	8	1	42.9%	-37.5%
\$3,000,000 - \$3,999,999	13	7	2	16	10	2	-18.8%	-30.0%
\$4,000,000 and up	25	2	13	23	5	5	8.7%	-60.0%
Market Totals	75	46	2	96	52	2	-21.9%	-11.5%

*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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	0	0	Not Valid	0	0	Not Valid
\$500,000 - \$699,999	0	2	-100.0%	2	4	-50.0%
\$700,000 - \$999,999	12	9	33.3%	22	20	10.0%
\$1,000,000 - \$1,499,999	15	31	-51.6%	48	85	-43.5%
\$1,500,000 - \$1,999,999	20	26	-23.1%	44	89	-50.6%
\$2,000,000 - \$2,499,999	24	19	26.3%	44	46	-4.3%
\$2,500,000 - \$2,999,999	10	23	-56.5%	28	42	-33.3%
\$3,000,000 - \$4,999,999	13	14	-7.1%	36	40	-10.0%
\$5,000,000 and up	2	2	0.0%	6	3	100.0%
Market Totals	96	126	-23.8%	230	329	-30.1%

Source : Smart MLS, Single Family Homes

NORWALK

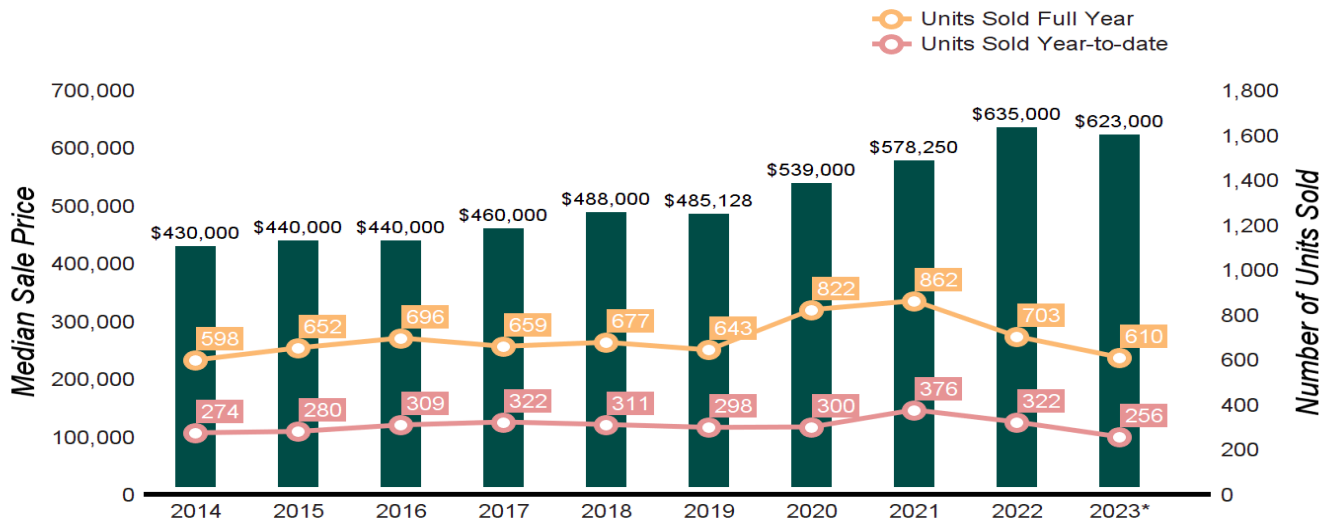
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	160	198	-19.2%	256	322	-20.5%
AVERAGE SALE PRICE	\$877,950	\$821,532	6.9%	\$834,195	\$775,852	7.5%
MEDIAN SALE PRICE	\$631,500	\$641,000	-1.5%	\$623,000	\$630,000	-1.1%
AVERAGE PRICE PER SQUARE FOOT	\$370	\$355	4.2%	\$353	\$341	3.5%
AVERAGE DAYS ON MARKET	32	36	-11.1%	40	44	-9.1%
% SALE PRICE TO LIST PRICE	104.1%	106.0%	-1.8%	102.9%	104.7%	-1.7%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$579,016	\$561,384	\$589,682	\$617,442	\$606,739	\$598,599	\$692,658	\$774,970	\$835,645	\$834,195	Average Sale Price
Average Price/SqFt	\$225	\$244	\$255	\$262	\$258	\$261	\$289	\$315	\$352	\$353	Average Price/SqFt
Days On Market	103	99	104	83	67	87	79	56	43	40	Days On Market
%Sale Price to List Price	96.3%	96.2%	96.2%	96.6%	96.8%	96.7%	97.8%	100.5%	103.1%	102.9%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

NORWALK

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	19	13	1	40	25	2	-52.5%	-48.0%
\$500,000 - \$699,999	23	26	1	47	38	1	-51.1%	-31.6%
\$700,000 - \$999,999	27	13	2	31	21	1	-12.9%	-38.1%
\$1,000,000 - \$1,499,999	8	9	1	15	25	1	-46.7%	-64.0%
\$1,500,000 - \$1,999,999	7	11	1	13	12	1	-46.2%	-8.3%
\$2,000,000 - \$2,499,999	0	0	Not Valid	2	1	2	-100.0%	-100.0%
\$2,500,000 - \$2,999,999	3	1	3	7	2	4	-57.1%	-50.0%
\$3,000,000 - \$3,999,999	4	1	4	1	3	1	300.0%	-66.7%
\$4,000,000 and up	1	0	Not Valid	3	1	3	-66.7%	-100.0%
Market Totals	92	74	1	159	128	1	-42.1%	-42.2%

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

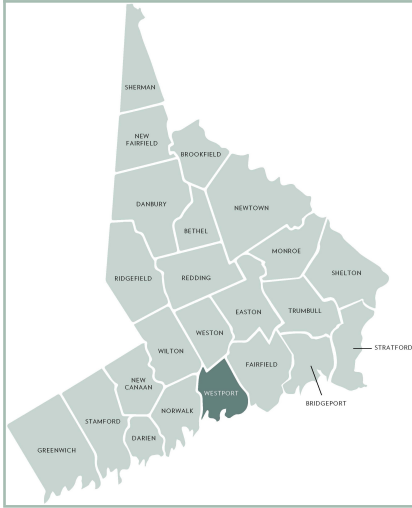
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	49	81	-39.5%	131	218	-39.9%
\$500,000 - \$699,999	109	124	-12.1%	240	305	-21.3%
\$700,000 - \$999,999	52	63	-17.5%	127	163	-22.1%
\$1,000,000 - \$1,499,999	23	32	-28.1%	69	61	13.1%
\$1,500,000 - \$1,999,999	7	11	-36.4%	35	22	59.1%
\$2,000,000 - \$2,499,999	6	5	20.0%	11	19	-42.1%
\$2,500,000 - \$2,999,999	6	2	200.0%	14	5	180.0%
\$3,000,000 - \$4,999,999	3	3	0.0%	8	11	-27.3%
\$5,000,000 and up	1	1	0.0%	2	4	-50.0%
Market Totals	256	322	-20.5%	637	808	-21.2%

Source : Smart MLS, Single Family Homes

WESTPORT

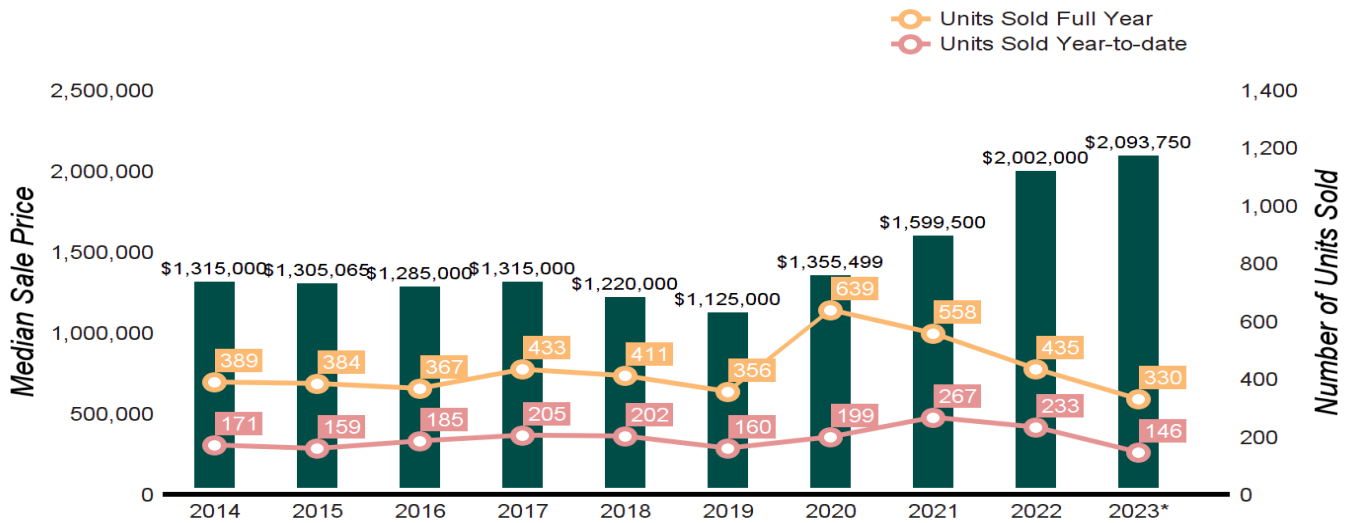
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	93	146	-36.3%	146	233	-37.3%
AVERAGE SALE PRICE	\$2,633,586	\$2,482,876	6.1%	\$2,465,191	\$2,407,399	2.4%
MEDIAN SALE PRICE	\$2,350,000	\$2,050,000	14.6%	\$2,093,750	\$2,075,000	0.9%
AVERAGE PRICE PER SQUARE FOOT	\$554	\$592	-6.4%	\$551	\$562	-2.0%
AVERAGE DAYS ON MARKET	53	48	10.4%	60	54	11.1%
% SALE PRICE TO LIST PRICE	99.7%	105.1%	-5.1%	99.2%	103.7%	-4.3%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$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	\$2,465,191	Average Sale Price
Average Price/SqFt	\$385	\$403	\$376	\$364	\$355	\$345	\$375	\$456	\$561	\$551	Average Price/SqFt
Days On Market	111	113	120	118	98	120	101	56	54	60	Days On Market
%Sale Price to List Price	96.0%	94.5%	94.9%	95.4%	95.6%	93.9%	97.1%	100.5%	102.4%	99.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

WESTPORT

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	2	2	1	8	2	4	-75.0%	0.0%
\$700,000 - \$999,999	10	3	3	13	5	3	-23.1%	-40.0%
\$1,000,000 - \$1,499,999	21	12	2	13	14	1	61.5%	-14.3%
\$1,500,000 - \$1,999,999	11	16	1	14	17	1	-21.4%	-5.9%
\$2,000,000 - \$2,499,999	14	7	2	17	12	1	-17.6%	-41.7%
\$2,500,000 - \$2,999,999	14	17	1	14	12	1	0.0%	41.7%
\$3,000,000 - \$3,999,999	14	8	2	18	19	1	-22.2%	-57.9%
\$4,000,000 and up	20	12	2	24	12	2	-16.7%	0.0%
Market Totals	106	77	1	121	93	1	-12.4%	-17.2%

*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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	2	1	100.0%	3	4	-25.0%
\$500,000 - \$699,999	2	5	-60.0%	10	17	-41.2%
\$700,000 - \$999,999	13	23	-43.5%	40	78	-48.7%
\$1,000,000 - \$1,499,999	21	40	-47.5%	50	99	-49.5%
\$1,500,000 - \$1,999,999	33	38	-13.2%	75	96	-21.9%
\$2,000,000 - \$2,499,999	12	38	-68.4%	38	83	-54.2%
\$2,500,000 - \$2,999,999	22	30	-26.7%	41	56	-26.8%
\$3,000,000 - \$4,999,999	31	45	-31.1%	70	73	-4.1%
\$5,000,000 and up	10	13	-23.1%	21	18	16.7%
Market Totals	146	233	-37.3%	348	524	-33.6%

Source : Smart MLS, Single Family Homes

FAIRFIELD

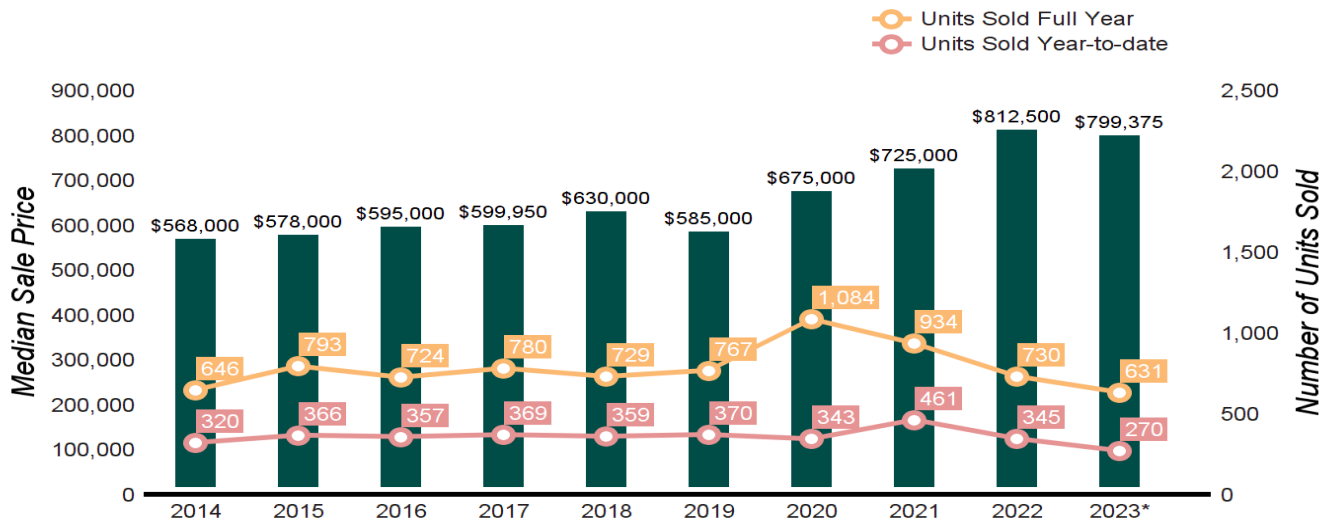
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	167	205	-18.5%	270	345	-21.7%
AVERAGE SALE PRICE	\$1,160,178	\$1,176,023	-1.3%	\$1,052,989	\$1,082,401	-2.7%
MEDIAN SALE PRICE	\$925,000	\$860,000	7.6%	\$799,375	\$801,500	-0.3%
AVERAGE PRICE PER SQUARE FOOT	\$425	\$423	0.5%	\$403	\$391	3.1%
AVERAGE DAYS ON MARKET	42	36	16.7%	49	44	11.4%
% SALE PRICE TO LIST PRICE	102.7%	103.5%	-0.8%	101.5%	102.6%	-1.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$722,296	\$737,642	\$705,408	\$743,699	\$776,998	\$707,793	\$867,030	\$958,051	\$1,055,858	\$1,052,989	Average Sale Price
Average Price/SqFt	\$278	\$284	\$279	\$278	\$280	\$269	\$293	\$341	\$390	\$403	Average Price/SqFt
Days On Market	98	102	106	43	77	90	88	55	45	49	Days On Market
%Sale Price to List Price	95.8%	96.0%	95.8%	96.3%	95.8%	95.5%	97.2%	99.7%	101.9%	101.5%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

FAIRFIELD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	4	2	27	11	2	-70.4%	-63.6%
\$500,000 - \$699,999	28	10	3	47	23	2	-40.4%	-56.5%
\$700,000 - \$999,999	30	26	1	39	28	1	-23.1%	-7.1%
\$1,000,000 - \$1,499,999	24	15	2	34	22	2	-29.4%	-31.8%
\$1,500,000 - \$1,999,999	19	9	2	15	9	2	26.7%	0.0%
\$2,000,000 - \$2,499,999	9	2	5	8	5	2	12.5%	-60.0%
\$2,500,000 - \$2,999,999	8	2	4	5	1	5	60.0%	100.0%
\$3,000,000 - \$3,999,999	8	0	Not Valid	7	3	2	14.3%	-100.0%
\$4,000,000 and up	15	0	Not Valid	9	0	Not Valid	66.7%	0.0%
Market Totals	149	68	2	191	102	2	-22.0%	-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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	28	45	-37.8%	80	129	-38.0%
\$500,000 - \$699,999	66	91	-27.5%	146	233	-37.3%
\$700,000 - \$999,999	80	91	-12.1%	188	193	-2.6%
\$1,000,000 - \$1,499,999	44	49	-10.2%	128	129	-0.8%
\$1,500,000 - \$1,999,999	27	43	-37.2%	62	78	-20.5%
\$2,000,000 - \$2,499,999	12	7	71.4%	25	19	31.6%
\$2,500,000 - \$2,999,999	7	6	16.7%	12	14	-14.3%
\$3,000,000 - \$4,999,999	5	10	-50.0%	12	17	-29.4%
\$5,000,000 and up	1	3	-66.7%	2	6	-66.7%
Market Totals	270	345	-21.7%	655	818	-19.9%

Source : Smart MLS, Single Family Homes

BRIDGEPORT

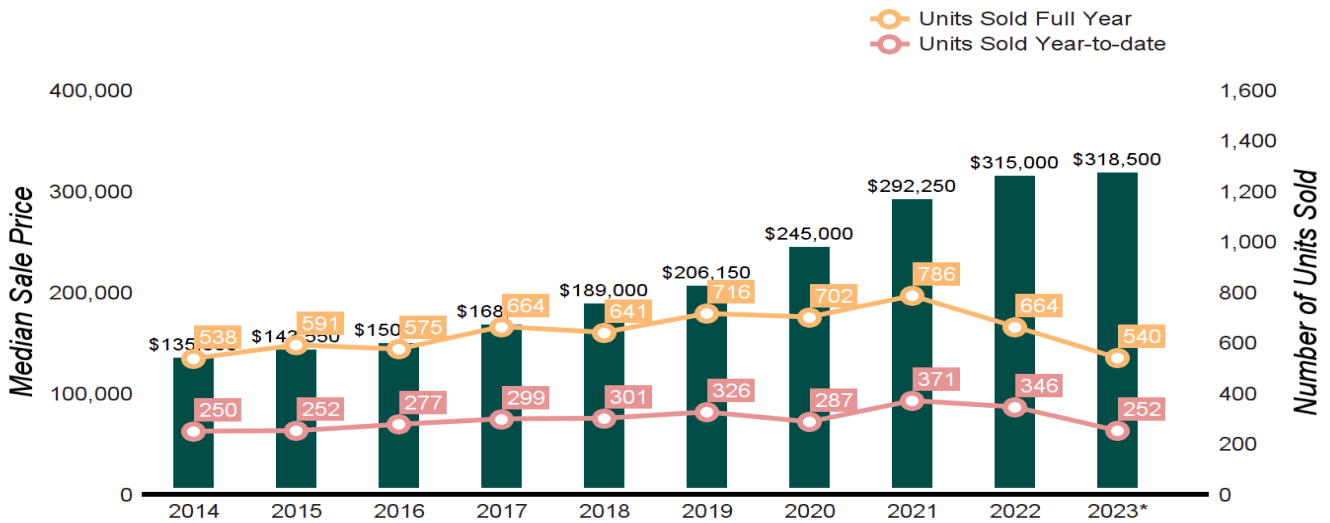
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	127	165	-23.0%	252	346	-27.2%
AVERAGE SALE PRICE	\$352,164	\$332,120	6.0%	\$329,908	\$319,649	3.2%
MEDIAN SALE PRICE	\$335,000	\$315,000	6.3%	\$318,500	\$310,000	2.7%
AVERAGE PRICE PER SQUARE FOOT	\$225	\$206	9.2%	\$209	\$202	3.5%
AVERAGE DAYS ON MARKET	42	38	10.5%	51	44	15.9%
% SALE PRICE TO LIST PRICE	101.6%	102.2%	-0.6%	100.2%	101.4%	-1.2%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$149,196	\$147,286	\$150,644	\$169,023	\$194,259	\$210,111	\$248,250	\$294,908	\$325,632	\$329,908	Average Sale Price
Average Price/SqFt	\$89	\$95	\$98	\$108	\$115	\$129	\$154	\$186	\$206	\$209	Average Price/SqFt
Days On Market	96	87	77	61	55	68	59	50	40	51	Days On Market
%Sale Price to List Price	95.5%	96.7%	97.0%	97.7%	98.3%	98.2%	99.5%	100.7%	101.1%	100.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

BRIDGEPORT

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	4	1	6	13	1	-83.3%	-69.2%
\$200,000 - \$299,999	24	25	1	48	32	2	-50.0%	-21.9%
\$300,000 - \$399,999	46	28	2	61	41	1	-24.6%	-31.7%
\$400,000 - \$499,999	10	8	1	19	6	3	-47.4%	33.3%
\$500,000 - \$599,999	5	2	3	9	3	3	-44.4%	-33.3%
\$600,000 - \$799,999	0	0	Not Valid	3	3	1	-100.0%	-100.0%
\$800,000 - \$999,999	0	0	Not Valid	0	1	0	0.0%	-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	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
Market Totals	88	67	1	147	99	1	-40.1%	-32.3%

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

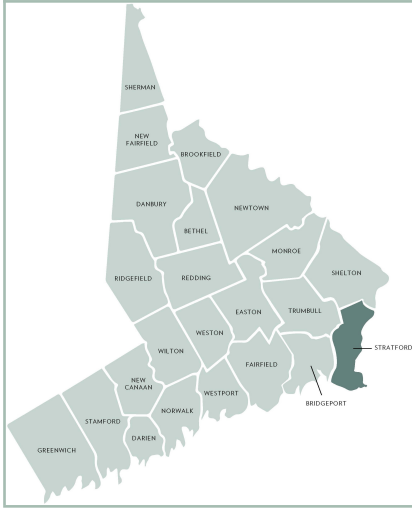
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	20	30	-33.3%	43	80	-46.3%
\$200,000 - \$299,999	73	124	-41.1%	170	276	-38.4%
\$300,000 - \$399,999	108	128	-15.6%	251	286	-12.2%
\$400,000 - \$499,999	42	52	-19.2%	82	96	-14.6%
\$500,000 - \$599,999	3	5	-40.0%	9	10	-10.0%
\$600,000 - \$799,999	3	5	-40.0%	10	10	0.0%
\$800,000 - \$999,999	2	1	100.0%	3	2	50.0%
\$1,000,000 - \$1,999,999	1	1	0.0%	2	1	100.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	252	346	-27.2%	570	761	-25.1%

Source : Smart MLS, Single Family Homes

STRATFORD

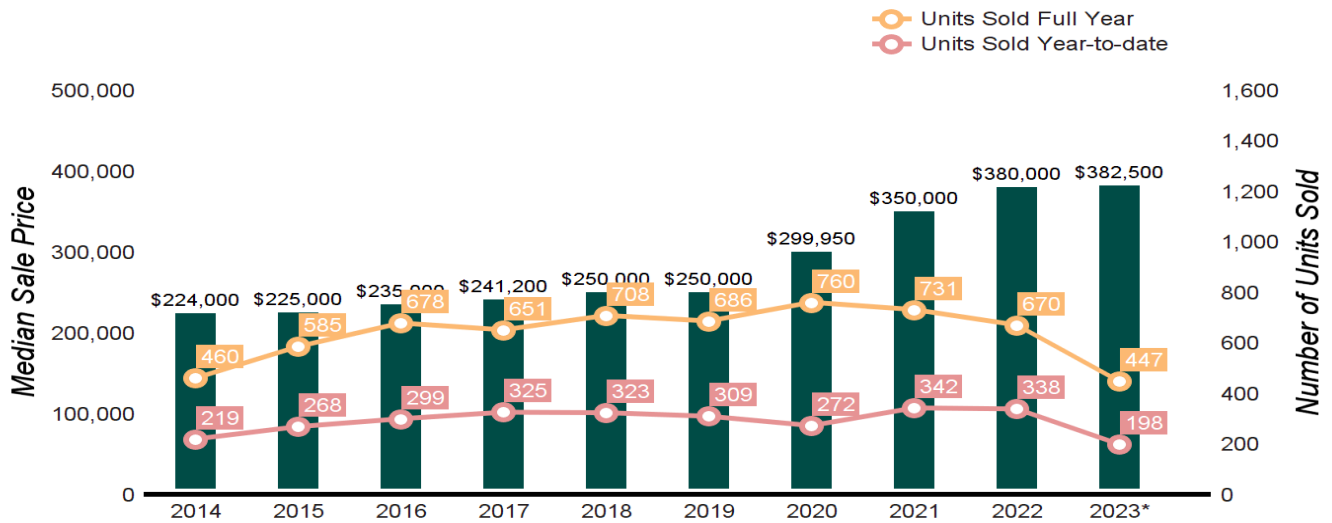
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	105	173	-39.3%	198	338	-41.4%
AVERAGE SALE PRICE	\$419,034	\$405,671	3.3%	\$402,442	\$383,234	5.0%
MEDIAN SALE PRICE	\$385,000	\$400,000	-3.8%	\$382,500	\$375,000	2.0%
AVERAGE PRICE PER SQUARE FOOT	\$252	\$241	4.6%	\$245	\$229	7.0%
AVERAGE DAYS ON MARKET	71	26	173.1%	60	35	71.4%
% SALE PRICE TO LIST PRICE	103.8%	105.7%	-1.8%	102.2%	104.2%	-1.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$239,978	\$235,881	\$246,255	\$247,072	\$261,144	\$259,437	\$322,139	\$360,812	\$401,277	\$402,442	Average Sale Price
Average Price/SqFt	\$138	\$141	\$147	\$147	\$150	\$158	\$182	\$210	\$231	\$245	Average Price/SqFt
Days On Market	98	93	85	73	55	68	52	41	36	60	Days On Market
%Sale Price to List Price	96.3%	96.0%	96.8%	97.4%	97.6%	98.0%	99.7%	102.0%	102.6%	102.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

STRATFORD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	0	4	6	1	-100.0%	-83.3%
\$200,000 - \$299,999	5	8	1	18	11	2	-72.2%	-27.3%
\$300,000 - \$399,999	23	14	2	43	20	2	-46.5%	-30.0%
\$400,000 - \$499,999	20	13	2	33	15	2	-39.4%	-13.3%
\$500,000 - \$599,999	4	3	1	13	0	Not Valid	-69.2%	0.0%
\$600,000 - \$799,999	4	5	1	9	6	2	-55.6%	-16.7%
\$800,000 - \$999,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$1,000,000 - \$1,999,999	2	1	2	1	1	1	100.0%	0.0%
\$2,000,000 and up	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
Market Totals	60	45	1	124	59	2	-51.6%	-23.7%

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

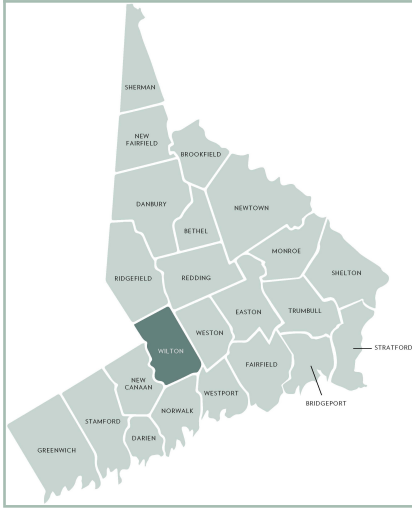
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	5	14	-64.3%	13	31	-58.1%
\$200,000 - \$299,999	24	57	-57.9%	70	132	-47.0%
\$300,000 - \$399,999	85	131	-35.1%	210	304	-30.9%
\$400,000 - \$499,999	52	90	-42.2%	142	170	-16.5%
\$500,000 - \$599,999	20	30	-33.3%	50	58	-13.8%
\$600,000 - \$799,999	10	14	-28.6%	33	26	26.9%
\$800,000 - \$999,999	0	2	-100.0%	4	5	-20.0%
\$1,000,000 - \$1,999,999	2	0	Not Valid	8	1	700.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	198	338	-41.4%	530	727	-27.1%

Source : Smart MLS, Single Family Homes

WILTON

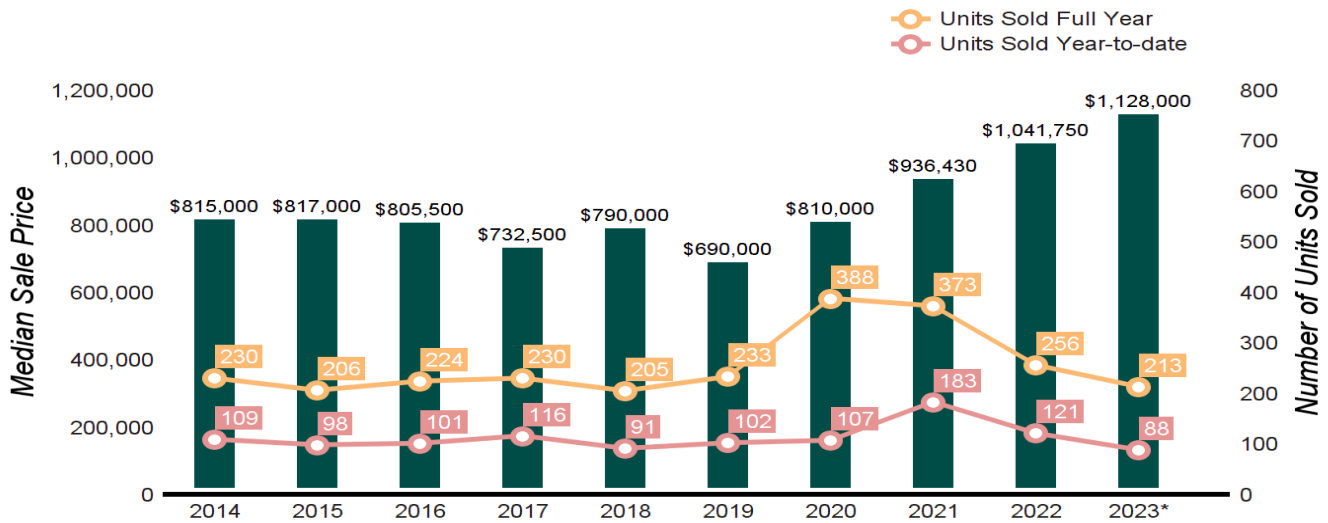
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	61	76	-19.7%	88	121	-27.3%
AVERAGE SALE PRICE	\$1,299,242	\$1,208,207	7.5%	\$1,243,154	\$1,197,540	3.8%
MEDIAN SALE PRICE	\$1,170,000	\$1,147,500	2.0%	\$1,128,000	\$1,103,000	2.3%
AVERAGE PRICE PER SQUARE FOOT	\$333	\$326	2.1%	\$330	\$313	5.4%
AVERAGE DAYS ON MARKET	42	44	-4.5%	45	52	-13.5%
% SALE PRICE TO LIST PRICE	107.4%	108.0%	-0.6%	106.2%	106.2%	0.0%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$922,728	\$890,707	\$876,157	\$825,067	\$867,236	\$759,135	\$887,210	\$1,068,607	\$1,162,132	\$1,243,154	Average Sale Price
Average Price/SqFt	\$252	\$260	\$249	\$238	\$228	\$214	\$233	\$275	\$316	\$330	Average Price/SqFt
Days On Market	118	117	132	135	102	120	107	63	46	45	Days On Market
%Sale Price to List Price	96.3%	96.0%	95.8%	95.4%	94.9%	95.1%	97.8%	101.5%	104.9%	106.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

WILTON

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	2	1	2	1	2	-50.0%	100.0%
\$500,000 - \$699,999	8	5	2	11	5	2	-27.3%	0.0%
\$700,000 - \$999,999	15	10	2	19	11	2	-21.1%	-9.1%
\$1,000,000 - \$1,499,999	12	11	1	10	13	1	20.0%	-15.4%
\$1,500,000 - \$1,999,999	3	3	1	6	5	1	-50.0%	-40.0%
\$2,000,000 - \$2,499,999	1	3	1	8	3	3	-87.5%	0.0%
\$2,500,000 - \$2,999,999	0	1	0	3	1	3	-100.0%	0.0%
\$3,000,000 - \$3,999,999	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
\$4,000,000 and up	3	0	Not Valid	1	0	Not Valid	200.0%	0.0%
Market Totals	43	35	1	61	39	2	-29.5%	-10.3%

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

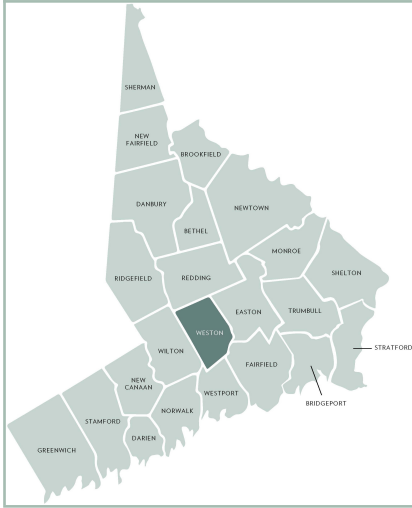
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	1	6	-83.3%	4	12	-66.7%
\$500,000 - \$699,999	6	15	-60.0%	23	36	-36.1%
\$700,000 - \$999,999	28	31	-9.7%	76	105	-27.6%
\$1,000,000 - \$1,499,999	31	42	-26.2%	76	94	-19.1%
\$1,500,000 - \$1,999,999	12	18	-33.3%	23	45	-48.9%
\$2,000,000 - \$2,499,999	6	3	100.0%	15	10	50.0%
\$2,500,000 - \$2,999,999	3	6	-50.0%	5	9	-44.4%
\$3,000,000 - \$4,999,999	1	0	Not Valid	1	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	88	121	-27.3%	223	311	-28.3%

Source : Smart MLS, Single Family Homes

WESTON

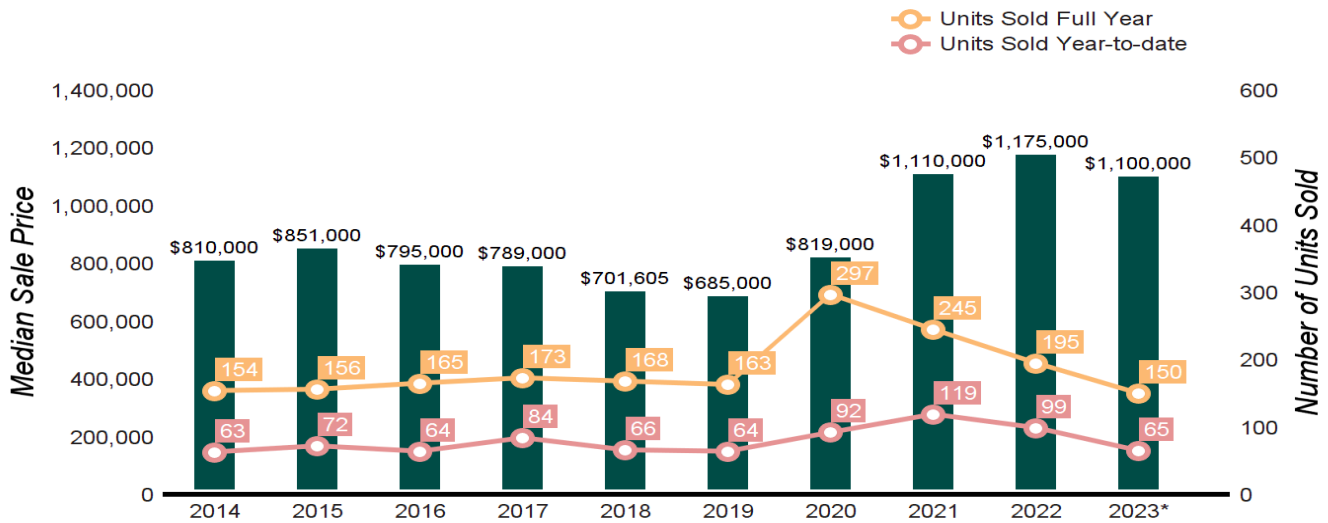
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	44	65	-32.3%	65	99	-34.3%
AVERAGE SALE PRICE	\$1,261,569	\$1,345,606	-6.2%	\$1,209,940	\$1,308,764	-7.6%
MEDIAN SALE PRICE	\$1,170,000	\$1,200,000	-2.5%	\$1,100,000	\$1,190,000	-7.6%
AVERAGE PRICE PER SQUARE FOOT	\$315	\$318	-0.9%	\$309	\$306	1.0%
AVERAGE DAYS ON MARKET	42	55	-23.6%	54	58	-6.9%
% SALE PRICE TO LIST PRICE	105.3%	106.2%	-0.8%	103.6%	104.4%	-0.8%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$892,137	\$928,829	\$905,162	\$855,343	\$810,806	\$794,511	\$910,457	\$1,197,919	\$1,325,461	\$1,209,940	Average Sale Price
Average Price/SqFt	\$233	\$238	\$227	\$224	\$216	\$201	\$218	\$289	\$315	\$309	Average Price/SqFt
Days On Market	120	127	130	130	106	126	117	57	54	54	Days On Market
%Sale Price to List Price	95.4%	95.9%	95.6%	95.8%	95.6%	95.4%	97.8%	101.6%	103.8%	103.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

WESTON

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	2	1	2	-100.0%	0.0%
\$500,000 - \$699,999	4	3	1	4	3	1	0.0%	0.0%
\$700,000 - \$999,999	9	4	2	11	7	2	-18.2%	-42.9%
\$1,000,000 - \$1,499,999	8	9	1	15	10	2	-46.7%	-10.0%
\$1,500,000 - \$1,999,999	9	14	1	9	4	2	0.0%	250.0%
\$2,000,000 - \$2,499,999	2	2	1	6	6	1	-66.7%	-66.7%
\$2,500,000 - \$2,999,999	4	1	4	0	1	0	0.0%	0.0%
\$3,000,000 - \$3,999,999	2	2	1	1	2	1	100.0%	0.0%
\$4,000,000 and up	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
Market Totals	39	36	1	49	34	1	-20.4%	5.9%

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

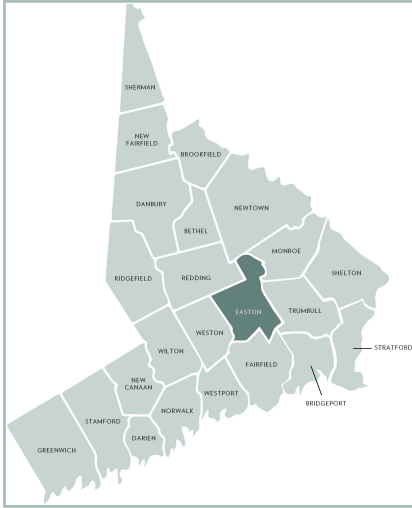
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	2	8	-75.0%	6	11	-45.5%
\$500,000 - \$699,999	6	13	-53.8%	14	25	-44.0%
\$700,000 - \$999,999	19	18	5.6%	40	56	-28.6%
\$1,000,000 - \$1,499,999	20	27	-25.9%	57	74	-23.0%
\$1,500,000 - \$1,999,999	12	18	-33.3%	25	36	-30.6%
\$2,000,000 - \$2,499,999	6	8	-25.0%	14	13	7.7%
\$2,500,000 - \$2,999,999	0	4	-100.0%	1	6	-83.3%
\$3,000,000 - \$4,999,999	0	3	-100.0%	3	4	-25.0%
\$5,000,000 and up	0	0	Not Valid	1	0	Not Valid
Market Totals	65	99	-34.3%	161	225	-28.4%

Source : Smart MLS, Single Family Homes

EASTON

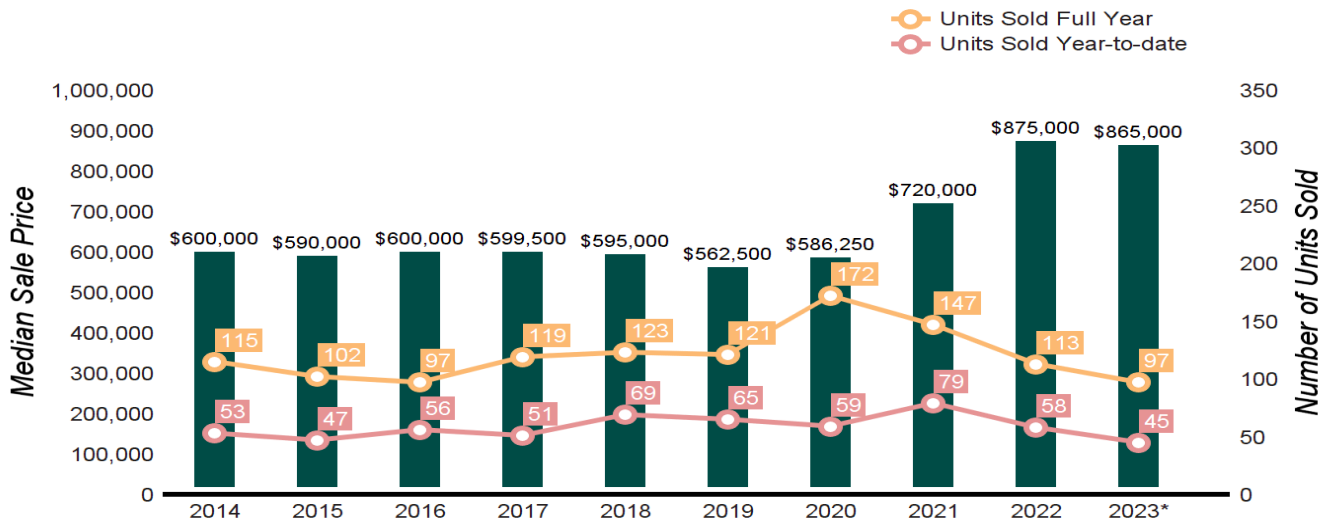
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
AVERAGE PRICE PER SQUARE FOOT	\$285	\$254	12.2%	\$289	\$241	19.9%
AVERAGE DAYS ON MARKET	64	42	52.4%	59	68	-13.2%
% SALE PRICE TO LIST PRICE	104.5	105.4	-0.9%	102.1	103.6	-1.4%
HOMES SOLD	26	37	-29.7%	45	58	-22.4%
AVERAGE SALE PRICE	\$1,046,432	\$935,205	11.9%	\$939,838	\$990,527	-5.1%
MEDIAN SALE PRICE	\$961,250%	\$911,600%	5.4%	\$865,000%	\$957,000%	-9.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$639,195	\$611,815	\$645,133	\$609,615	\$602,243	\$604,155	\$635,204	\$783,457	\$923,163	\$939,838	Average Sale Price
Average Price/SqFt	\$177	\$189	\$189	\$184	\$168	\$163	\$189	\$227	\$245	\$289	Average Price/SqFt
Days On Market	106	123	128	107	110	127	89	66	59	59	Days On Market
%Sale Price to List Price	95.3%	95.6%	96.6%	94.9%	95.3%	95.7%	98.0%	99.8%	102.4%	102.1%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

EASTON

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	0	Not Valid	-100.0%	0.0%
\$500,000 - \$699,999	0	1	0	4	4	1	-100.0%	-75.0%
\$700,000 - \$999,999	10	5	2	12	3	4	-16.7%	66.7%
\$1,000,000 - \$1,499,999	9	5	2	16	2	8	-43.8%	150.0%
\$1,500,000 - \$1,999,999	1	0	Not Valid	3	0	Not Valid	-66.7%	0.0%
\$2,000,000 - \$2,499,999	0	1	0	0	0	Not Valid	0.0%	0.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
\$3,000,000 - \$3,999,999	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	20	12	2	37	9	4	-45.9%	33.3%

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

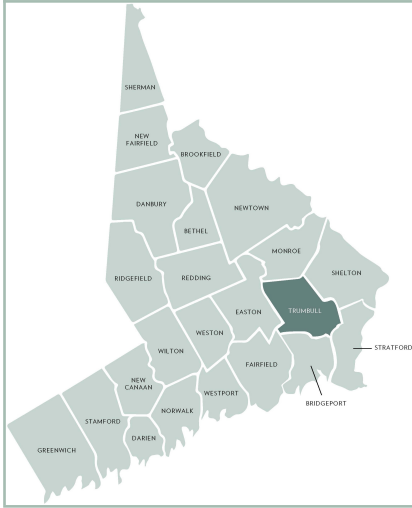
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	0	5	-100.0%	2	11	-81.8%
\$500,000 - \$699,999	10	6	66.7%	29	34	-14.7%
\$700,000 - \$999,999	22	23	-4.3%	40	45	-11.1%
\$1,000,000 - \$1,499,999	9	20	-55.0%	24	31	-22.6%
\$1,500,000 - \$1,999,999	3	3	0.0%	4	4	0.0%
\$2,000,000 - \$2,499,999	0	1	-100.0%	0	1	-100.0%
\$2,500,000 - \$2,999,999	1	0	Not Valid	1	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	45	58	-22.4%	100	126	-20.6%

Source : Smart MLS, Single Family Homes

TRUMBULL

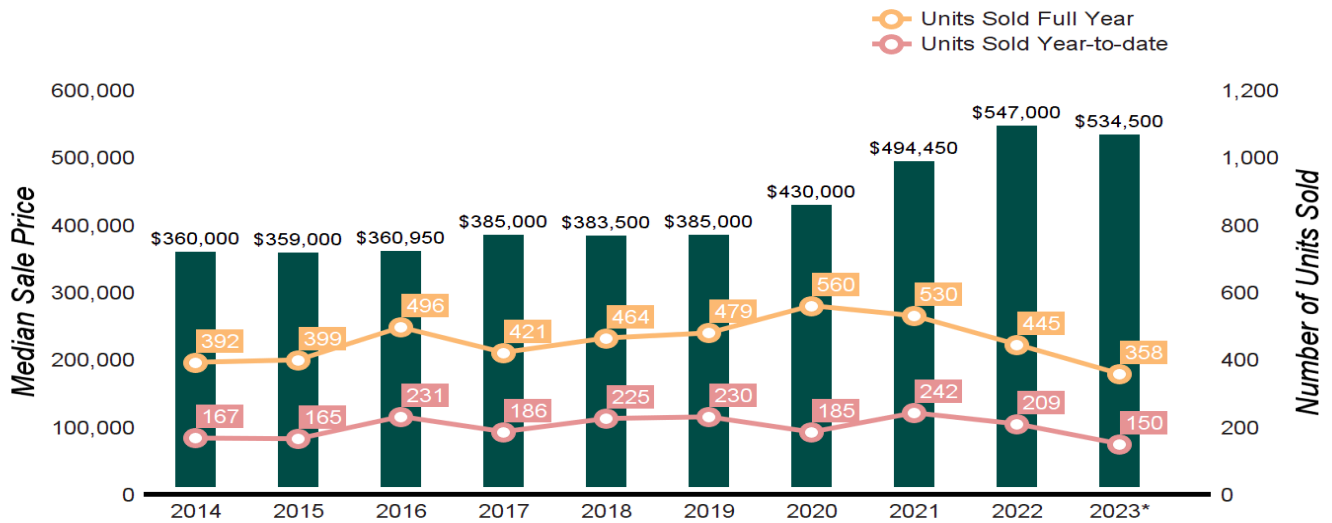
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	91	110	-17.3%	150	209	-28.2%
AVERAGE SALE PRICE	\$597,883	\$633,602	-5.6%	\$565,930	\$583,777	-3.1%
MEDIAN SALE PRICE	\$569,000	\$575,500	-1.1%	\$534,500	\$555,000	-3.7%
AVERAGE PRICE PER SQUARE FOOT	\$257	\$253	1.6%	\$259	\$245	5.7%
AVERAGE DAYS ON MARKET	35	33	6.1%	38	37	2.7%
% SALE PRICE TO LIST PRICE	103.0%	105.5%	-2.4%	102.1%	103.8%	-1.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$385,472	\$395,498	\$380,065	\$407,597	\$406,054	\$406,195	\$455,146	\$534,140	\$584,125	\$565,930	Average Sale Price
Average Price/SqFt	\$172	\$175	\$174	\$176	\$175	\$175	\$194	\$219	\$243	\$259	Average Price/SqFt
Days On Market	79	92	94	69	57	75	58	42	38	38	Days On Market
%Sale Price to List Price	96.8%	96.4%	96.7%	97.6%	97.5%	97.5%	98.9%	101.5%	102.6%	102.1%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

TRUMBULL

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	0	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	0	0	Not Valid	5	1	5	-100.0%	-100.0%
\$300,000 - \$399,999	1	3	1	11	6	2	-90.9%	-50.0%
\$400,000 - \$499,999	8	7	1	22	12	2	-63.6%	-41.7%
\$500,000 - \$599,999	20	3	7	15	9	2	33.3%	-66.7%
\$600,000 - \$799,999	16	12	1	28	16	2	-42.9%	-25.0%
\$800,000 - \$999,999	5	3	2	4	3	1	25.0%	0.0%
\$1,000,000 - \$1,999,999	3	0	Not Valid	7	2	4	-57.1%	-100.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	53	28	2	92	49	2	-42.4%	-42.9%

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

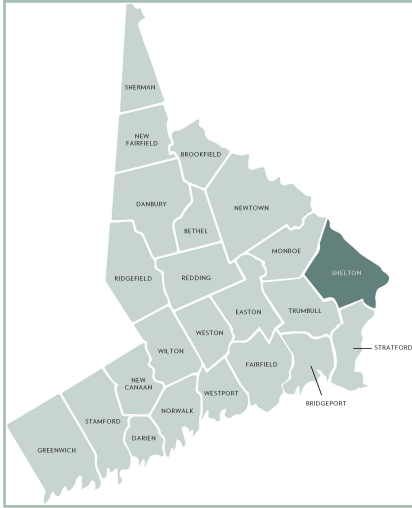
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	0	Not Valid	0	0	Not Valid
\$200,000 - \$299,999	2	6	-66.7%	9	9	0.0%
\$300,000 - \$399,999	16	18	-11.1%	31	63	-50.8%
\$400,000 - \$499,999	36	53	-32.1%	96	148	-35.1%
\$500,000 - \$599,999	45	52	-13.5%	108	114	-5.3%
\$600,000 - \$799,999	39	58	-32.8%	103	120	-14.2%
\$800,000 - \$999,999	9	11	-18.2%	27	22	22.7%
\$1,000,000 - \$1,999,999	3	11	-72.7%	12	21	-42.9%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	150	209	-28.2%	386	497	-22.3%

Source : Smart MLS, Single Family Homes

SHELTON

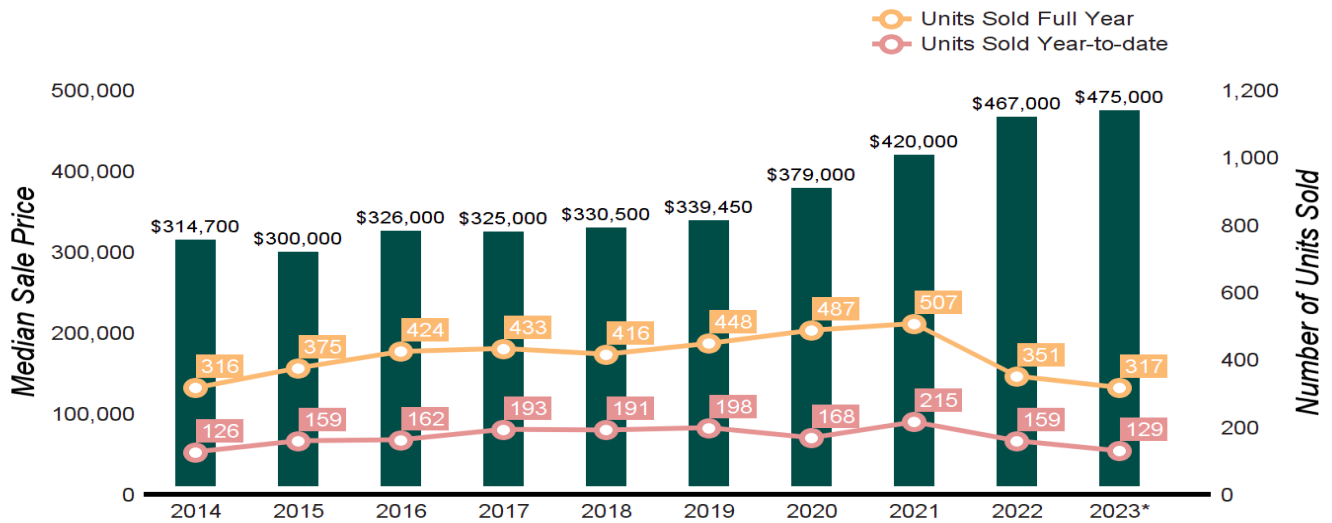
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	69	100	-31.0%	129	159	-18.9%
AVERAGE SALE PRICE	\$513,973	\$501,648	2.5%	\$498,408	\$498,382	0.0%
MEDIAN SALE PRICE	\$495,000	\$489,158	1.2%	\$475,000	\$485,000	-2.1%
AVERAGE PRICE PER SQUARE FOOT	\$238	\$234	1.7%	\$229	\$232	-1.3%
AVERAGE DAYS ON MARKET	37	31	19.4%	48	35	37.1%
% SALE PRICE TO LIST PRICE	102.5%	104.9%	-2.3%	102.0%	103.5%	-1.4%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$330,011	\$307,625	\$327,463	\$343,088	\$346,725	\$361,234	\$394,104	\$445,564	\$498,886	\$498,408	Average Sale Price
Average Price/SqFt	\$133	\$145	\$148	\$157	\$156	\$162	\$172	\$205	\$226	\$229	Average Price/SqFt
Days On Market	92	94	87	73	67	71	58	43	38	48	Days On Market
%Sale Price to List Price	96.6%	96.6%	97.0%	97.8%	97.6%	97.7%	99.2%	101.2%	102.4%	102.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

SHELTON

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	2	0	2	0	Not Valid	-100.0%	0.0%
\$200,000 - \$299,999	3	1	3	10	6	2	-70.0%	-83.3%
\$300,000 - \$399,999	8	5	2	12	9	1	-33.3%	-44.4%
\$400,000 - \$499,999	12	6	2	21	12	2	-42.9%	-50.0%
\$500,000 - \$599,999	8	10	1	12	2	6	-33.3%	400.0%
\$600,000 - \$799,999	10	3	3	14	21	1	-28.6%	-85.7%
\$800,000 - \$999,999	8	4	2	9	1	9	-11.1%	300.0%
\$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	49	31	2	80	51	2	-38.8%	-39.2%

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

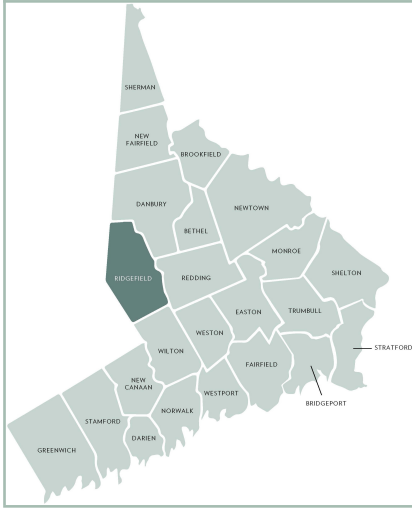
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	4	5	-20.0%	9	18	-50.0%
\$200,000 - \$299,999	9	12	-25.0%	27	35	-22.9%
\$300,000 - \$399,999	27	25	8.0%	58	105	-44.8%
\$400,000 - \$499,999	30	46	-34.8%	86	133	-35.3%
\$500,000 - \$599,999	20	34	-41.2%	53	71	-25.4%
\$600,000 - \$799,999	32	25	28.0%	67	69	-2.9%
\$800,000 - \$999,999	7	11	-36.4%	19	18	5.6%
\$1,000,000 - \$1,999,999	0	1	-100.0%	2	2	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	129	159	-18.9%	321	451	-28.8%

Source : Smart MLS, Single Family Homes

RIDGEFIELD

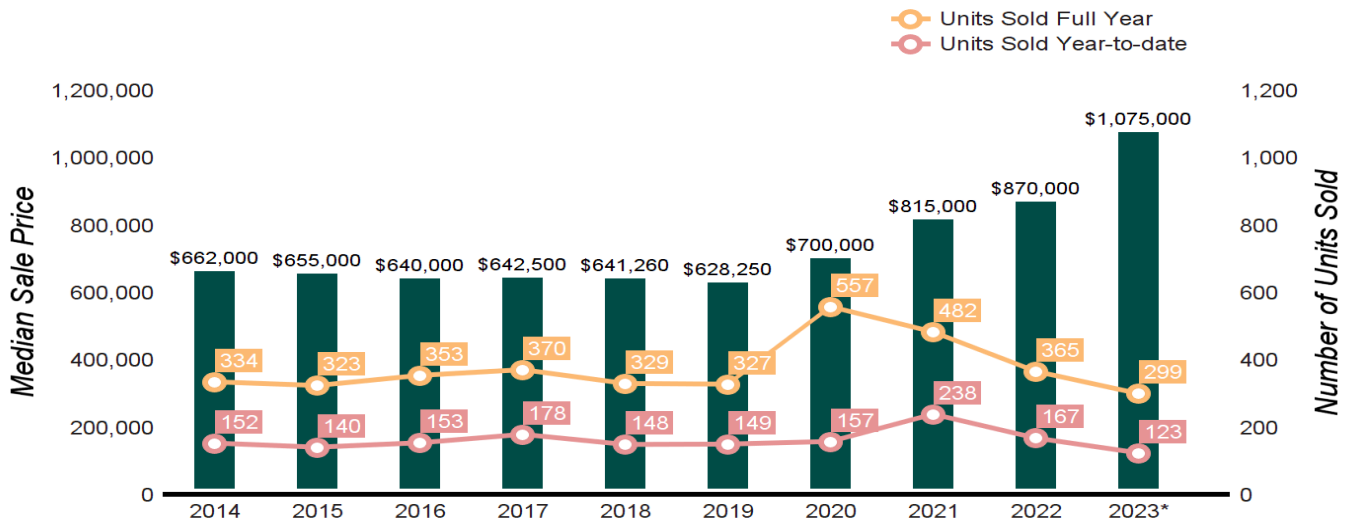
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	76	97	-21.6%	123	167	-26.3%
AVERAGE SALE PRICE	\$1,435,625	\$1,000,885	43.4%	\$1,304,214	\$943,079	38.3%
MEDIAN SALE PRICE	\$1,120,888	\$904,000	24.0%	\$1,075,000	\$850,000	26.5%
AVERAGE PRICE PER SQUARE FOOT	\$368	\$312	17.9%	\$348	\$306	13.7%
AVERAGE DAYS ON MARKET	46	36	27.8%	51	53	-3.8%
% SALE PRICE TO LIST PRICE	100.4%	105.8%	-5.1%	100.2%	104.4%	-4.0%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$756,357	\$748,817	\$742,340	\$738,443	\$717,651	\$713,699	\$811,557	\$937,024	\$985,591	\$1,304,214	Average Sale Price
Average Price/SqFt	\$231	\$228	\$225	\$228	\$222	\$223	\$239	\$278	\$310	\$348	Average Price/SqFt
Days On Market	111	104	113	101	83	99	99	60	46	51	Days On Market
%Sale Price to List Price	96.2%	95.7%	95.5%	95.1%	95.5%	95.5%	97.4%	100.4%	102.5%	100.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

RIDGEFIELD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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 - \$499,999	3	1	3	6	1	6	-50.0%	0.0%
\$500,000 - \$699,999	5	8	1	20	10	2	-75.0%	-20.0%
\$700,000 - \$999,999	7	15	1	25	20	1	-72.0%	-25.0%
\$1,000,000 - \$1,499,999	21	13	2	23	27	1	-8.7%	-51.9%
\$1,500,000 - \$1,999,999	12	4	3	7	5	1	71.4%	-20.0%
\$2,000,000 - \$2,499,999	5	0	Not Valid	2	0	Not Valid	150.0%	0.0%
\$2,500,000 - \$2,999,999	0	1	0	3	1	3	-100.0%	0.0%
\$3,000,000 - \$3,999,999	2	0	Not Valid	3	0	Not Valid	-33.3%	0.0%
\$4,000,000 and up	4	0	Not Valid	2	1	2	100.0%	-100.0%
Market Totals	59	42	1	91	65	1	-35.2%	-35.4%

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

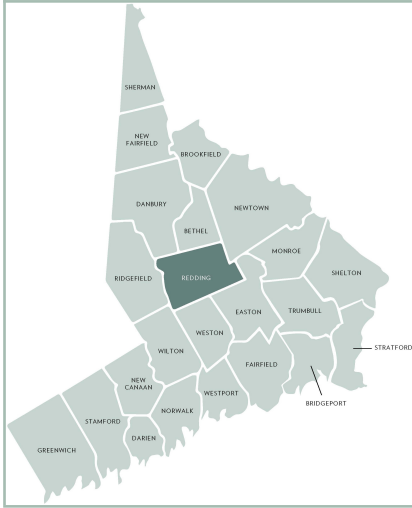
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	6	14	-57.1%	17	40	-57.5%
\$500,000 - \$699,999	19	44	-56.8%	60	101	-40.6%
\$700,000 - \$999,999	31	49	-36.7%	93	131	-29.0%
\$1,000,000 - \$1,499,999	46	44	4.5%	106	101	5.0%
\$1,500,000 - \$1,999,999	14	12	16.7%	30	23	30.4%
\$2,000,000 - \$2,499,999	3	2	50.0%	6	7	-14.3%
\$2,500,000 - \$2,999,999	2	2	0.0%	4	7	-42.9%
\$3,000,000 - \$4,999,999	1	0	Not Valid	4	1	300.0%
\$5,000,000 and up	1	0	Not Valid	1	0	Not Valid
Market Totals	123	167	-26.3%	321	411	-21.9%

Source : Smart MLS, Single Family Homes

REDDING

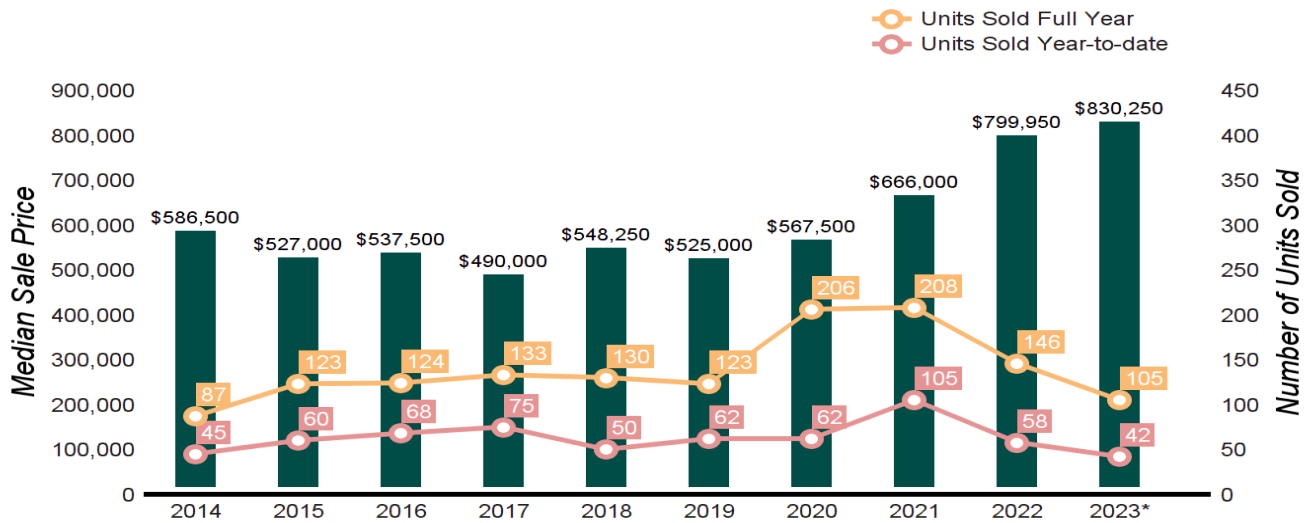
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	26	30	-13.3%	42	58	-27.6%
AVERAGE SALE PRICE	\$927,682	\$1,047,183	-11.4%	\$872,857	\$919,724	-5.1%
MEDIAN SALE PRICE	\$835,250	\$750,000	11.4%	\$830,250	\$745,000	11.4%
AVERAGE PRICE PER SQUARE FOOT	\$283	\$293	-3.4%	\$275	\$272	1.1%
AVERAGE DAYS ON MARKET	40	44	-9.1%	46	49	-6.1%
% SALE PRICE TO LIST PRICE	102.3%	101.7%	0.6%	101.2%	101.3%	-0.1%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$590,155	\$555,147	\$653,976	\$508,769	\$591,063	\$543,031	\$660,972	\$746,957	\$903,352	\$872,857	Average Sale Price
Average Price/SqFt	\$193	\$188	\$191	\$186	\$181	\$180	\$204	\$251	\$272	\$275	Average Price/SqFt
Days On Market	125	156	124	117	98	138	107	59	55	46	Days On Market
%Sale Price to List Price	94.9%	95.6%	90.4%	93.6%	92.2%	95.8%	98.0%	100.3%	100.0%	101.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

REDDING

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	1	2	3	1	-50.0%	-66.7%
\$500,000 - \$699,999	3	2	2	12	6	2	-75.0%	-66.7%
\$700,000 - \$999,999	12	10	1	18	4	5	-33.3%	150.0%
\$1,000,000 - \$1,499,999	6	1	6	7	7	1	-14.3%	-85.7%
\$1,500,000 - \$1,999,999	3	0	Not Valid	6	0	Not Valid	-50.0%	0.0%
\$2,000,000 - \$2,499,999	0	0	Not Valid	4	0	Not Valid	-100.0%	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	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
\$4,000,000 and up	2	1	2	2	0	Not Valid	0.0%	0.0%
Market Totals	29	15	2	52	20	3	-44.2%	-25.0%

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

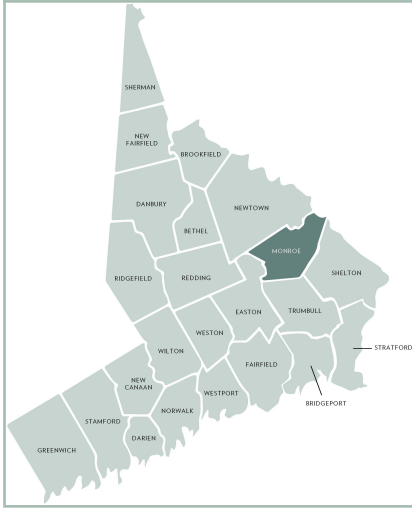
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	6	8	-25.0%	13	27	-51.9%
\$500,000 - \$699,999	8	19	-57.9%	32	67	-52.2%
\$700,000 - \$999,999	18	16	12.5%	50	38	31.6%
\$1,000,000 - \$1,499,999	7	10	-30.0%	26	21	23.8%
\$1,500,000 - \$1,999,999	3	2	50.0%	7	5	40.0%
\$2,000,000 - \$2,499,999	0	1	-100.0%	2	1	100.0%
\$2,500,000 - \$2,999,999	0	1	-100.0%	0	1	-100.0%
\$3,000,000 - \$4,999,999	0	0	Not Valid	0	0	Not Valid
\$5,000,000 and up	0	1	-100.0%	0	1	-100.0%
Market Totals	42	58	-27.6%	130	161	-19.3%

Source : Smart MLS, Single Family Homes

MONROE

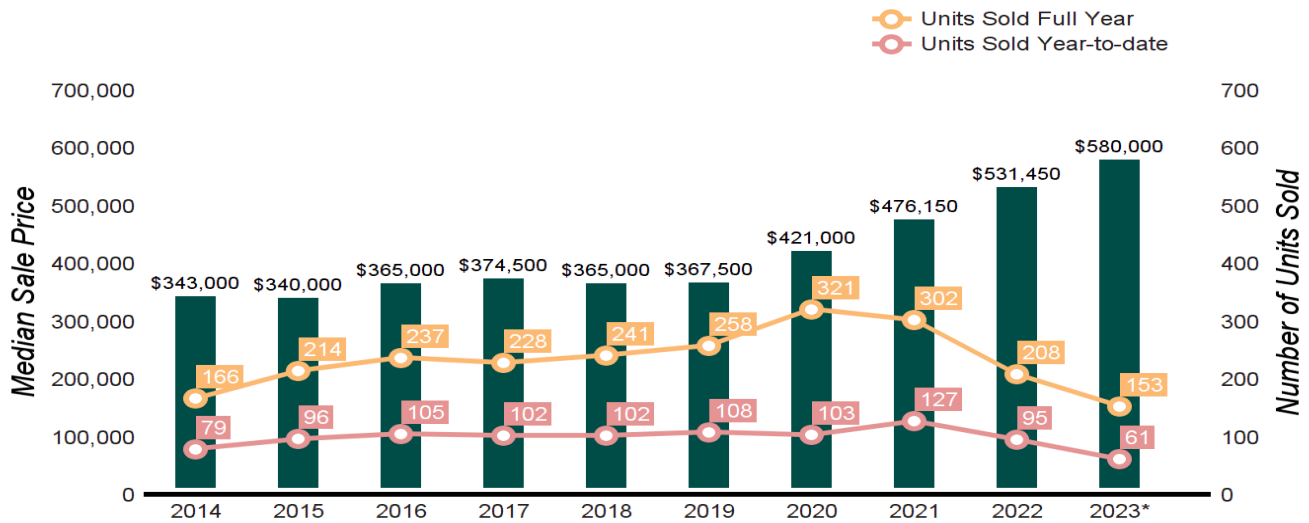
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	44	59	-25.4%	61	95	-35.8%
AVERAGE SALE PRICE	\$605,314	\$590,068	2.6%	\$601,688	\$563,479	6.8%
MEDIAN SALE PRICE	\$590,000	\$550,000	7.3%	\$580,000	\$530,000	9.4%
AVERAGE PRICE PER SQUARE FOOT	\$232	\$222	4.5%	\$229	\$215	6.5%
AVERAGE DAYS ON MARKET	41	43	-4.7%	46	47	-2.1%
% SALE PRICE TO LIST PRICE	103.3%	104.0%	-0.7%	102.6%	103.2%	-0.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$363,464	\$365,319	\$368,491	\$392,631	\$379,501	\$388,722	\$437,275	\$487,380	\$569,536	\$601,688	Average Sale Price
Average Price/SqFt	\$155	\$150	\$149	\$155	\$153	\$157	\$171	\$201	\$220	\$229	Average Price/SqFt
Days On Market	104	101	95	82	62	85	71	43	43	46	Days On Market
%Sale Price to List Price	96.6%	96.8%	96.8%	97.9%	97.2%	98.1%	99.0%	101.6%	101.7%	102.6%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

MONROE

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	0	0	Not Valid	0	1	0	0.0%	-100.0%
\$300,000 - \$399,999	2	1	2	13	2	7	-84.6%	-50.0%
\$400,000 - \$499,999	10	7	1	7	8	1	42.9%	-12.5%
\$500,000 - \$599,999	8	4	2	9	6	2	-11.1%	-33.3%
\$600,000 - \$799,999	6	6	1	14	8	2	-57.1%	-25.0%
\$800,000 - \$999,999	3	5	1	7	1	7	-57.1%	400.0%
\$1,000,000 - \$1,999,999	2	0	Not Valid	2	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	31	23	1	52	26	2	-40.4%	-11.5%

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

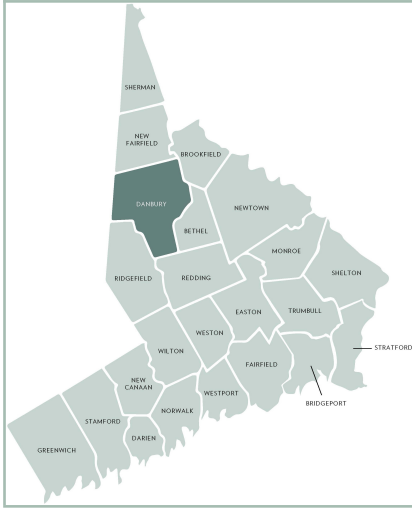
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	1	-100.0%	0	5	-100.0%
\$200,000 - \$299,999	1	3	-66.7%	2	11	-81.8%
\$300,000 - \$399,999	5	10	-50.0%	24	47	-48.9%
\$400,000 - \$499,999	14	27	-48.1%	42	75	-44.0%
\$500,000 - \$599,999	12	16	-25.0%	29	53	-45.3%
\$600,000 - \$799,999	20	28	-28.6%	57	61	-6.6%
\$800,000 - \$999,999	8	8	0.0%	18	15	20.0%
\$1,000,000 - \$1,999,999	1	2	-50.0%	2	3	-33.3%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	61	95	-35.8%	174	270	-35.6%

Source : Smart MLS, Single Family Homes

DANBURY

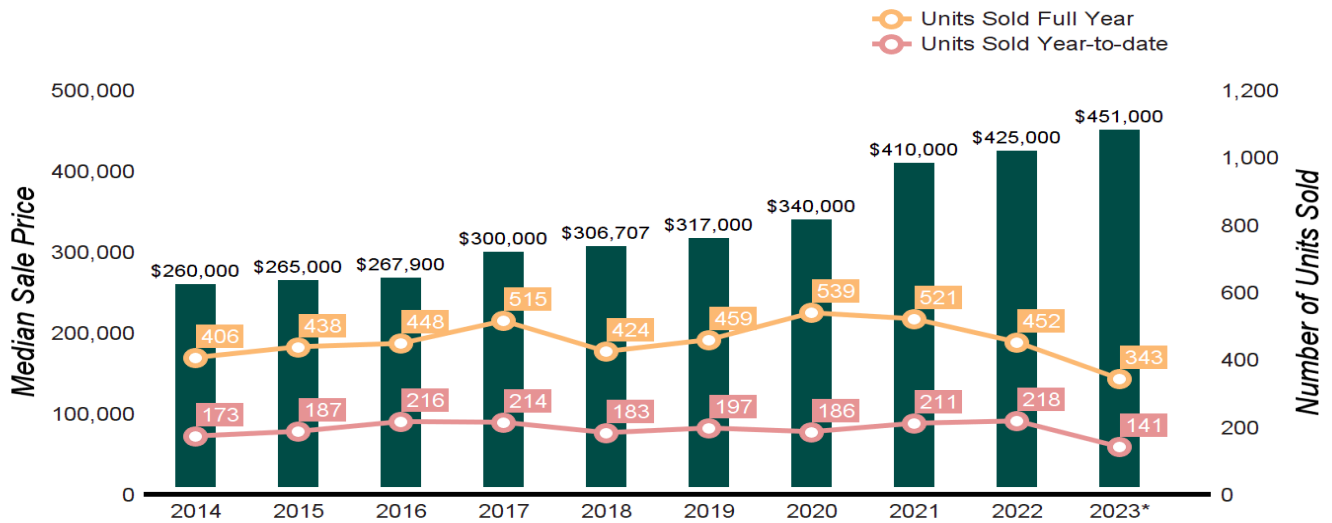
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	79	115	-31.3%	141	218	-35.3%
AVERAGE SALE PRICE	\$489,003	\$474,756	3.0%	\$492,128	\$467,623	5.2%
MEDIAN SALE PRICE	\$465,000	\$425,000	9.4%	\$451,000	\$420,000	7.4%
AVERAGE PRICE PER SQUARE FOOT	\$256	\$255	0.4%	\$243	\$243	0.0%
AVERAGE DAYS ON MARKET	46	42	9.5%	52	48	8.3%
% SALE PRICE TO LIST PRICE	102.7%	103.4%	-0.7%	101.2%	102.0%	-0.8%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$275,951	\$282,716	\$294,230	\$322,357	\$330,014	\$327,984	\$371,015	\$444,951	\$465,435	\$492,128	Average Sale Price
Average Price/SqFt	\$140	\$144	\$151	\$158	\$164	\$169	\$191	\$212	\$237	\$243	Average Price/SqFt
Days On Market	105	92	101	76	62	71	70	49	49	52	Days On Market
%Sale Price to List Price	96.3%	96.5%	96.9%	97.4%	97.6%	98.5%	99.3%	100.9%	101.1%	101.2%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

DANBURY

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	2	1	1	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	0	2	0	3	4	1	-100.0%	-50.0%
\$300,000 - \$399,999	9	11	1	29	18	2	-69.0%	-38.9%
\$400,000 - \$499,999	17	7	2	35	19	2	-51.4%	-63.2%
\$500,000 - \$599,999	14	3	5	12	8	2	16.7%	-62.5%
\$600,000 - \$799,999	5	5	1	9	5	2	-44.4%	0.0%
\$800,000 - \$999,999	7	1	7	5	2	3	40.0%	-50.0%
\$1,000,000 - \$1,999,999	4	2	2	9	1	9	-55.6%	100.0%
\$2,000,000 and up	0	0	Not Valid	1	0	Not Valid	-100.0%	0.0%
Market Totals	57	33	2	104	57	2	-45.2%	-42.1%

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

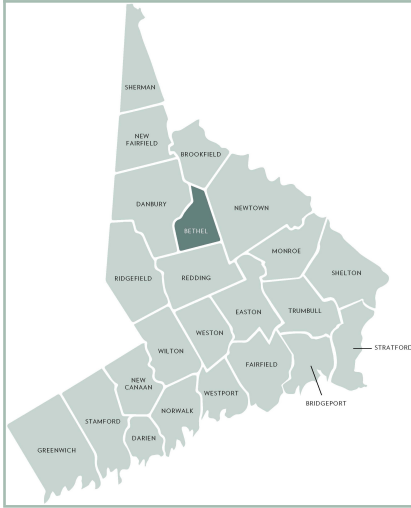
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	6	6	0.0%	10	18	-44.4%
\$200,000 - \$299,999	11	21	-47.6%	26	42	-38.1%
\$300,000 - \$399,999	30	67	-55.2%	81	165	-50.9%
\$400,000 - \$499,999	38	57	-33.3%	132	148	-10.8%
\$500,000 - \$599,999	28	30	-6.7%	67	77	-13.0%
\$600,000 - \$799,999	18	28	-35.7%	42	55	-23.6%
\$800,000 - \$999,999	5	6	-16.7%	9	12	-25.0%
\$1,000,000 - \$1,999,999	5	2	150.0%	8	9	-11.1%
\$2,000,000 and up	0	1	-100.0%	0	2	-100.0%
Market Totals	141	218	-35.3%	375	528	-29.0%

Source : Smart MLS, Single Family Homes

BETHEL

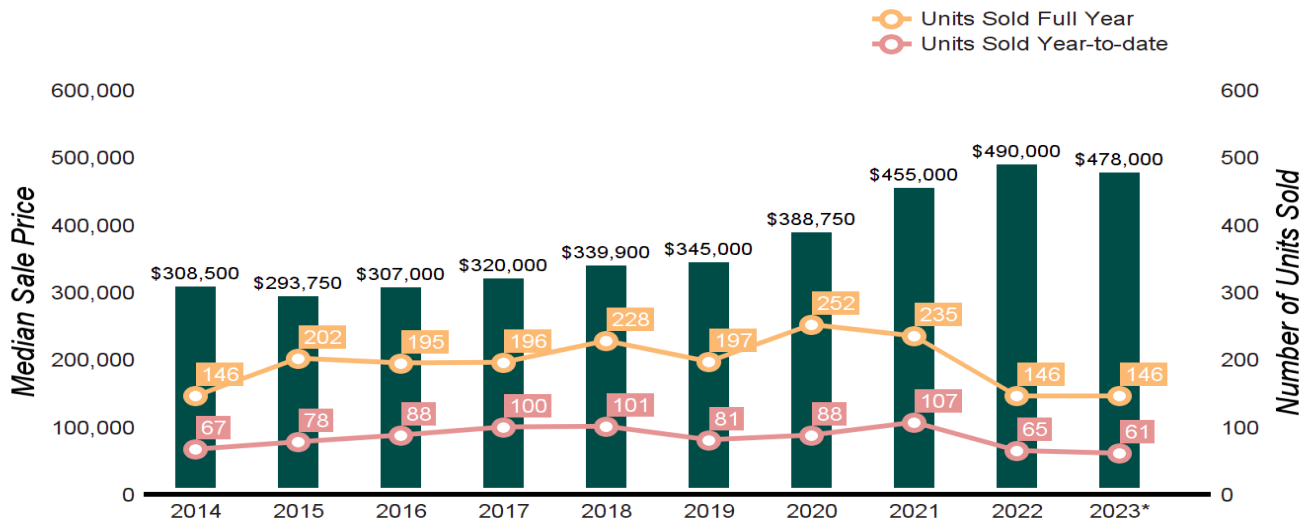
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	34	41	-17.1%	61	65	-6.2%
AVERAGE SALE PRICE	\$582,886	\$521,392	11.8%	\$531,554	\$505,313	5.2%
MEDIAN SALE PRICE	\$532,500	\$512,000	4.0%	\$478,000	\$500,000	-4.4%
AVERAGE PRICE PER SQUARE FOOT	\$234	\$240	-2.5%	\$240	\$231	3.9%
AVERAGE DAYS ON MARKET	57	35	62.9%	51	43	18.6%
% SALE PRICE TO LIST PRICE	103.9%	104.3%	-0.4%	102.4%	103.0%	-0.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$325,350	\$312,870	\$321,640	\$338,778	\$365,973	\$374,343	\$411,210	\$474,559	\$505,025	\$531,554	Average Sale Price
Average Price/SqFt	\$150	\$155	\$158	\$157	\$169	\$173	\$187	\$209	\$235	\$240	Average Price/SqFt
Days On Market	106	102	113	79	68	84	74	56	44	51	Days On Market
%Sale Price to List Price	97.0%	96.9%	97.1%	97.8%	99.9%	99.6%	100.1%	101.4%	102.0%	102.4%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

BETHEL

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$200,000 - \$299,999	1	1	1	3	0	Not Valid	-66.7%	0.0%
\$300,000 - \$399,999	4	0	Not Valid	3	3	1	33.3%	-100.0%
\$400,000 - \$499,999	10	1	10	13	3	4	-23.1%	-66.7%
\$500,000 - \$599,999	6	0	Not Valid	7	3	2	-14.3%	-100.0%
\$600,000 - \$799,999	5	1	5	12	3	4	-58.3%	-66.7%
\$800,000 - \$999,999	3	0	Not Valid	2	2	1	50.0%	-100.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	2	0	Not Valid	-100.0%	0.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	30	3	10	42	14	3	-28.6%	-78.6%

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

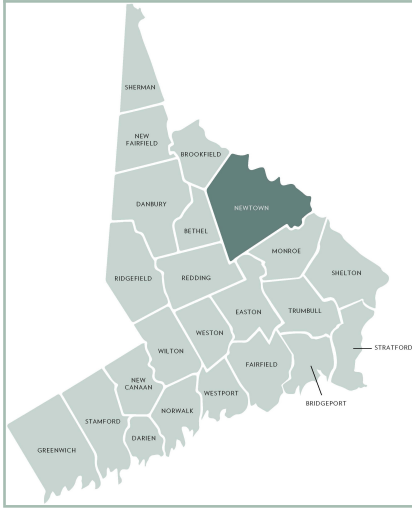
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	0	Not Valid	0	1	-100.0%
\$200,000 - \$299,999	4	5	-20.0%	8	9	-11.1%
\$300,000 - \$399,999	10	12	-16.7%	23	42	-45.2%
\$400,000 - \$499,999	20	15	33.3%	45	62	-27.4%
\$500,000 - \$599,999	9	16	-43.8%	28	40	-30.0%
\$600,000 - \$799,999	9	14	-35.7%	27	33	-18.2%
\$800,000 - \$999,999	8	3	166.7%	9	6	50.0%
\$1,000,000 - \$1,999,999	1	0	Not Valid	2	0	Not Valid
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	61	65	-6.2%	142	193	-26.4%

Source : Smart MLS, Single Family Homes

NEWTOWN

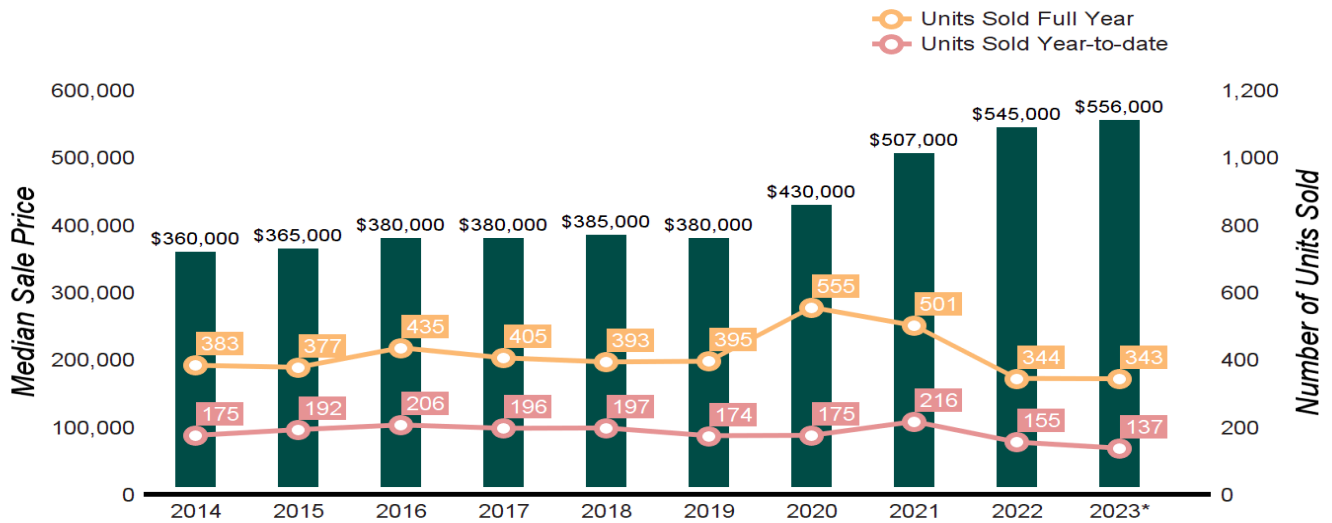
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	84	90	-6.7%	137	155	-11.6%
AVERAGE SALE PRICE	\$616,711	\$642,727	-4.0%	\$593,517	\$599,099	-0.9%
MEDIAN SALE PRICE	\$608,500	\$632,500	-3.8%	\$556,000	\$580,000	-4.1%
AVERAGE PRICE PER SQUARE FOOT	\$233	\$234	-0.4%	\$231	\$228	1.3%
AVERAGE DAYS ON MARKET	44	56	-21.4%	47	57	-17.5%
% SALE PRICE TO LIST PRICE	102.6%	104.0%	-1.3%	101.8%	102.7%	-0.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$391,035	\$381,332	\$398,696	\$397,569	\$424,087	\$399,444	\$442,128	\$538,122	\$577,958	\$593,517	Average Sale Price
Average Price/SqFt	\$136	\$151	\$151	\$156	\$152	\$156	\$173	\$206	\$236	\$231	Average Price/SqFt
Days On Market	126	116	125	101	72	91	80	57	53	47	Days On Market
%Sale Price to List Price	96.3%	96.1%	96.5%	97.1%	97.0%	97.4%	99.0%	100.9%	102.0%	101.8%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

NEWTOWN

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$200,000 - \$299,999	1	2	1	6	4	2	-83.3%	-50.0%
\$300,000 - \$399,999	12	5	2	12	5	2	0.0%	0.0%
\$400,000 - \$499,999	12	2	6	9	6	2	33.3%	-66.7%
\$500,000 - \$599,999	7	6	1	7	7	1	0.0%	-14.3%
\$600,000 - \$799,999	13	6	2	23	9	3	-43.5%	-33.3%
\$800,000 - \$999,999	11	3	4	14	1	14	-21.4%	200.0%
\$1,000,000 - \$1,999,999	17	2	9	9	0	Not Valid	88.9%	0.0%
\$2,000,000 and up	3	1	3	3	0	Not Valid	0.0%	0.0%
Market Totals	77	27	3	85	32	3	-9.4%	-15.6%

*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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	4	3	33.3%	9	10	-10.0%
\$200,000 - \$299,999	7	9	-22.2%	16	23	-30.4%
\$300,000 - \$399,999	14	21	-33.3%	41	71	-42.3%
\$400,000 - \$499,999	24	21	14.3%	65	86	-24.4%
\$500,000 - \$599,999	28	30	-6.7%	65	81	-19.8%
\$600,000 - \$799,999	41	47	-12.8%	89	113	-21.2%
\$800,000 - \$999,999	12	19	-36.8%	29	45	-35.6%
\$1,000,000 - \$1,999,999	6	5	20.0%	10	10	0.0%
\$2,000,000 and up	1	0	Not Valid	2	1	100.0%
Market Totals	137	155	-11.6%	326	440	-25.9%

Source : Smart MLS, Single Family Homes

NEW FAIRFIELD

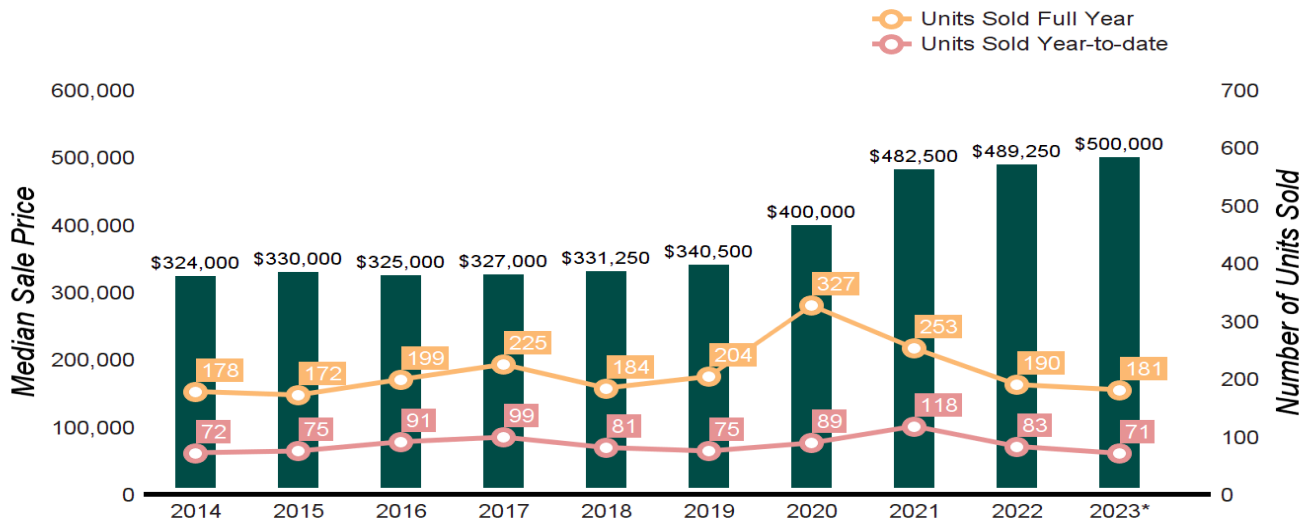
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	47	55	-14.5%	71	83	-14.5%
AVERAGE SALE PRICE	\$652,883	\$535,663	21.9%	\$591,775	\$517,668	14.3%
MEDIAN SALE PRICE	\$508,000	\$460,000	10.4%	\$500,000	\$452,500	10.5%
AVERAGE PRICE PER SQUARE FOOT	\$324	\$255	27.1%	\$295	\$243	21.4%
AVERAGE DAYS ON MARKET	40	44	-9.1%	52	51	2.0%
% SALE PRICE TO LIST PRICE	103.4%	104.6%	-1.1%	102.0%	103.6%	-1.5%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$386,019	\$381,696	\$389,452	\$395,612	\$397,306	\$410,166	\$463,430	\$601,804	\$566,058	\$591,775	Average Sale Price
Average Price/SqFt	\$168	\$171	\$171	\$186	\$173	\$193	\$213	\$256	\$250	\$295	Average Price/SqFt
Days On Market	121	121	116	88	75	95	77	57	48	52	Days On Market
%Sale Price to List Price	94.5%	94.1%	94.9%	95.6%	96.5%	96.1%	98.8%	99.1%	101.0%	102.0%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

NEW FAIRFIELD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	1	0	1	1	1	-100.0%	0.0%
\$200,000 - \$299,999	4	1	4	5	2	3	-20.0%	-50.0%
\$300,000 - \$399,999	4	2	2	9	4	2	-55.6%	-50.0%
\$400,000 - \$499,999	3	4	1	8	5	2	-62.5%	-20.0%
\$500,000 - \$599,999	4	2	2	13	4	3	-69.2%	-50.0%
\$600,000 - \$799,999	5	3	2	11	9	1	-54.5%	-66.7%
\$800,000 - \$999,999	5	1	5	3	1	3	66.7%	0.0%
\$1,000,000 - \$1,999,999	6	1	6	4	0	Not Valid	50.0%	0.0%
\$2,000,000 and up	2	1	2	1	0	Not Valid	100.0%	0.0%
Market Totals	33	16	2	55	26	2	-40.0%	-38.5%

*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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$199,999	4	5	-20.0%	7	8	-12.5%
\$200,000 - \$299,999	3	6	-50.0%	12	18	-33.3%
\$300,000 - \$399,999	9	22	-59.1%	27	42	-35.7%
\$400,000 - \$499,999	18	18	0.0%	36	50	-28.0%
\$500,000 - \$599,999	15	8	87.5%	35	34	2.9%
\$600,000 - \$799,999	15	16	-6.3%	38	40	-5.0%
\$800,000 - \$999,999	3	4	-25.0%	10	8	25.0%
\$1,000,000 - \$1,999,999	2	3	-33.3%	9	15	-40.0%
\$2,000,000 and up	2	1	100.0%	4	3	33.3%
Market Totals	71	83	-14.5%	178	218	-18.3%

Source : Smart MLS, Single Family Homes

BROOKFIELD

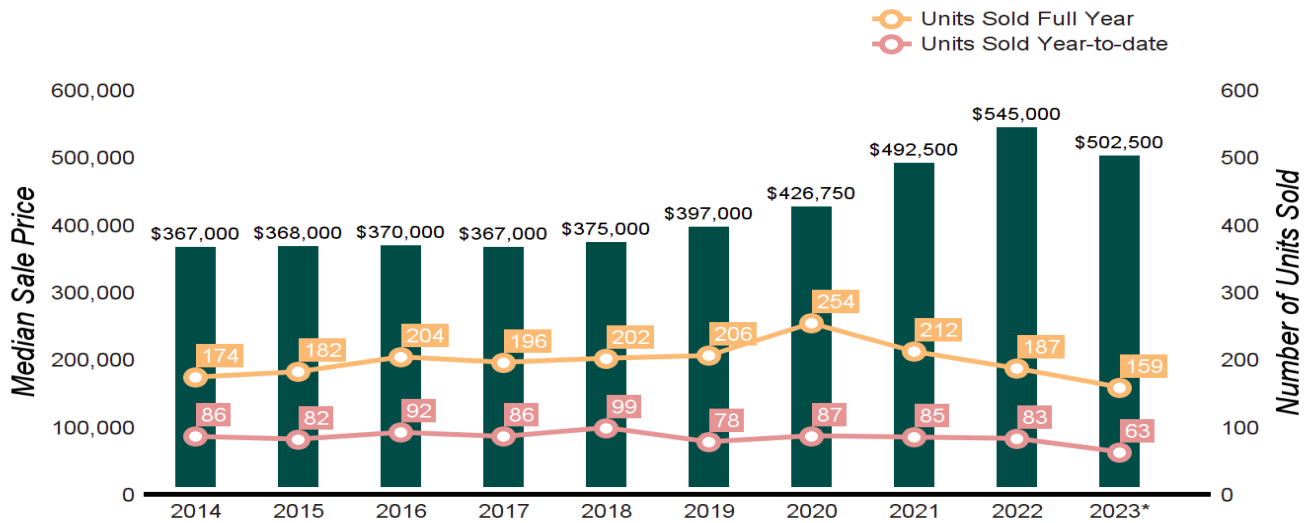
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	42	48	-12.5%	63	83	-24.1%
AVERAGE SALE PRICE	\$739,846	\$891,302	-17.0%	\$678,856	\$739,209	-8.2%
MEDIAN SALE PRICE	\$520,000	\$655,000	-20.6%	\$502,500	\$550,000	-8.6%
AVERAGE PRICE PER SQUARE FOOT	\$308	\$300	2.7%	\$297	\$267	11.2%
AVERAGE DAYS ON MARKET	48	38	26.3%	56	43	30.2%
% SALE PRICE TO LIST PRICE	100.8%	103.3%	-2.4%	100.3%	102.2%	-1.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$411,572	\$419,873	\$419,535	\$454,929	\$449,610	\$450,312	\$484,974	\$570,545	\$656,499	\$678,856	Average Sale Price
Average Price/SqFt	\$161	\$166	\$173	\$174	\$174	\$181	\$187	\$223	\$253	\$297	Average Price/SqFt
Days On Market	109	119	108	105	77	86	84	52	48	56	Days On Market
%Sale Price to List Price	95.1%	94.6%	95.7%	96.6%	96.0%	96.7%	98.5%	100.4%	101.6%	100.3%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

BROOKFIELD

SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	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	3	1	21	5	4	-85.7%	-40.0%
\$500,000 - \$699,999	17	6	3	25	5	5	-32.0%	20.0%
\$700,000 - \$999,999	11	2	6	8	4	2	37.5%	-50.0%
\$1,000,000 - \$1,499,999	0	2	0	2	1	2	-100.0%	100.0%
\$1,500,000 - \$1,999,999	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$2,500,000 - \$2,999,999	3	0	Not Valid	2	0	Not Valid	50.0%	0.0%
\$3,000,000 - \$3,999,999	2	1	2	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	39	14	3	61	15	4	-36.1%	-6.7%

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

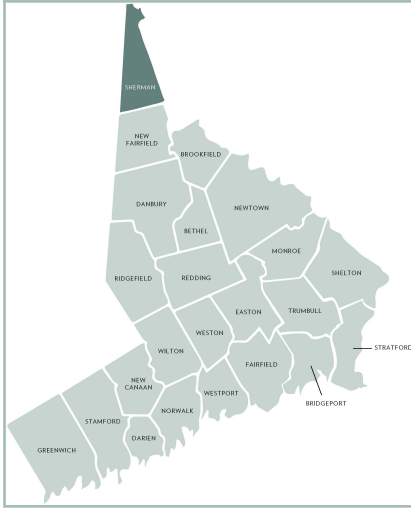
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	30	35	-14.3%	66	102	-35.3%
\$500,000 - \$699,999	20	22	-9.1%	69	64	7.8%
\$700,000 - \$999,999	5	16	-68.8%	21	29	-27.6%
\$1,000,000 - \$1,499,999	3	3	0.0%	4	6	-33.3%
\$1,500,000 - \$1,999,999	1	2	-50.0%	2	3	-33.3%
\$2,000,000 - \$2,499,999	2	2	0.0%	3	2	50.0%
\$2,500,000 - \$2,999,999	2	1	100.0%	2	2	0.0%
\$3,000,000 - \$4,999,999	0	2	-100.0%	0	2	-100.0%
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	63	83	-24.1%	167	210	-20.5%

Source : Smart MLS, Single Family Homes

SHERMAN

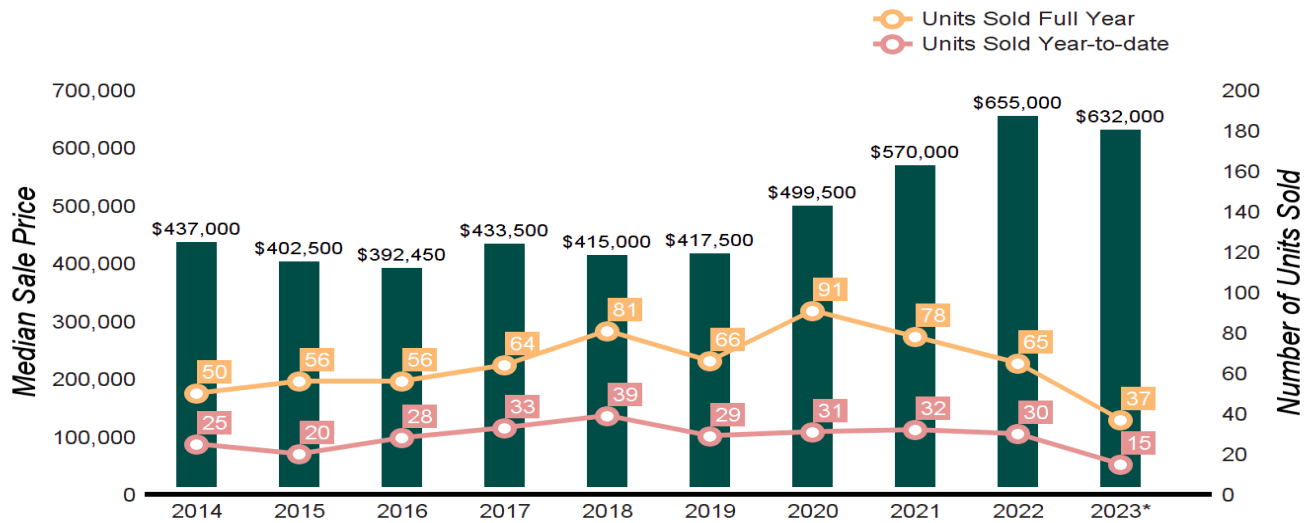
SECOND QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q2 2023	Q2 2022	% CHANGE	YTD 2023	YTD 2022	% CHANGE
HOMES SOLD	8	20	-60.0%	15	30	-50.0%
AVERAGE SALE PRICE	\$674,156	\$782,850	-13.9%	\$706,583	\$744,814	-5.1%
MEDIAN SALE PRICE	\$625,000	\$694,000	-9.9%	\$632,000	\$671,500	-5.9%
AVERAGE PRICE PER SQUARE FOOT	\$261	\$358	-27.1%	\$257	\$334	-23.1%
AVERAGE DAYS ON MARKET	19	94	-79.8%	48	91	-47.3%
% SALE PRICE TO LIST PRICE	101.1%	95.2%	6.2%	100.3%	95.6%	4.9%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$549,711	\$525,489	\$442,370	\$624,944	\$507,381	\$524,542	\$593,816	\$697,019	\$726,458	\$706,583	Average Sale Price
Average Price/SqFt	\$190	\$224	\$185	\$221	\$197	\$230	\$218	\$275	\$298	\$257	Average Price/SqFt
Days On Market	170	135	106	124	122	155	137	83	78	48	Days On Market
%Sale Price to List Price	93.3%	93.8%	95.9%	93.9%	94.0%	92.9%	97.5%	97.7%	96.4%	100.3%	%Sale Price to List Price

Source : Smart MLS, Single Family Homes

* Homes sold for 2023 are annualized based on the actual sales year-to-date

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SECOND QUARTER 2023

SUPPLY/DEMAND ANALYSIS

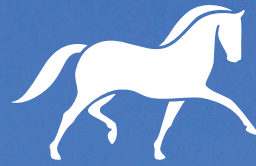
PRICE RANGE	AS OF JUNE 30, 2023			AS OF JUNE 30, 2022			2023 vs. 2022	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$499,999	0	1	0	6	1	6	-100.0%	0.0%
\$500,000 - \$699,999	5	3	2	8	4	2	-37.5%	-25.0%
\$700,000 - \$999,999	6	1	6	9	1	9	-33.3%	0.0%
\$1,000,000 - \$1,499,999	4	1	4	5	1	5	-20.0%	0.0%
\$1,500,000 - \$1,999,999	4	0	Not Valid	3	1	3	33.3%	-100.0%
\$2,000,000 - \$2,499,999	0	0	Not Valid	1	0	Not Valid	-100.0%	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	19	6	3	33	8	4	-42.4%	-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		
	01/01/2023 - 06/30/2023	01/01/2022 - 06/30/2022	% CHANGE 2023/2022	07/01/2022 - 06/30/2023	07/01/2021 - 06/30/2022	% CHANGE 2023/2022
\$0 - \$499,999	2	9	-77.8%	9	23	-60.9%
\$500,000 - \$699,999	7	7	0.0%	21	24	-12.5%
\$700,000 - \$999,999	4	8	-50.0%	14	17	-17.6%
\$1,000,000 - \$1,499,999	2	5	-60.0%	4	9	-55.6%
\$1,500,000 - \$1,999,999	0	0	Not Valid	2	1	100.0%
\$2,000,000 - \$2,499,999	0	1	-100.0%	0	1	-100.0%
\$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	1	-100.0%
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	15	30	-50.0%	50	76	-34.2%

Source : Smart MLS, Single Family Homes



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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 both on and off MLS



HOULIHAN LAWRENCE

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