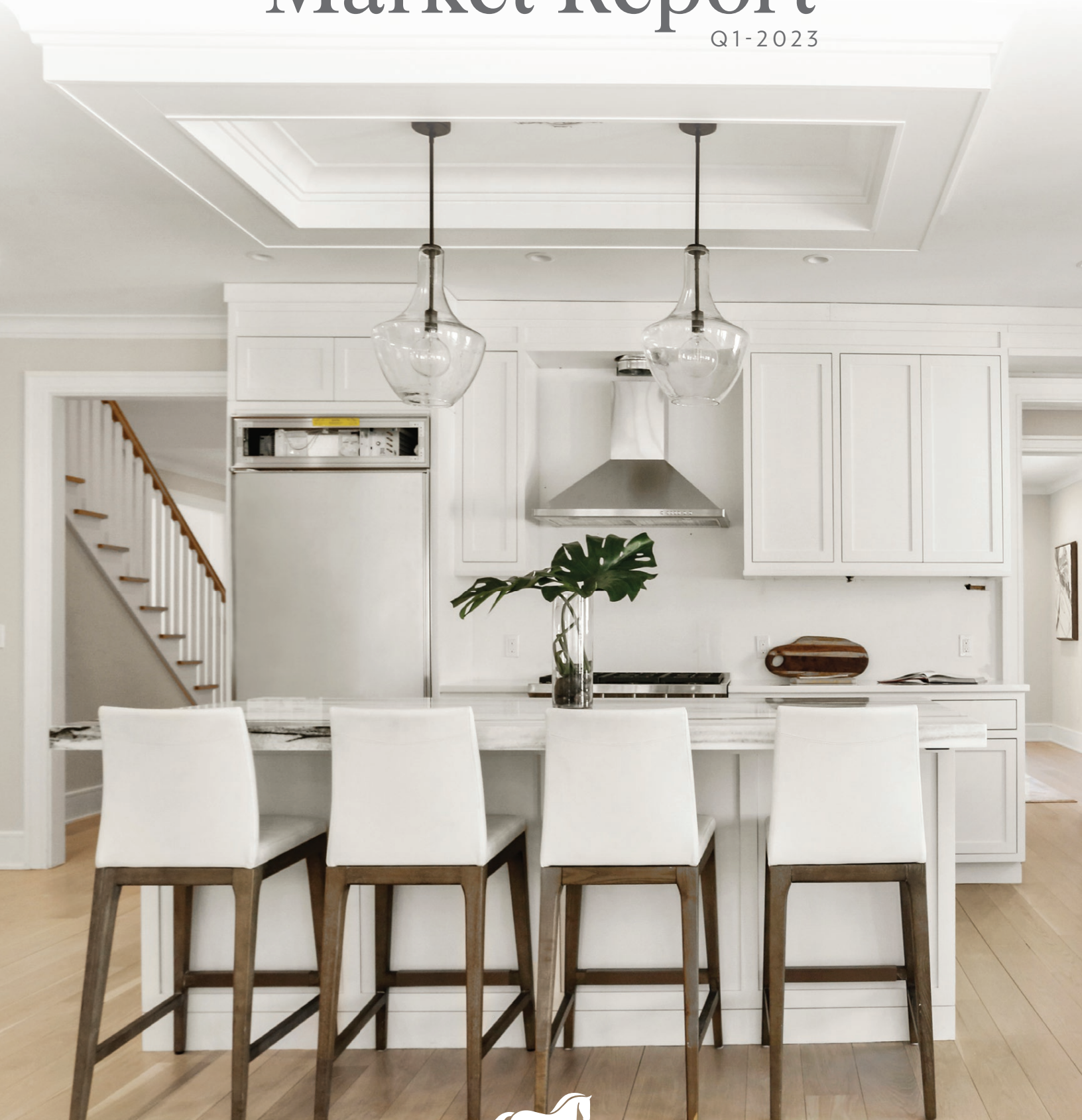


FAIRFIELD COUNTY

Market Report

Q1-2023



HOULIHAN LAWRENCE



HOULIHAN LAWRENCE

BROKERAGE NORTH OF NYC

#1

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

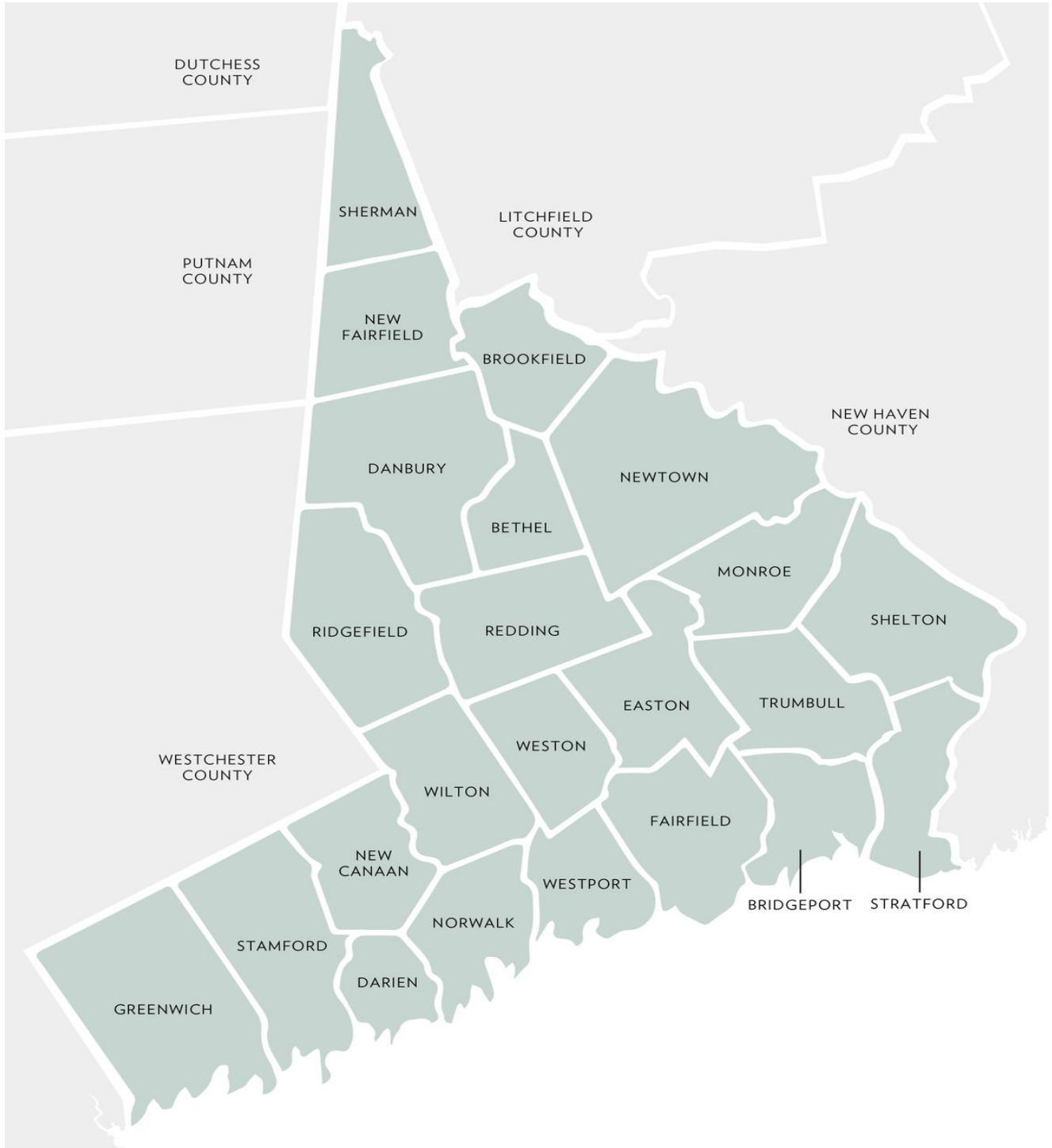
LIST WITH CONFIDENCE.
PUT THE **POWER OF #1** TO
WORK FOR YOU.

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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

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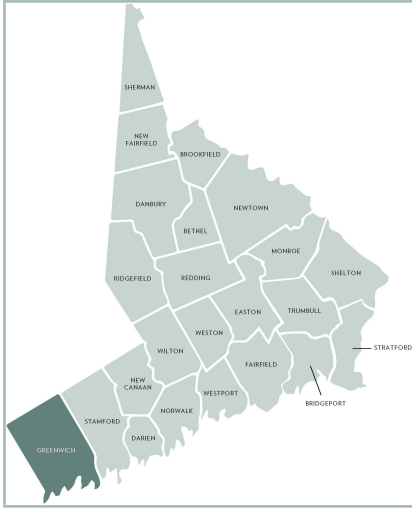
FAIRFIELD COUNTY

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

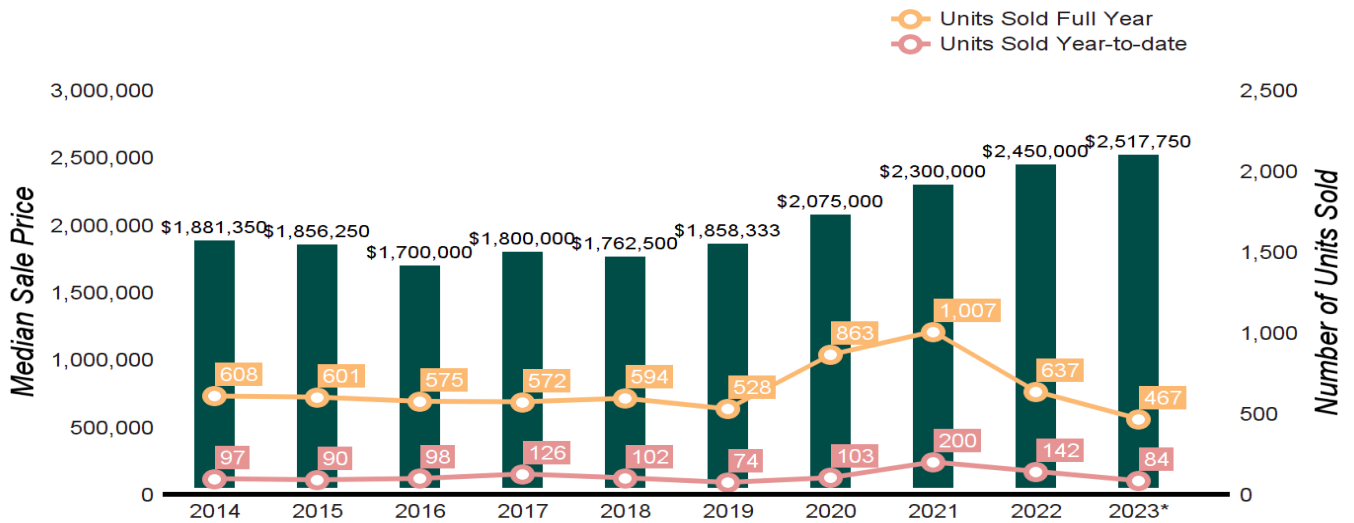
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	84	142	-40.8%	637	1007	-36.7%
AVERAGE SALE PRICE	\$3,128,138	\$3,023,819	3.4%	\$3,050,065	\$3,005,642	1.5%
MEDIAN SALE PRICE	\$2,517,750	\$2,525,000	-0.3%	\$2,450,000	\$2,300,000	6.5%
AVERAGE PRICE PER SQUARE FOOT	\$670	\$640	4.7%	\$696	\$635	9.6%
AVERAGE DAYS ON MARKET	88	118	-25.4%	76	109	-30.3%
% SALE PRICE TO LIST PRICE	97.1%	97.5%	-0.4%	99.7%	97.4%	2.4%

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	\$3,128,138	Average Sale Price
Average Price/SqFt	\$611	\$592	\$564	\$578	\$563	\$545	\$557	\$635	\$696	\$670	Average Price/SqFt
Days On Market	155	161	157	183	179	199	171	109	76	88	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%	97.1%	%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

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	8	5	2	6	15	1	33.3%	-66.7%
\$1,000,000 - \$1,999,999	26	18	1	19	34	1	36.8%	-47.1%
\$2,000,000 - \$2,999,999	24	18	1	25	24	1	-4.0%	-25.0%
\$3,000,000 - \$3,999,999	22	14	2	17	21	1	29.4%	-33.3%
\$4,000,000 - \$4,999,999	20	12	2	17	14	1	17.6%	-14.3%
\$5,000,000 - \$5,999,999	19	4	5	13	7	2	46.2%	-42.9%
\$6,000,000 - \$7,999,999	10	10	1	23	11	2	-56.5%	-9.1%
\$8,000,000 - \$9,999,999	2	4	1	6	1	6	-66.7%	300.0%
\$10,000,000 and up	24	4	6	19	3	6	26.3%	33.3%
Market Totals	155	89	2	145	130	1	6.9%	-31.5%

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

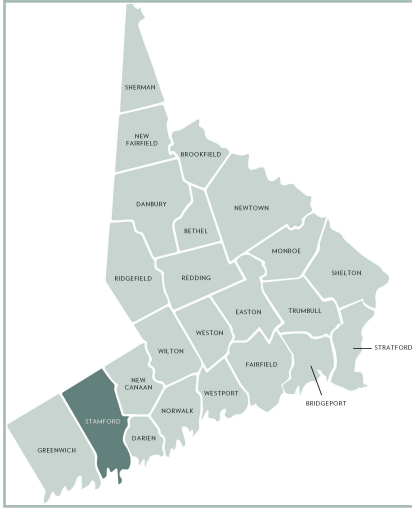
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$999,999	10	16	-37.5%	56	101	-44.6%
\$1,000,000 - \$1,999,999	22	42	-47.6%	163	269	-39.4%
\$2,000,000 - \$2,999,999	18	27	-33.3%	140	234	-40.2%
\$3,000,000 - \$3,999,999	9	21	-57.1%	69	139	-50.4%
\$4,000,000 - \$4,999,999	9	18	-50.0%	54	78	-30.8%
\$5,000,000 - \$5,999,999	9	6	50.0%	45	41	9.8%
\$6,000,000 - \$7,999,999	3	4	-25.0%	34	53	-35.8%
\$8,000,000 - \$9,999,999	3	6	-50.0%	10	21	-52.4%
\$10,000,000 and up	1	2	-50.0%	8	13	-38.5%
Market Totals	84	142	-40.8%	579	949	-39.0%

Source : Greenwich MLS, Residential / Single Family Homes

STAMFORD

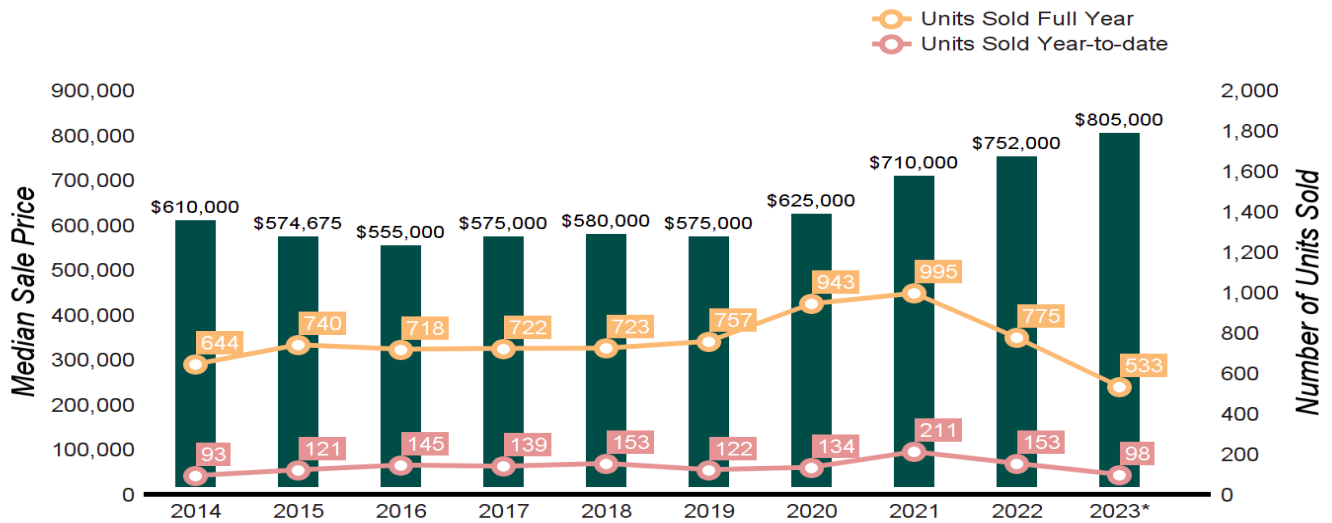
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	98	153	-35.9%	775	995	-22.1%
AVERAGE SALE PRICE	\$910,526	\$801,823	13.6%	\$879,392	\$832,913	5.6%
MEDIAN SALE PRICE	\$805,000	\$695,000	15.8%	\$752,000	\$710,000	5.9%
AVERAGE PRICE PER SQUARE FOOT	\$326	\$287	13.6%	\$307	\$288	6.6%
AVERAGE DAYS ON MARKET	50	57	-12.3%	46	60	-23.3%
% SALE PRICE TO LIST PRICE	100.5%	101.2%	-0.7%	101.9%	100.3%	1.6%

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	\$910,526	Average Sale Price
Average Price/SqFt	\$222	\$239	\$230	\$234	\$230	\$235	\$248	\$288	\$307	\$326	Average Price/SqFt
Days On Market	100	101	106	91	71	89	84	60	46	50	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%	100.5%	%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

STAMFORD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	6	4	2	7	12	1	-14.3%	-66.7%
\$500,000 - \$699,999	29	11	3	37	35	1	-21.6%	-68.6%
\$700,000 - \$999,999	23	14	2	27	25	1	-14.8%	-44.0%
\$1,000,000 - \$1,499,999	19	9	2	18	11	2	5.6%	-18.2%
\$1,500,000 - \$1,999,999	13	5	3	10	11	1	30.0%	-54.5%
\$2,000,000 - \$2,499,999	7	0	Not Valid	5	2	3	40.0%	-100.0%
\$2,500,000 - \$2,999,999	6	1	6	2	0	Not Valid	200.0%	0.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	3	0	Not Valid	-66.7%	0.0%
\$4,000,000 and up	4	0	Not Valid	4	1	4	0.0%	-100.0%
Market Totals	108	44	2	113	97	1	-4.4%	-54.6%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	8	17	-52.9%	46	107	-57.0%
\$500,000 - \$699,999	29	60	-51.7%	236	334	-29.3%
\$700,000 - \$999,999	30	47	-36.2%	257	307	-16.3%
\$1,000,000 - \$1,499,999	23	21	9.5%	127	133	-4.5%
\$1,500,000 - \$1,999,999	6	5	20.0%	36	35	2.9%
\$2,000,000 - \$2,499,999	2	2	0.0%	11	12	-8.3%
\$2,500,000 - \$2,999,999	0	0	Not Valid	1	1	0.0%
\$3,000,000 - \$4,999,999	0	1	-100.0%	5	7	-28.6%
\$5,000,000 and up	0	0	Not Valid	1	1	0.0%
Market Totals	98	153	-35.9%	720	937	-23.2%

Source : Smart MLS, Single Family Homes

DARIEN

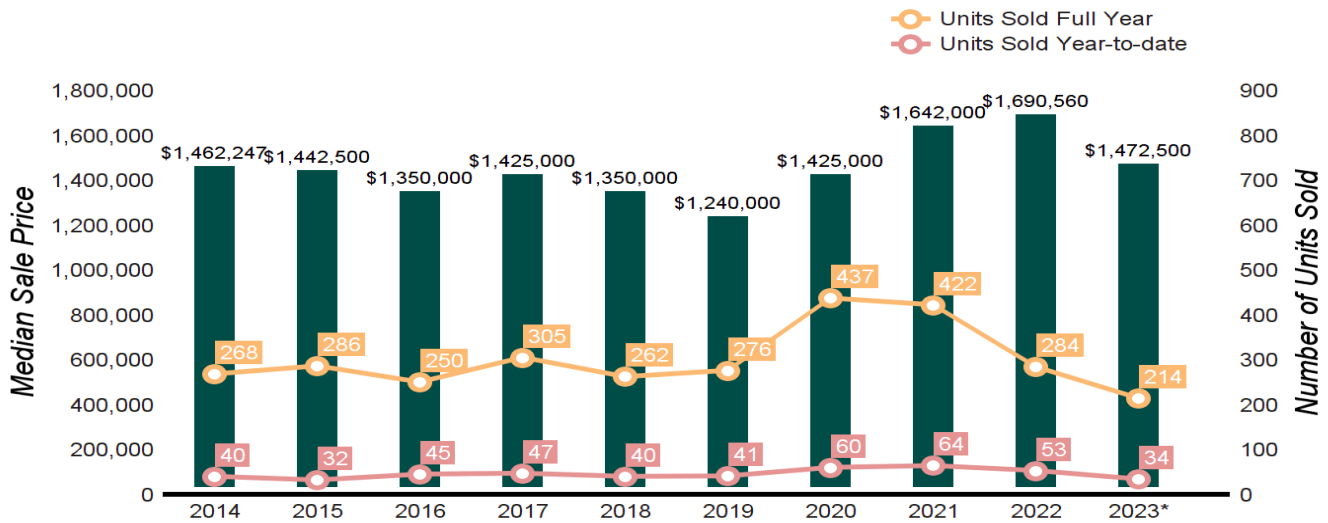
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	34	53	-35.8%	284	422	-32.7%
AVERAGE SALE PRICE	\$1,772,208	\$2,059,352	-13.9%	\$2,020,720	\$1,929,797	4.7%
MEDIAN SALE PRICE	\$1,472,500	\$1,568,000	-6.1%	\$1,690,560	\$1,642,000	3.0%
AVERAGE PRICE PER SQUARE FOOT	\$567	\$544	4.2%	\$567	\$505	12.3%
AVERAGE DAYS ON MARKET	30	68	-55.9%	41	70	-41.4%
% SALE PRICE TO LIST PRICE	100.8%	99.0%	1.8%	102.7%	99.4%	3.3%

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	\$1,772,208	Average Sale Price
Average Price/SqFt	\$474	\$504	\$490	\$476	\$458	\$429	\$446	\$505	\$567	\$567	Average Price/SqFt
Days On Market	109	105	110	126	122	147	124	70	41	30	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%	100.8%	%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

DARIEN

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	0	0.0%	-100.0%
\$500,000 - \$699,999	2	0	Not Valid	2	0	Not Valid	0.0%	0.0%
\$700,000 - \$999,999	7	5	1	4	8	1	75.0%	-37.5%
\$1,000,000 - \$1,499,999	6	3	2	9	7	1	-33.3%	-57.1%
\$1,500,000 - \$1,999,999	4	10	1	7	8	1	-42.9%	25.0%
\$2,000,000 - \$2,499,999	4	6	1	2	5	1	100.0%	20.0%
\$2,500,000 - \$2,999,999	2	4	1	4	4	1	-50.0%	0.0%
\$3,000,000 - \$3,999,999	9	1	9	1	3	1	800.0%	-66.7%
\$4,000,000 and up	11	4	3	4	4	1	175.0%	0.0%
Market Totals	45	33	1	33	41	1	36.4%	-19.5%

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

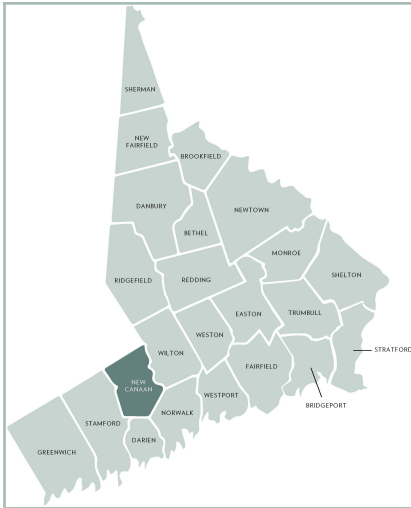
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	1	0	Not Valid	1	2	-50.0%
\$500,000 - \$699,999	3	3	0.0%	13	17	-23.5%
\$700,000 - \$999,999	5	8	-37.5%	36	51	-29.4%
\$1,000,000 - \$1,499,999	9	13	-30.8%	64	102	-37.3%
\$1,500,000 - \$1,999,999	2	10	-80.0%	47	88	-46.6%
\$2,000,000 - \$2,499,999	7	5	40.0%	33	35	-5.7%
\$2,500,000 - \$2,999,999	3	2	50.0%	27	43	-37.2%
\$3,000,000 - \$4,999,999	4	10	-60.0%	38	64	-40.6%
\$5,000,000 and up	0	2	-100.0%	6	9	-33.3%
Market Totals	34	53	-35.8%	265	411	-35.5%

Source : Smart MLS, Single Family Homes

NEW CANAAN

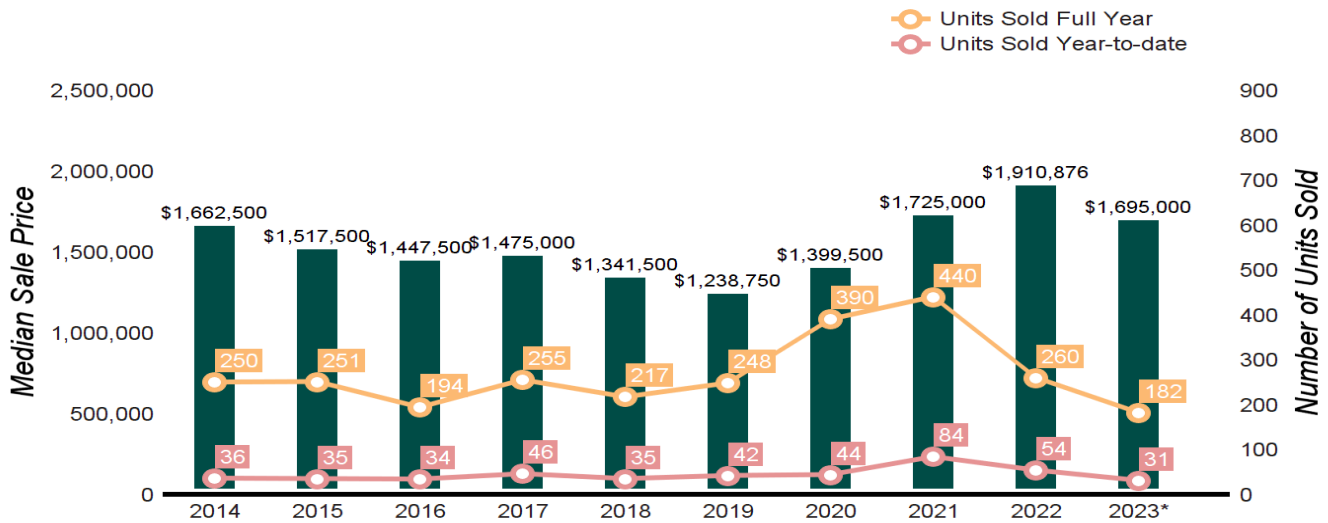
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	31	54	-42.6%	260	440	-40.9%
AVERAGE SALE PRICE	\$2,082,951	\$1,931,840	7.8%	\$2,177,142	\$1,995,193	9.1%
MEDIAN SALE PRICE	\$1,695,000	\$1,742,500	-2.7%	\$1,910,876	\$1,725,000	10.8%
AVERAGE PRICE PER SQUARE FOOT	\$440	\$425	3.5%	\$458	\$400	14.5%
AVERAGE DAYS ON MARKET	73	80	-8.8%	55	83	-33.7%
% SALE PRICE TO LIST PRICE	98.1%	98.8%	-0.7%	100.6%	99.1%	1.5%

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	\$2,082,951	Average Sale Price
Average Price/SqFt	\$389	\$406	\$356	\$355	\$341	\$316	\$337	\$400	\$458	\$440	Average Price/SqFt
Days On Market	122	126	148	147	138	164	137	83	55	73	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%	98.1%	%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

NEW CANAAN

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	1	1	0	1	0	0.0%	0.0%
\$700,000 - \$999,999	4	3	1	5	2	3	-20.0%	50.0%
\$1,000,000 - \$1,499,999	7	4	2	8	10	1	-12.5%	-60.0%
\$1,500,000 - \$1,999,999	8	9	1	4	8	1	100.0%	12.5%
\$2,000,000 - \$2,499,999	5	7	1	3	7	1	66.7%	0.0%
\$2,500,000 - \$2,999,999	9	2	5	6	9	1	50.0%	-77.8%
\$3,000,000 - \$3,999,999	11	5	2	11	5	2	0.0%	0.0%
\$4,000,000 and up	21	2	11	14	4	4	50.0%	-50.0%
Market Totals	66	33	2	51	46	1	29.4%	-28.3%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	0	0	Not Valid	0	0	Not Valid
\$500,000 - \$699,999	0	2	-100.0%	2	8	-75.0%
\$700,000 - \$999,999	6	5	20.0%	20	23	-13.0%
\$1,000,000 - \$1,499,999	6	16	-62.5%	54	113	-52.2%
\$1,500,000 - \$1,999,999	7	11	-36.4%	46	105	-56.2%
\$2,000,000 - \$2,499,999	5	9	-44.4%	35	62	-43.5%
\$2,500,000 - \$2,999,999	2	5	-60.0%	38	42	-9.5%
\$3,000,000 - \$4,999,999	3	6	-50.0%	34	53	-35.8%
\$5,000,000 and up	2	0	Not Valid	8	4	100.0%
Market Totals	31	54	-42.6%	237	410	-42.2%

Source : Smart MLS, Single Family Homes

NORWALK

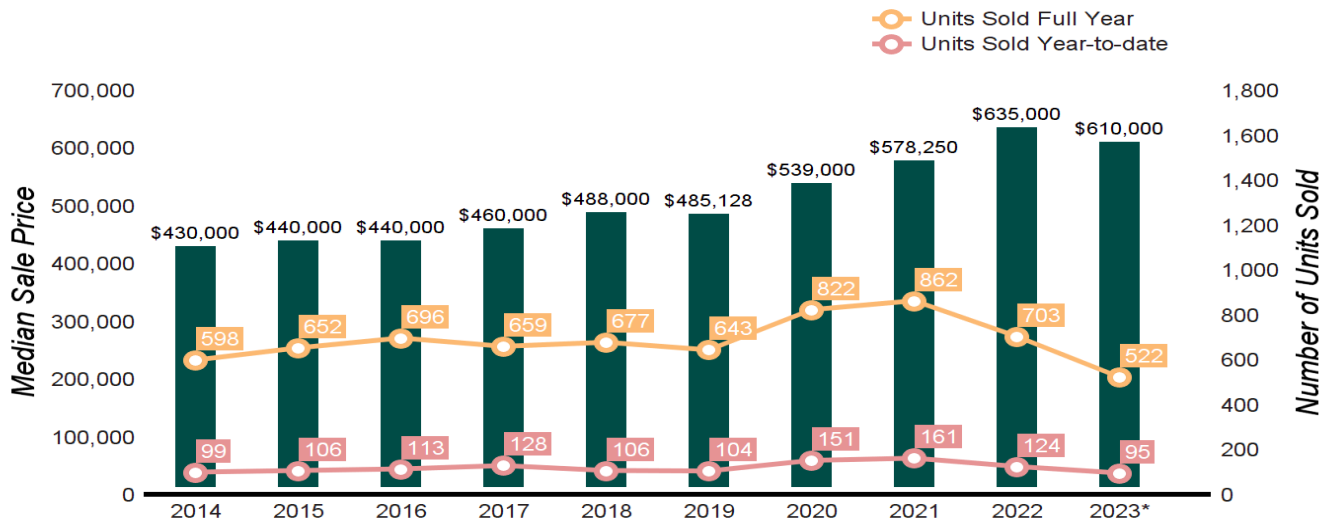
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	95	124	-23.4%	703	862	-18.4%
AVERAGE SALE PRICE	\$762,757	\$702,910	8.5%	\$835,645	\$774,970	7.8%
MEDIAN SALE PRICE	\$610,000	\$570,000	7.0%	\$635,000	\$578,250	9.8%
AVERAGE PRICE PER SQUARE FOOT	\$327	\$319	2.5%	\$352	\$315	11.7%
AVERAGE DAYS ON MARKET	51	57	-10.5%	43	56	-23.2%
% SALE PRICE TO LIST PRICE	100.9%	102.3%	-1.4%	103.1%	100.5%	2.6%

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	\$762,757	Average Sale Price
Average Price/SqFt	\$225	\$244	\$255	\$262	\$258	\$261	\$289	\$315	\$352	\$327	Average Price/SqFt
Days On Market	103	99	104	83	67	87	79	56	43	51	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%	100.9%	%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

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	23	18	1	23	21	1	0.0%	-14.3%
\$500,000 - \$699,999	21	18	1	33	28	1	-36.4%	-35.7%
\$700,000 - \$999,999	15	9	2	17	19	1	-11.8%	-52.6%
\$1,000,000 - \$1,499,999	7	9	1	17	15	1	-58.8%	-40.0%
\$1,500,000 - \$1,999,999	5	5	1	7	9	1	-28.6%	-44.4%
\$2,000,000 - \$2,499,999	0	1	0	0	4	0	0.0%	-75.0%
\$2,500,000 - \$2,999,999	2	2	1	3	3	1	-33.3%	-33.3%
\$3,000,000 - \$3,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	2	1	2	2	1	2	0.0%	0.0%
Market Totals	76	63	1	103	100	1	-26.2%	-37.0%

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

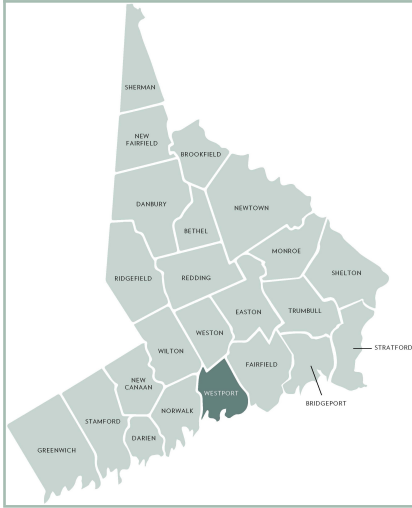
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	24	42	-42.9%	145	239	-39.3%
\$500,000 - \$699,999	38	47	-19.1%	246	315	-21.9%
\$700,000 - \$999,999	20	21	-4.8%	137	152	-9.9%
\$1,000,000 - \$1,499,999	7	10	-30.0%	75	51	47.1%
\$1,500,000 - \$1,999,999	1	2	-50.0%	38	25	52.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	11	21	-47.6%
\$2,500,000 - \$2,999,999	3	0	Not Valid	13	5	160.0%
\$3,000,000 - \$4,999,999	1	1	0.0%	8	13	-38.5%
\$5,000,000 and up	0	1	-100.0%	1	4	-75.0%
Market Totals	95	124	-23.4%	674	825	-18.3%

Source : Smart MLS, Single Family Homes

WESTPORT

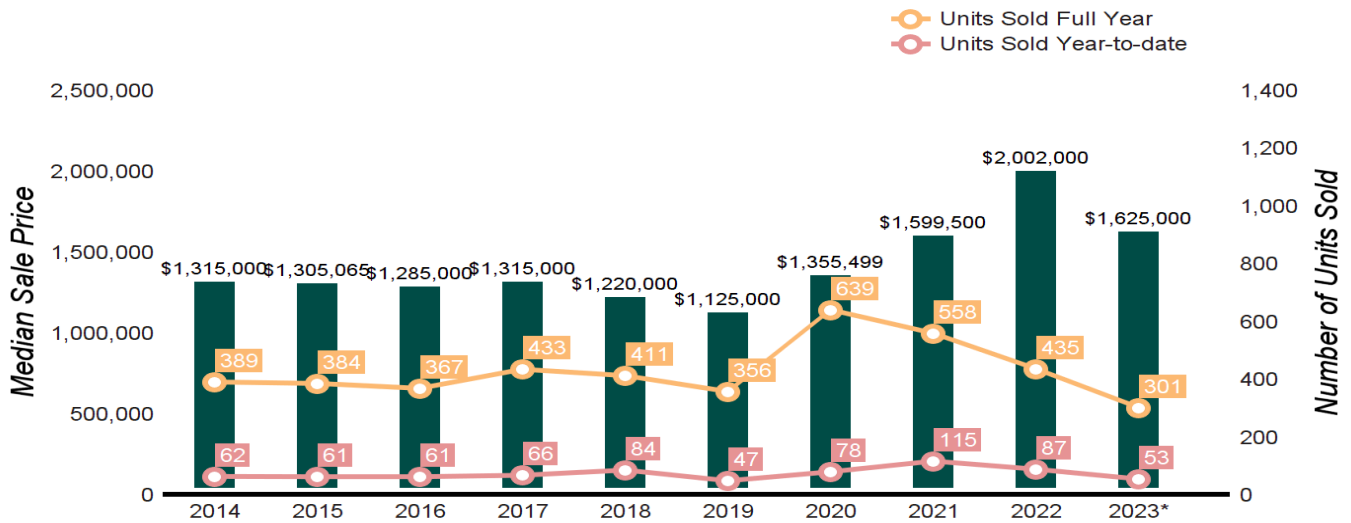
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	53	87	-39.1%	435	558	-22.0%
AVERAGE SALE PRICE	\$2,169,705	\$2,280,736	-4.9%	\$2,367,445	\$1,832,804	29.2%
MEDIAN SALE PRICE	\$1,625,000	\$2,100,000	-22.6%	\$2,002,000	\$1,599,500	25.2%
AVERAGE PRICE PER SQUARE FOOT	\$545	\$512	6.4%	\$561	\$456	23.0%
AVERAGE DAYS ON MARKET	73	65	12.3%	54	56	-3.6%
% SALE PRICE TO LIST PRICE	98.2%	101.1%	-2.9%	102.4%	100.5%	1.9%

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	\$2,169,705	Average Sale Price
Average Price/SqFt	\$385	\$403	\$376	\$364	\$355	\$345	\$375	\$456	\$561	\$545	Average Price/SqFt
Days On Market	111	113	120	118	98	120	101	56	54	73	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%	98.2%	%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

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	0	Not Valid	6	1	6	-83.3%	-100.0%
\$700,000 - \$999,999	6	4	2	11	5	2	-45.5%	-20.0%
\$1,000,000 - \$1,499,999	7	3	2	7	15	1	0.0%	-80.0%
\$1,500,000 - \$1,999,999	14	3	5	8	14	1	75.0%	-78.6%
\$2,000,000 - \$2,499,999	6	10	1	12	14	1	-50.0%	-28.6%
\$2,500,000 - \$2,999,999	16	8	2	12	12	1	33.3%	-33.3%
\$3,000,000 - \$3,999,999	14	11	1	11	21	1	27.3%	-47.6%
\$4,000,000 and up	20	7	3	25	13	2	-20.0%	-46.2%
Market Totals	84	46	2	92	95	1	-8.7%	-51.6%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	2	1	100.0%	3	6	-50.0%
\$500,000 - \$699,999	2	3	-33.3%	12	22	-45.5%
\$700,000 - \$999,999	5	9	-44.4%	46	85	-45.9%
\$1,000,000 - \$1,499,999	12	16	-25.0%	65	119	-45.4%
\$1,500,000 - \$1,999,999	10	10	0.0%	80	93	-14.0%
\$2,000,000 - \$2,499,999	3	13	-76.9%	54	85	-36.5%
\$2,500,000 - \$2,999,999	7	12	-41.7%	44	48	-8.3%
\$3,000,000 - \$4,999,999	9	21	-57.1%	72	60	20.0%
\$5,000,000 and up	3	2	50.0%	25	12	108.3%
Market Totals	53	87	-39.1%	401	530	-24.3%

Source : Smart MLS, Single Family Homes

FAIRFIELD

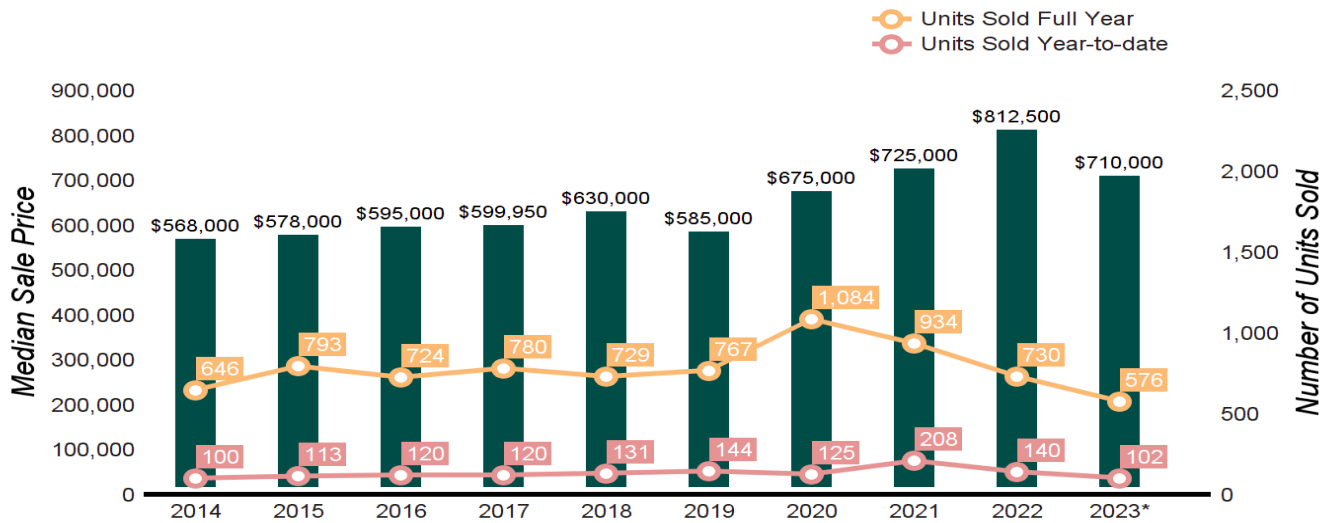
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	102	140	-27.1%	730	934	-21.8%
AVERAGE SALE PRICE	\$872,139	\$945,312	-7.7%	\$1,055,858	\$958,051	10.2%
MEDIAN SALE PRICE	\$710,000	\$735,500	-3.5%	\$812,500	\$725,000	12.1%
AVERAGE PRICE PER SQUARE FOOT	\$366	\$345	6.1%	\$390	\$341	14.4%
AVERAGE DAYS ON MARKET	60	57	5.3%	45	55	-18.2%
% SALE PRICE TO LIST PRICE	98.9%	101.1%	-2.2%	101.9%	99.7%	2.2%

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	\$872,139	Average Sale Price
Average Price/SqFt	\$278	\$284	\$279	\$278	\$280	\$269	\$293	\$341	\$390	\$366	Average Price/SqFt
Days On Market	98	102	106	43	77	90	88	55	45	60	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%	98.9%	%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

FAIRFIELD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	5	7	1	18	12	2	-72.2%	-41.7%
\$500,000 - \$699,999	18	8	2	23	16	1	-21.7%	-50.0%
\$700,000 - \$999,999	20	12	2	22	18	1	-9.1%	-33.3%
\$1,000,000 - \$1,499,999	20	11	2	13	19	1	53.8%	-42.1%
\$1,500,000 - \$1,999,999	9	13	1	8	7	1	12.5%	85.7%
\$2,000,000 - \$2,499,999	6	5	1	6	5	1	0.0%	0.0%
\$2,500,000 - \$2,999,999	7	1	7	2	1	2	250.0%	0.0%
\$3,000,000 - \$3,999,999	5	3	2	6	2	3	-16.7%	50.0%
\$4,000,000 and up	11	2	6	7	2	4	57.1%	0.0%
Market Totals	101	62	2	105	82	1	-3.8%	-24.4%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	20	22	-9.1%	95	146	-34.9%
\$500,000 - \$699,999	30	45	-33.3%	156	262	-40.5%
\$700,000 - \$999,999	31	33	-6.1%	197	193	2.1%
\$1,000,000 - \$1,499,999	10	15	-33.3%	128	140	-8.6%
\$1,500,000 - \$1,999,999	6	17	-64.7%	67	67	0.0%
\$2,000,000 - \$2,499,999	2	2	0.0%	20	25	-20.0%
\$2,500,000 - \$2,999,999	1	2	-50.0%	10	14	-28.6%
\$3,000,000 - \$4,999,999	2	4	-50.0%	15	16	-6.3%
\$5,000,000 and up	0	0	Not Valid	4	3	33.3%
Market Totals	102	140	-27.1%	692	866	-20.1%

Source : Smart MLS, Single Family Homes

BRIDGEPORT

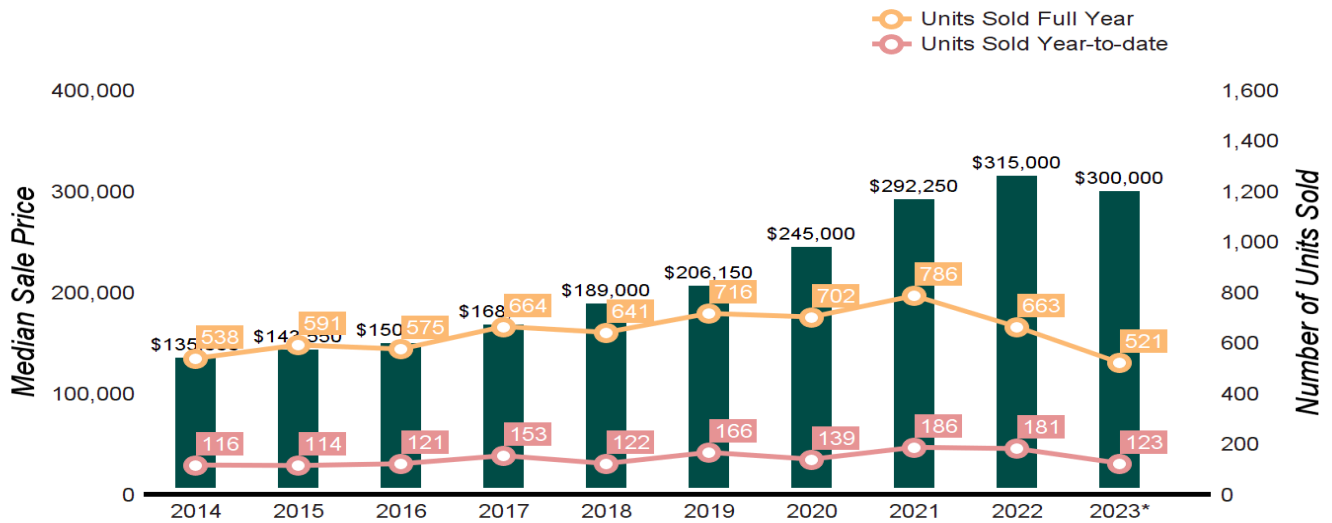
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	123	181	-32.0%	663	786	-15.6%
AVERAGE SALE PRICE	\$306,276	\$308,281	-0.7%	\$325,618	\$294,908	10.4%
MEDIAN SALE PRICE	\$300,000	\$300,000	0.0%	\$315,000	\$292,250	7.8%
AVERAGE PRICE PER SQUARE FOOT	\$194	\$199	-2.5%	\$206	\$186	10.8%
AVERAGE DAYS ON MARKET	60	50	20.0%	40	50	-20.0%
% SALE PRICE TO LIST PRICE	98.6%	100.6%	-2.0%	101.1%	100.7%	0.4%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$149,196	\$147,286	\$150,644	\$169,023	\$194,259	\$210,111	\$248,250	\$294,908	\$325,618	\$306,276	Average Sale Price
Average Price/SqFt	\$89	\$95	\$98	\$108	\$115	\$129	\$154	\$186	\$206	\$194	Average Price/SqFt
Days On Market	96	87	77	61	55	68	59	50	40	60	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%	98.6%	%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

BRIDGEPORT

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	11	4	3	6	17	1	83.3%	-76.5%
\$200,000 - \$299,999	22	13	2	42	36	1	-47.6%	-63.9%
\$300,000 - \$399,999	43	23	2	28	40	1	53.6%	-42.5%
\$400,000 - \$499,999	16	5	3	8	13	1	100.0%	-61.5%
\$500,000 - \$599,999	3	1	3	4	3	1	-25.0%	-66.7%
\$600,000 - \$799,999	1	1	1	3	1	3	-66.7%	0.0%
\$800,000 - \$999,999	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$1,000,000 - \$1,999,999	0	1	0	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	97	48	2	91	110	1	6.6%	-56.4%

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

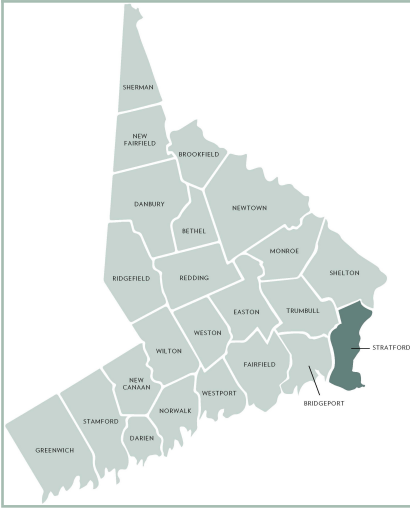
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	10	18	-44.4%	45	91	-50.5%
\$200,000 - \$299,999	50	71	-29.6%	200	286	-30.1%
\$300,000 - \$399,999	50	63	-20.6%	257	306	-16.0%
\$400,000 - \$499,999	10	24	-58.3%	78	77	1.3%
\$500,000 - \$599,999	2	3	-33.3%	10	11	-9.1%
\$600,000 - \$799,999	0	2	-100.0%	10	8	25.0%
\$800,000 - \$999,999	1	0	Not Valid	3	2	50.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	2	0	Not Valid
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	123	181	-32.0%	605	781	-22.5%

Source : Smart MLS, Single Family Homes

STRATFORD

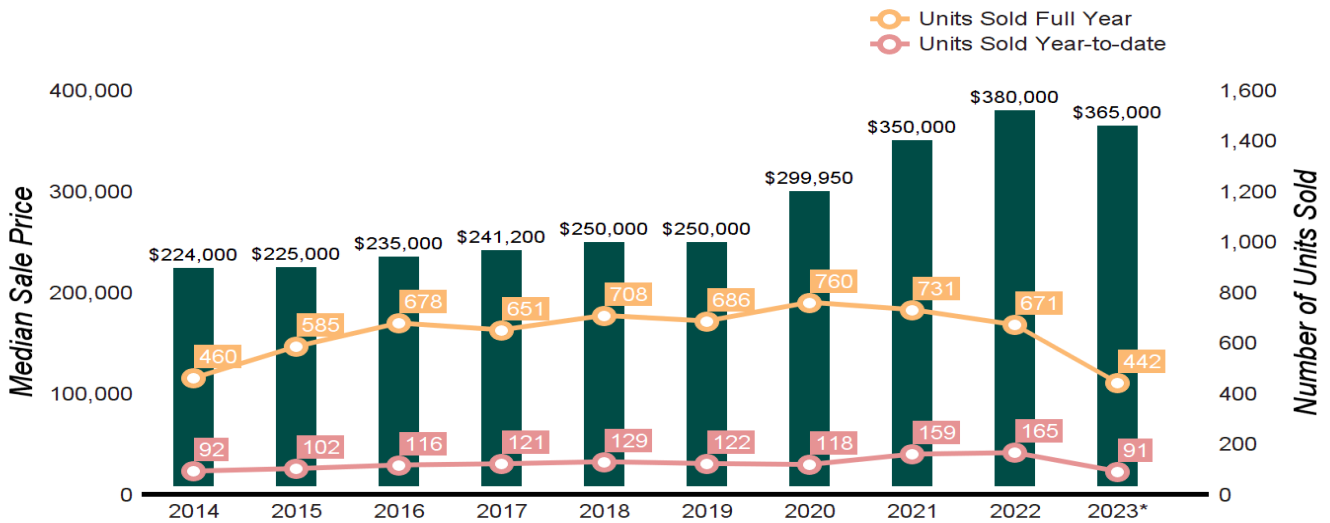
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	91	165	-44.8%	671	731	-8.2%
AVERAGE SALE PRICE	\$384,725	\$359,710	7.0%	\$401,036	\$360,812	11.1%
MEDIAN SALE PRICE	\$365,000	\$358,000	2.0%	\$380,000	\$350,000	8.6%
AVERAGE PRICE PER SQUARE FOOT	\$237	\$217	9.2%	\$231	\$210	10.0%
AVERAGE DAYS ON MARKET	47	45	4.4%	36	41	-12.2%
% SALE PRICE TO LIST PRICE	100.2%	102.5%	-2.2%	102.6%	102.0%	0.6%

TEN-YEAR MARKET HISTORY



Average Sale Price	\$239,978	\$235,881	\$246,255	\$247,072	\$261,144	\$259,437	\$322,139	\$360,812	\$401,036	\$384,725	Average Sale Price
Average Price/SqFt	\$138	\$141	\$147	\$147	\$150	\$158	\$182	\$210	\$231	\$237	Average Price/SqFt
Days On Market	98	93	85	73	55	68	52	41	36	47	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%	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

STRATFORD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	3	2	2	1	5	1	200.0%	-60.0%
\$200,000 - \$299,999	9	8	1	12	14	1	-25.0%	-42.9%
\$300,000 - \$399,999	19	15	1	21	27	1	-9.5%	-44.4%
\$400,000 - \$499,999	7	5	1	18	14	1	-61.1%	-64.3%
\$500,000 - \$599,999	3	2	2	4	2	2	-25.0%	0.0%
\$600,000 - \$799,999	5	3	2	3	1	3	66.7%	200.0%
\$800,000 - \$999,999	0	0	Not Valid	1	0	Not Valid	-100.0%	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	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	48	35	1	60	63	1	-20.0%	-44.4%

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

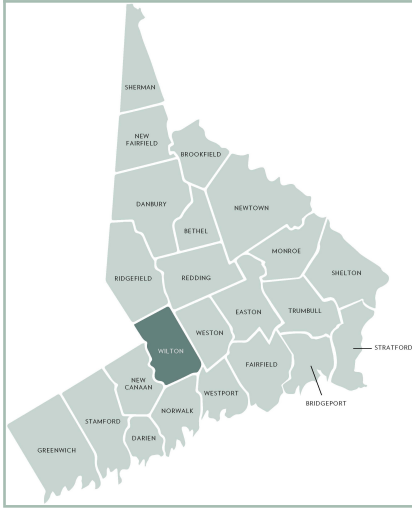
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	2	10	-80.0%	14	30	-53.3%
\$200,000 - \$299,999	13	30	-56.7%	87	136	-36.0%
\$300,000 - \$399,999	43	77	-44.2%	222	348	-36.2%
\$400,000 - \$499,999	19	36	-47.2%	163	153	6.5%
\$500,000 - \$599,999	11	6	83.3%	65	45	44.4%
\$600,000 - \$799,999	3	4	-25.0%	36	19	89.5%
\$800,000 - \$999,999	0	2	-100.0%	4	5	-20.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	6	1	500.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	91	165	-44.8%	597	737	-19.0%

Source : Smart MLS, Single Family Homes

WILTON

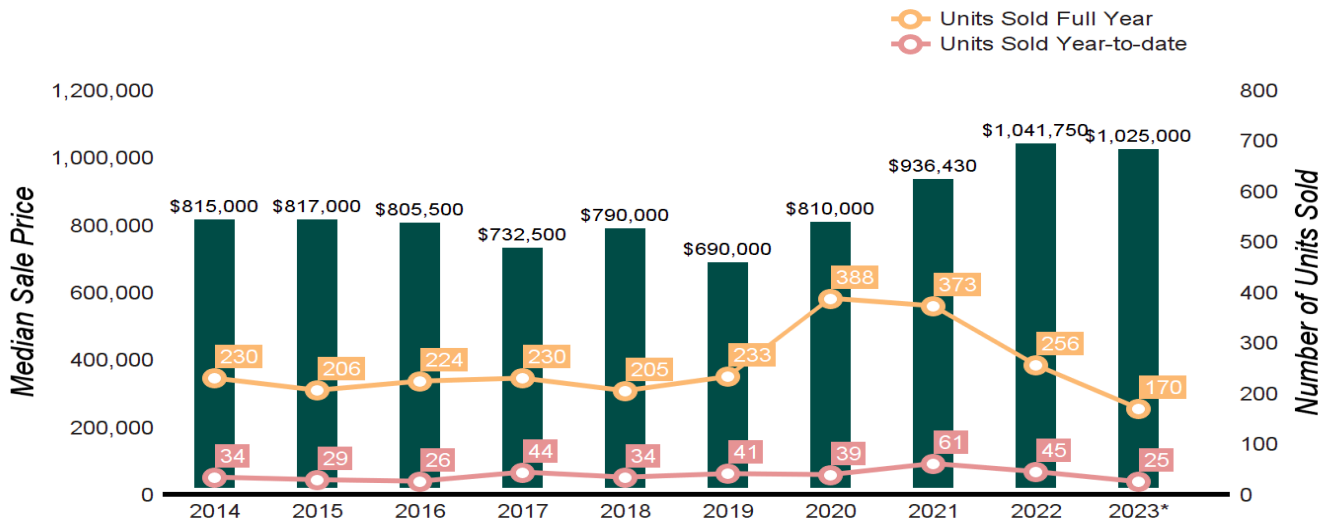
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	25	45	-44.4%	256	373	-31.4%
AVERAGE SALE PRICE	\$1,142,792	\$1,179,523	-3.1%	\$1,162,132	\$1,068,607	8.8%
MEDIAN SALE PRICE	\$1,025,000	\$1,025,000	0.0%	\$1,041,750	\$936,430	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$324	\$292	11.0%	\$316	\$275	14.9%
AVERAGE DAYS ON MARKET	53	66	-19.7%	46	63	-27.0%
% SALE PRICE TO LIST PRICE	103.0%	103.1%	-0.1%	104.9%	101.5%	3.3%

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	\$1,142,792	Average Sale Price
Average Price/SqFt	\$252	\$260	\$249	\$238	\$228	\$214	\$233	\$275	\$316	\$324	Average Price/SqFt
Days On Market	118	117	132	135	102	120	107	63	46	53	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%	103.0%	%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

WILTON

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	5	1	0.0%	-60.0%
\$500,000 - \$699,999	3	5	1	3	0	Not Valid	0.0%	0.0%
\$700,000 - \$999,999	12	6	2	14	6	2	-14.3%	0.0%
\$1,000,000 - \$1,499,999	8	10	1	8	13	1	0.0%	-23.1%
\$1,500,000 - \$1,999,999	4	4	1	8	4	2	-50.0%	0.0%
\$2,000,000 - \$2,499,999	6	1	6	2	4	1	200.0%	-75.0%
\$2,500,000 - \$2,999,999	1	0	Not Valid	2	0	Not Valid	-50.0%	0.0%
\$3,000,000 - \$3,999,999	0	1	0	1	0	Not Valid	-100.0%	0.0%
\$4,000,000 and up	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	36	29	1	39	32	1	-7.7%	-9.4%

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

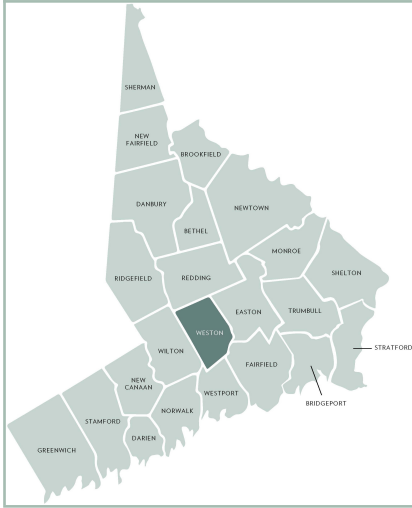
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	0	1	-100.0%	8	13	-38.5%
\$500,000 - \$699,999	2	10	-80.0%	24	52	-53.8%
\$700,000 - \$999,999	10	10	0.0%	79	124	-36.3%
\$1,000,000 - \$1,499,999	9	14	-35.7%	82	102	-19.6%
\$1,500,000 - \$1,999,999	2	6	-66.7%	25	44	-43.2%
\$2,000,000 - \$2,499,999	1	0	Not Valid	13	12	8.3%
\$2,500,000 - \$2,999,999	1	4	-75.0%	5	9	-44.4%
\$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	25	45	-44.4%	236	357	-33.9%

Source : Smart MLS, Single Family Homes

WESTON

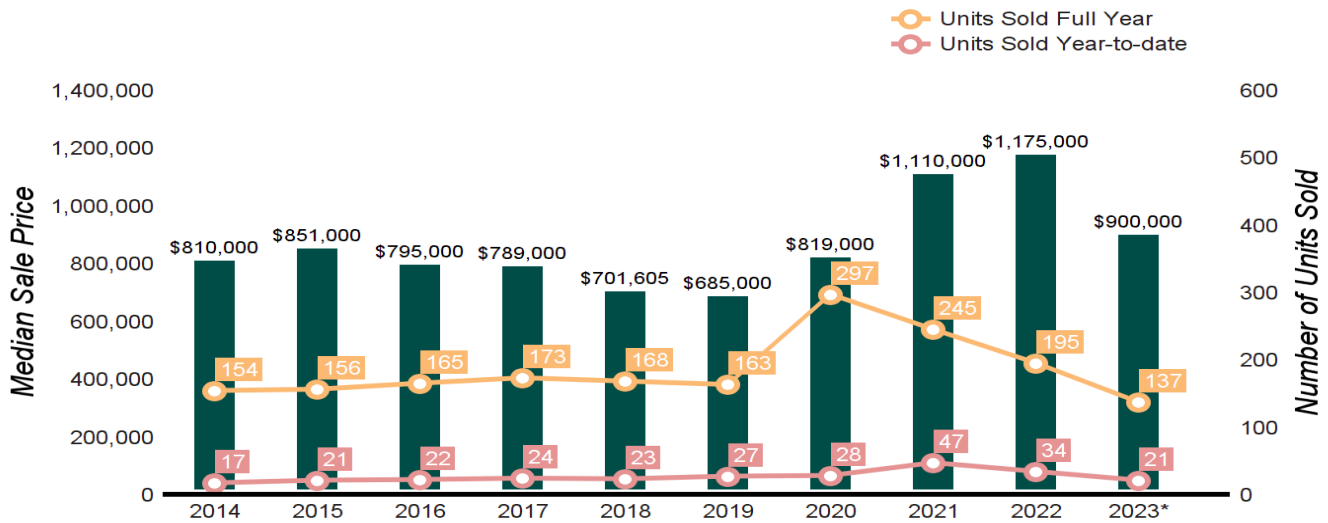
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	21	34	-38.2%	195	245	-20.4%
AVERAGE SALE PRICE	\$1,101,766	\$1,238,330	-11.0%	\$1,325,461	\$1,197,919	10.6%
MEDIAN SALE PRICE	\$900,000	\$1,096,250	-17.9%	\$1,175,000	\$1,110,000	5.9%
AVERAGE PRICE PER SQUARE FOOT	\$296	\$284	4.2%	\$315	\$289	9.0%
AVERAGE DAYS ON MARKET	78	63	23.8%	54	57	-5.3%
% SALE PRICE TO LIST PRICE	99.7%	101.0%	-1.3%	103.8%	101.6%	2.2%

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	\$1,101,766	Average Sale Price
Average Price/SqFt	\$233	\$238	\$227	\$224	\$216	\$201	\$218	\$289	\$315	\$296	Average Price/SqFt
Days On Market	120	127	130	130	106	126	117	57	54	78	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%	99.7%	%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

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	5	4	1	-100.0%	-100.0%
\$500,000 - \$699,999	2	2	1	5	4	1	-60.0%	-50.0%
\$700,000 - \$999,999	5	8	1	5	7	1	0.0%	14.3%
\$1,000,000 - \$1,499,999	7	8	1	7	6	1	0.0%	33.3%
\$1,500,000 - \$1,999,999	5	5	1	5	10	1	0.0%	-50.0%
\$2,000,000 - \$2,499,999	2	1	2	5	6	1	-60.0%	-83.3%
\$2,500,000 - \$2,999,999	1	0	Not Valid	2	1	2	-50.0%	-100.0%
\$3,000,000 - \$3,999,999	2	0	Not Valid	5	0	Not Valid	-60.0%	0.0%
\$4,000,000 and up	2	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	26	24	1	39	38	1	-33.3%	-36.8%

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

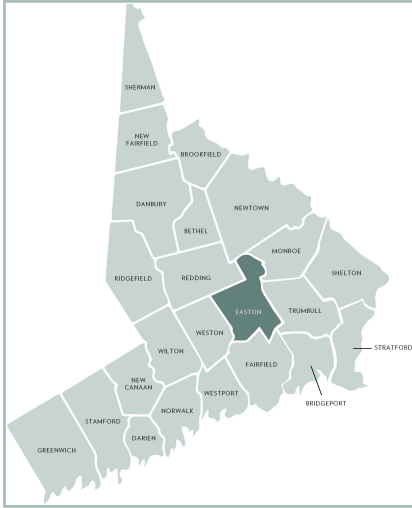
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	2	2	0.0%	12	5	140.0%
\$500,000 - \$699,999	4	7	-42.9%	18	23	-21.7%
\$700,000 - \$999,999	6	4	50.0%	41	65	-36.9%
\$1,000,000 - \$1,499,999	3	13	-76.9%	54	86	-37.2%
\$1,500,000 - \$1,999,999	5	3	66.7%	33	36	-8.3%
\$2,000,000 - \$2,499,999	1	4	-75.0%	13	10	30.0%
\$2,500,000 - \$2,999,999	0	0	Not Valid	5	5	0.0%
\$3,000,000 - \$4,999,999	0	1	-100.0%	5	2	150.0%
\$5,000,000 and up	0	0	Not Valid	1	0	Not Valid
Market Totals	21	34	-38.2%	182	232	-21.6%

Source : Smart MLS, Single Family Homes

EASTON

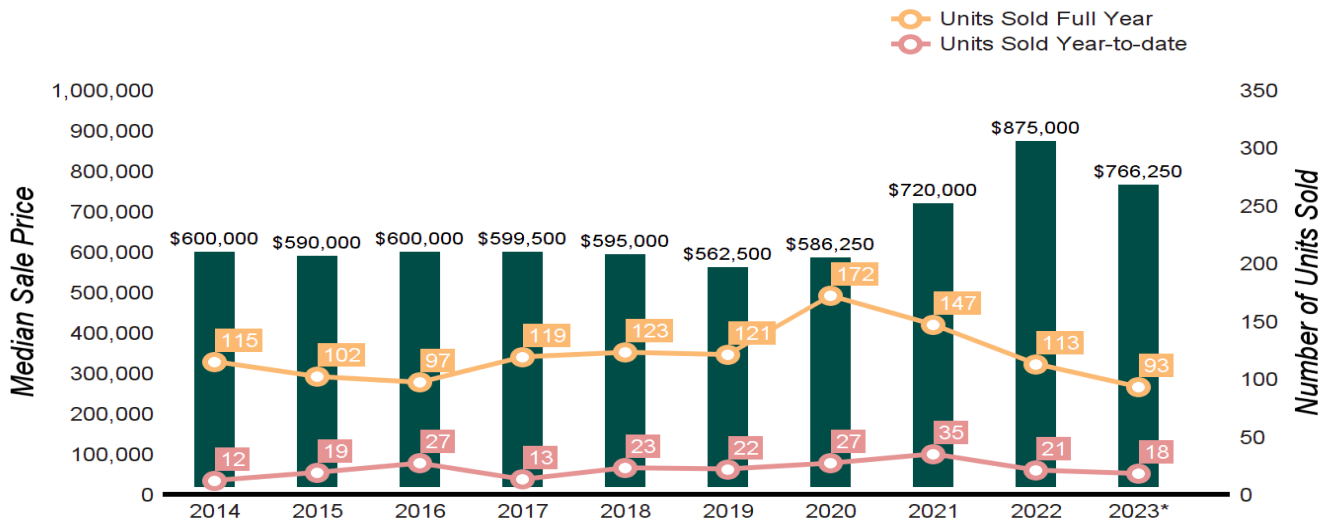
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	18	21	-14.3%	113	147	-23.1%
AVERAGE SALE PRICE	\$796,972	\$1,087,999	-26.7%	\$923,163	\$783,457	17.8%
MEDIAN SALE PRICE	\$766,250	\$1,060,000	-27.7%	\$875,000	\$720,000	21.5%
AVERAGE PRICE PER SQUARE FOOT	\$293	\$218	34.4%	\$245	\$227	7.9%
AVERAGE DAYS ON MARKET	52	115	-54.8%	59	66	-10.6%
% SALE PRICE TO LIST PRICE	98.0%	101.1%	-3.1%	102.4%	99.8%	2.6%

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	\$796,972	Average Sale Price
Average Price/SqFt	\$177	\$189	\$189	\$184	\$168	\$163	\$189	\$227	\$245	\$293	Average Price/SqFt
Days On Market	106	123	128	107	110	127	89	66	59	52	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%	98.0%	%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

EASTON

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	3	1	-100.0%	-100.0%
\$500,000 - \$699,999	3	0	Not Valid	1	3	1	200.0%	-100.0%
\$700,000 - \$999,999	2	3	1	7	4	2	-71.4%	-25.0%
\$1,000,000 - \$1,499,999	10	3	3	12	3	4	-16.7%	0.0%
\$1,500,000 - \$1,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	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	2	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	17	6	3	24	13	2	-29.2%	-53.8%

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

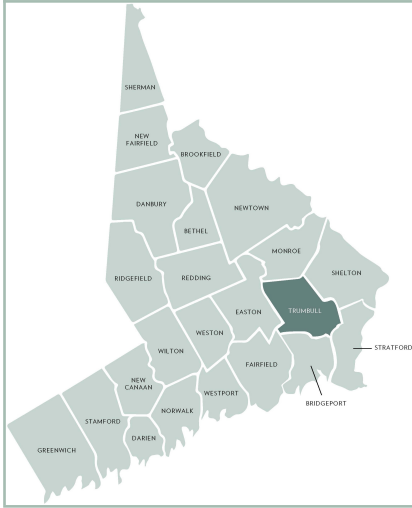
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	0	2	-100.0%	5	13	-61.5%
\$500,000 - \$699,999	8	3	166.7%	30	40	-25.0%
\$700,000 - \$999,999	8	5	60.0%	44	45	-2.2%
\$1,000,000 - \$1,499,999	1	7	-85.7%	29	29	0.0%
\$1,500,000 - \$1,999,999	1	3	-66.7%	2	4	-50.0%
\$2,000,000 - \$2,499,999	0	1	-100.0%	0	2	-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	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	18	21	-14.3%	110	133	-17.3%

Source : Smart MLS, Single Family Homes

TRUMBULL

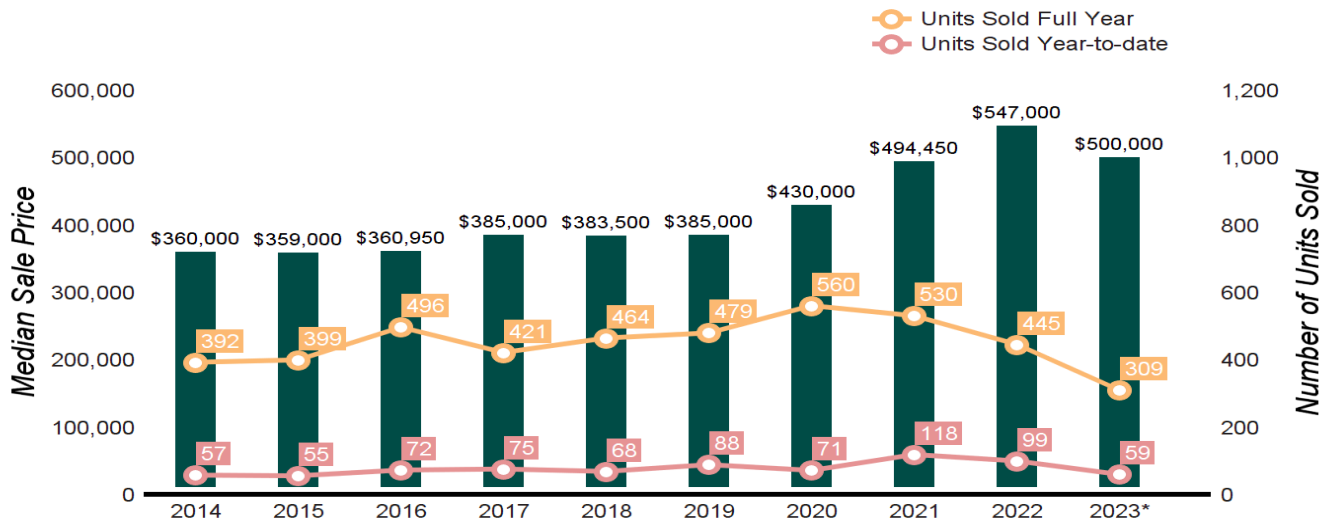
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	59	99	-40.4%	445	530	-16.0%
AVERAGE SALE PRICE	\$516,647	\$528,415	-2.2%	\$584,125	\$534,140	9.4%
MEDIAN SALE PRICE	\$500,000	\$505,000	-1.0%	\$547,000	\$494,450	10.6%
AVERAGE PRICE PER SQUARE FOOT	\$262	\$236	11.0%	\$243	\$219	11.0%
AVERAGE DAYS ON MARKET	43	40	7.5%	38	42	-9.5%
% SALE PRICE TO LIST PRICE	100.6%	101.5%	-0.9%	102.6%	101.5%	1.1%

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	\$516,647	Average Sale Price
Average Price/SqFt	\$172	\$175	\$174	\$176	\$175	\$175	\$194	\$219	\$243	\$262	Average Price/SqFt
Days On Market	79	92	94	69	57	75	58	42	38	43	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%	100.6%	%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

TRUMBULL

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$300,000 - \$399,999	6	1	6	5	4	1	20.0%	-75.0%
\$400,000 - \$499,999	4	5	1	10	14	1	-60.0%	-64.3%
\$500,000 - \$599,999	15	8	2	8	7	1	87.5%	14.3%
\$600,000 - \$799,999	9	8	1	15	14	1	-40.0%	-42.9%
\$800,000 - \$999,999	2	1	2	6	1	6	-66.7%	0.0%
\$1,000,000 - \$1,999,999	4	0	Not Valid	4	1	4	0.0%	-100.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	41	23	2	49	41	1	-16.3%	-43.9%

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

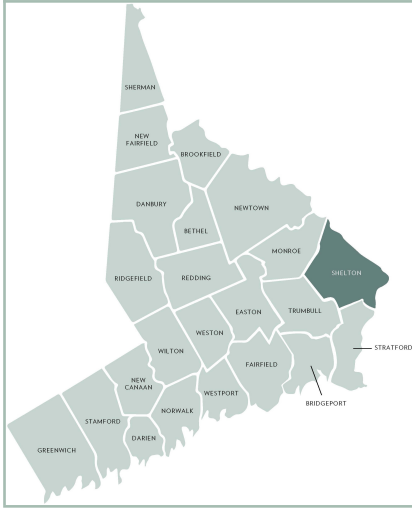
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	0	Not Valid	0	0	Not Valid
\$200,000 - \$299,999	2	6	-66.7%	9	10	-10.0%
\$300,000 - \$399,999	7	9	-22.2%	31	73	-57.5%
\$400,000 - \$499,999	20	31	-35.5%	102	162	-37.0%
\$500,000 - \$599,999	18	21	-14.3%	112	117	-4.3%
\$600,000 - \$799,999	10	28	-64.3%	104	117	-11.1%
\$800,000 - \$999,999	2	2	0.0%	29	18	61.1%
\$1,000,000 - \$1,999,999	0	2	-100.0%	18	14	28.6%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	59	99	-40.4%	405	511	-20.7%

Source : Smart MLS, Single Family Homes

SHELTON

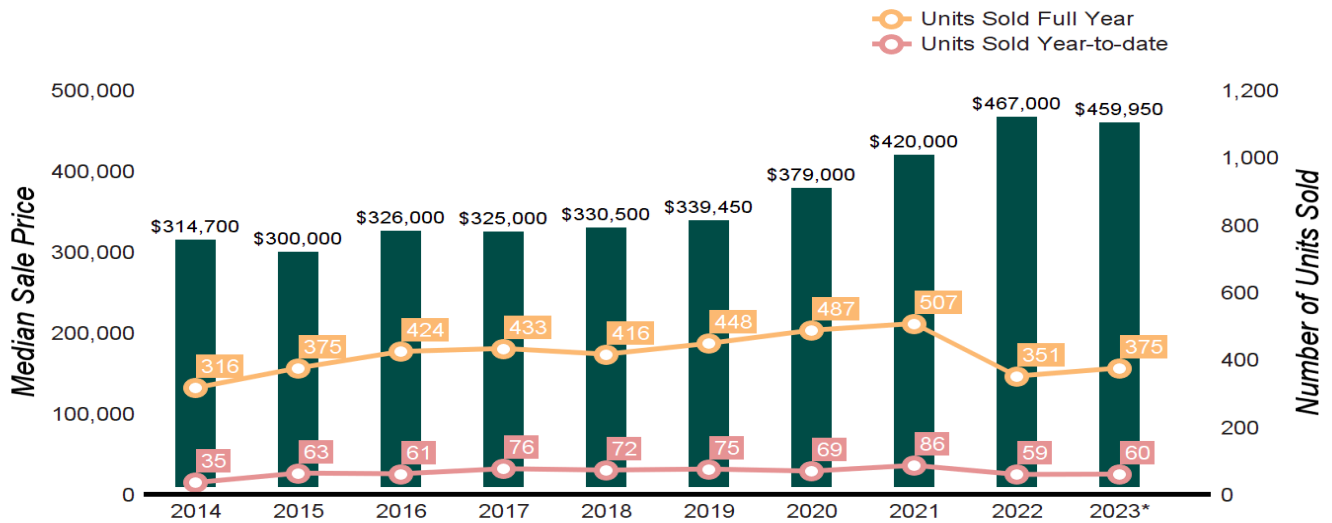
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	60	59	1.7%	351	507	-30.8%
AVERAGE SALE PRICE	\$480,508	\$492,846	-2.5%	\$498,886	\$445,564	12.0%
MEDIAN SALE PRICE	\$459,950	\$482,000	-4.6%	\$467,000	\$420,000	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$219	\$230	-4.8%	\$226	\$205	10.2%
AVERAGE DAYS ON MARKET	60	43	39.5%	38	43	-11.6%
% SALE PRICE TO LIST PRICE	101.5%	101.3%	0.2%	102.4%	101.2%	1.2%

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	\$480,508	Average Sale Price
Average Price/SqFt	\$133	\$145	\$148	\$157	\$156	\$162	\$172	\$205	\$226	\$219	Average Price/SqFt
Days On Market	92	94	87	73	67	71	58	43	38	60	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%	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

SHELTON

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	1	2	2	2	1	0.0%	-50.0%
\$200,000 - \$299,999	3	2	2	4	3	1	-25.0%	-33.3%
\$300,000 - \$399,999	8	4	2	11	4	3	-27.3%	0.0%
\$400,000 - \$499,999	10	4	3	12	8	2	-16.7%	-50.0%
\$500,000 - \$599,999	10	3	3	3	6	1	233.3%	-50.0%
\$600,000 - \$799,999	9	7	1	11	12	1	-18.2%	-41.7%
\$800,000 - \$999,999	4	2	2	0	4	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	46	23	2	43	39	1	7.0%	-41.0%

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

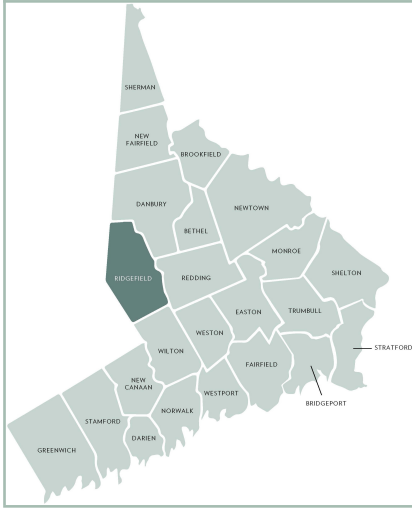
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	2	3	-33.3%	9	17	-47.1%
\$200,000 - \$299,999	7	4	75.0%	33	44	-25.0%
\$300,000 - \$399,999	13	12	8.3%	57	122	-53.3%
\$400,000 - \$499,999	13	14	-7.1%	101	139	-27.3%
\$500,000 - \$599,999	8	11	-27.3%	64	70	-8.6%
\$600,000 - \$799,999	15	11	36.4%	64	74	-13.5%
\$800,000 - \$999,999	2	4	-50.0%	21	12	75.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	3	2	50.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	60	59	1.7%	352	480	-26.7%

Source : Smart MLS, Single Family Homes

RIDGEFIELD

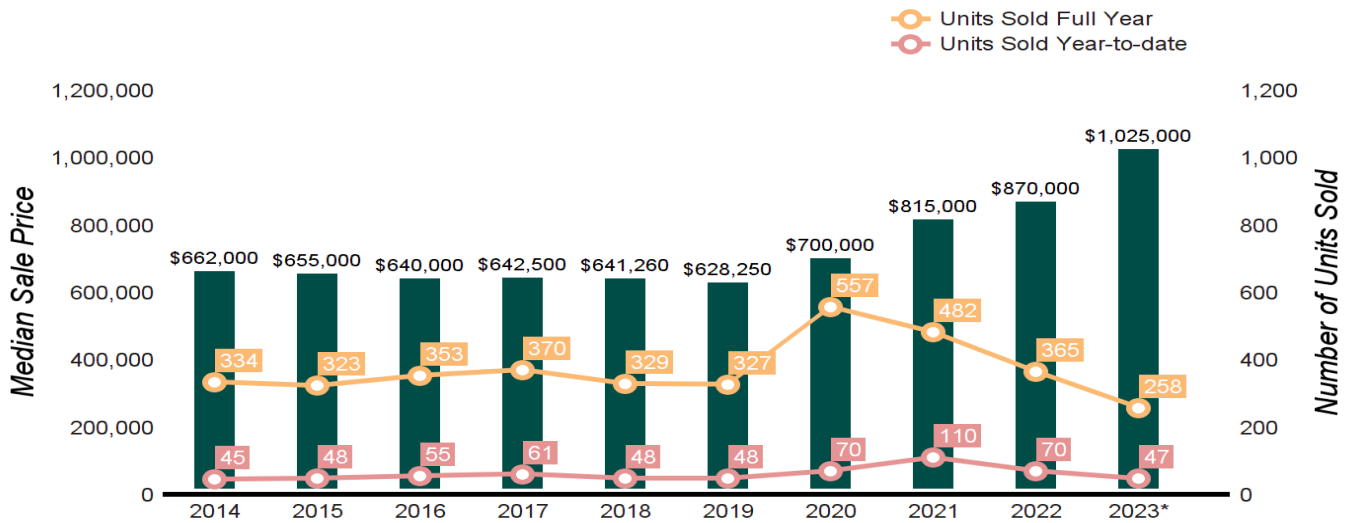
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	47	70	-32.9%	365	482	-24.3%
AVERAGE SALE PRICE	\$1,091,721	\$862,977	26.5%	\$985,591	\$937,024	5.2%
MEDIAN SALE PRICE	\$1,025,000	\$764,500	34.1%	\$870,000	\$815,000	6.7%
AVERAGE PRICE PER SQUARE FOOT	\$317	\$298	6.4%	\$310	\$278	11.5%
AVERAGE DAYS ON MARKET	57	75	-24.0%	46	60	-23.3%
% SALE PRICE TO LIST PRICE	99.6%	102.2%	-2.5%	102.5%	100.4%	2.1%

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	\$1,091,721	Average Sale Price
Average Price/SqFt	\$231	\$228	\$225	\$228	\$222	\$223	\$239	\$278	\$310	\$317	Average Price/SqFt
Days On Market	111	104	113	101	83	99	99	60	46	57	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%	99.6%	%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

RIDGEFIELD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	4	2	2	4	3	1	0.0%	-33.3%
\$500,000 - \$699,999	5	1	5	10	9	1	-50.0%	-88.9%
\$700,000 - \$999,999	5	7	1	11	16	1	-54.5%	-56.3%
\$1,000,000 - \$1,499,999	12	9	1	7	16	1	71.4%	-43.8%
\$1,500,000 - \$1,999,999	9	3	3	6	2	3	50.0%	50.0%
\$2,000,000 - \$2,499,999	4	1	4	1	0	Not Valid	300.0%	0.0%
\$2,500,000 - \$2,999,999	1	0	Not Valid	2	1	2	-50.0%	-100.0%
\$3,000,000 - \$3,999,999	1	1	1	2	0	Not Valid	-50.0%	0.0%
\$4,000,000 and up	2	1	2	3	0	Not Valid	-33.3%	0.0%
Market Totals	43	25	2	46	47	1	-6.5%	-46.8%

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

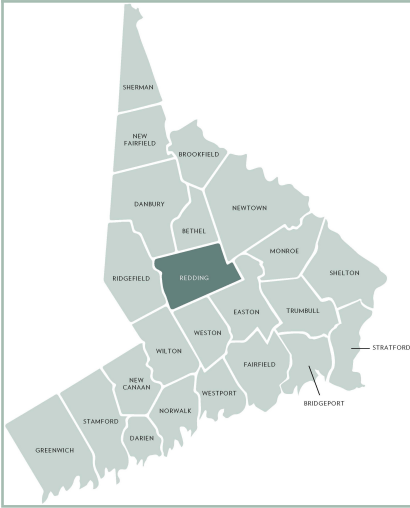
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	5	7	-28.6%	23	45	-48.9%
\$500,000 - \$699,999	5	22	-77.3%	68	125	-45.6%
\$700,000 - \$999,999	13	21	-38.1%	103	138	-25.4%
\$1,000,000 - \$1,499,999	15	16	-6.3%	103	99	4.0%
\$1,500,000 - \$1,999,999	6	3	100.0%	31	19	63.2%
\$2,000,000 - \$2,499,999	1	1	0.0%	5	7	-28.6%
\$2,500,000 - \$2,999,999	2	0	Not Valid	6	5	20.0%
\$3,000,000 - \$4,999,999	0	0	Not Valid	3	3	0.0%
\$5,000,000 and up	0	0	Not Valid	0	1	-100.0%
Market Totals	47	70	-32.9%	342	442	-22.6%

Source : Smart MLS, Single Family Homes

REDDING

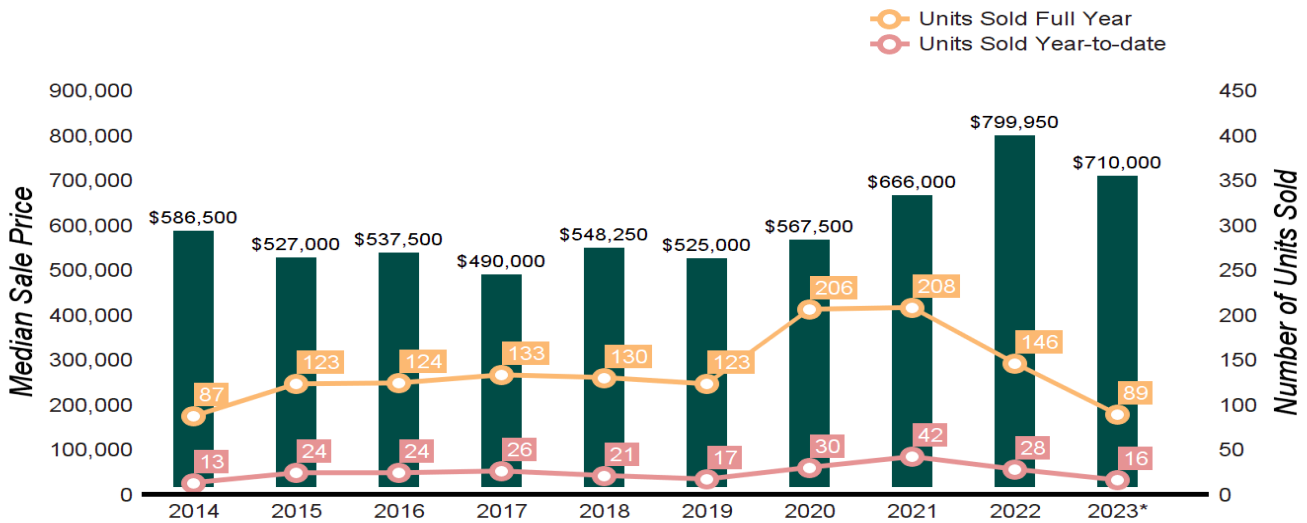
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	16	28	-42.9%	146	208	-29.8%
AVERAGE SALE PRICE	\$783,765	\$783,160	0.1%	\$903,352	\$746,957	20.9%
MEDIAN SALE PRICE	\$710,000	\$725,000	-2.1%	\$799,950	\$666,000	20.1%
AVERAGE PRICE PER SQUARE FOOT	\$262	\$249	5.2%	\$272	\$251	8.4%
AVERAGE DAYS ON MARKET	56	54	3.7%	55	59	-6.8%
% SALE PRICE TO LIST PRICE	99.2%	100.7%	-1.5%	100.0%	100.3%	-0.3%

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	\$783,765	Average Sale Price
Average Price/SqFt	\$193	\$188	\$191	\$186	\$181	\$180	\$204	\$251	\$272	\$262	Average Price/SqFt
Days On Market	125	156	124	117	98	138	107	59	55	56	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%	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

REDDING

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	5	1	-100.0%	-100.0%
\$500,000 - \$699,999	4	2	2	2	7	1	100.0%	-71.4%
\$700,000 - \$999,999	5	6	1	5	2	3	0.0%	200.0%
\$1,000,000 - \$1,499,999	2	2	1	3	2	2	-33.3%	0.0%
\$1,500,000 - \$1,999,999	2	1	2	4	0	Not Valid	-50.0%	0.0%
\$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	1	1	1	-100.0%	-100.0%
\$3,000,000 - \$3,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
\$4,000,000 and up	1	0	Not Valid	1	0	Not Valid	0.0%	0.0%
Market Totals	15	11	1	20	17	1	-25.0%	-35.3%

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

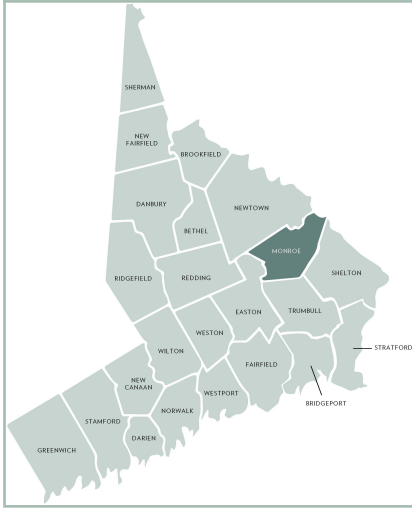
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	5	4	25.0%	16	28	-42.9%
\$500,000 - \$699,999	3	9	-66.7%	37	79	-53.2%
\$700,000 - \$999,999	4	10	-60.0%	42	54	-22.2%
\$1,000,000 - \$1,499,999	3	4	-25.0%	28	26	7.7%
\$1,500,000 - \$1,999,999	1	0	Not Valid	7	3	133.3%
\$2,000,000 - \$2,499,999	0	1	-100.0%	2	3	-33.3%
\$2,500,000 - \$2,999,999	0	0	Not Valid	1	1	0.0%
\$3,000,000 - \$4,999,999	0	0	Not Valid	0	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	1	0	Not Valid
Market Totals	16	28	-42.9%	134	194	-30.9%

Source : Smart MLS, Single Family Homes

MONROE

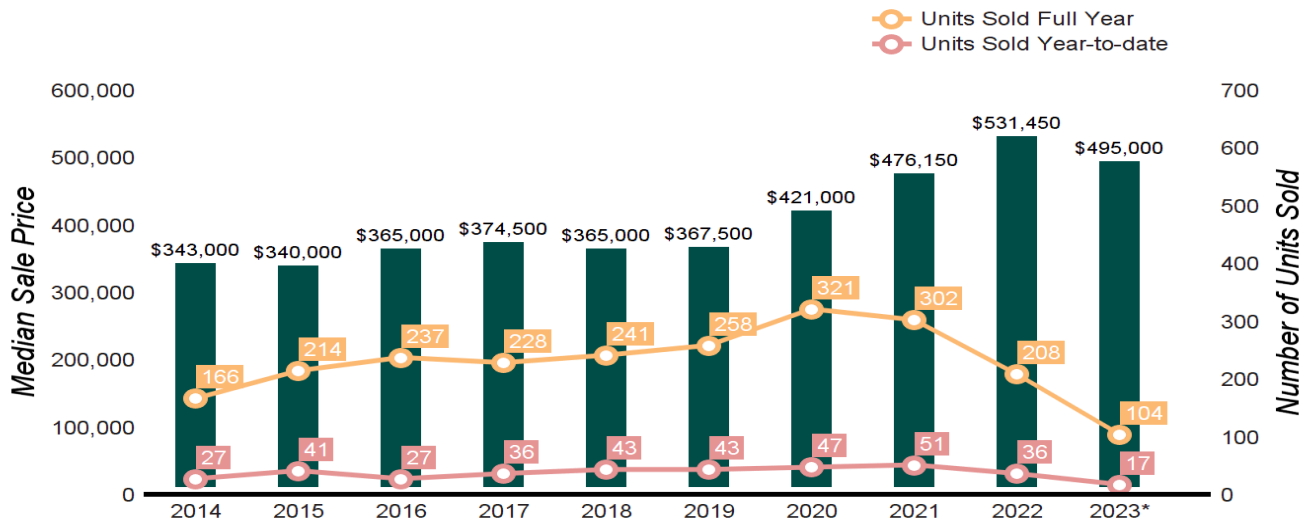
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	17	36	-52.8%	208	302	-31.1%
AVERAGE SALE PRICE	\$592,303	\$519,903	13.9%	\$569,536	\$487,380	16.9%
MEDIAN SALE PRICE	\$495,000	\$497,250	-0.5%	\$531,450	\$476,150	11.6%
AVERAGE PRICE PER SQUARE FOOT	\$222	\$203	9.4%	\$220	\$201	9.5%
AVERAGE DAYS ON MARKET	59	55	7.3%	43	43	0.0%
% SALE PRICE TO LIST PRICE	100.7%	101.9%	-1.2%	101.7%	101.6%	0.1%

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	\$592,303	Average Sale Price
Average Price/SqFt	\$155	\$150	\$149	\$155	\$153	\$157	\$171	\$201	\$220	\$222	Average Price/SqFt
Days On Market	104	101	95	82	62	85	71	43	43	59	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%	100.7%	%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

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	0	Not Valid	-100.0%	0.0%
\$200,000 - \$299,999	1	1	1	1	1	1	0.0%	0.0%
\$300,000 - \$399,999	1	2	1	5	4	1	-80.0%	-50.0%
\$400,000 - \$499,999	4	2	2	3	3	1	33.3%	-33.3%
\$500,000 - \$599,999	6	4	2	9	1	9	-33.3%	300.0%
\$600,000 - \$799,999	9	3	3	8	6	1	12.5%	-50.0%
\$800,000 - \$999,999	4	4	1	3	3	1	33.3%	33.3%
\$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	26	16	2	30	18	2	-13.3%	-11.1%

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

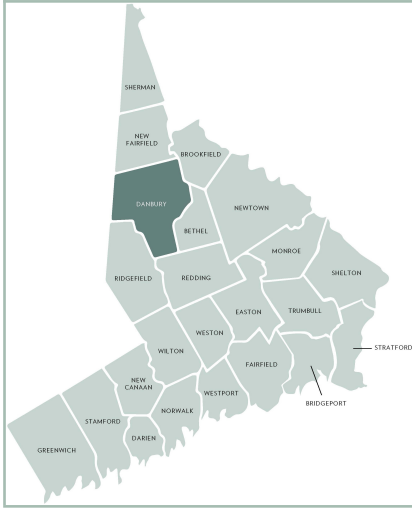
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	0	Not Valid	1	4	-75.0%
\$200,000 - \$299,999	0	2	-100.0%	2	15	-86.7%
\$300,000 - \$399,999	4	6	-33.3%	27	53	-49.1%
\$400,000 - \$499,999	5	11	-54.5%	49	86	-43.0%
\$500,000 - \$599,999	1	7	-85.7%	27	64	-57.8%
\$600,000 - \$799,999	4	9	-55.6%	60	55	9.1%
\$800,000 - \$999,999	2	0	Not Valid	20	8	150.0%
\$1,000,000 - \$1,999,999	1	1	0.0%	3	2	50.0%
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	17	36	-52.8%	189	287	-34.1%

Source : Smart MLS, Single Family Homes

DANBURY

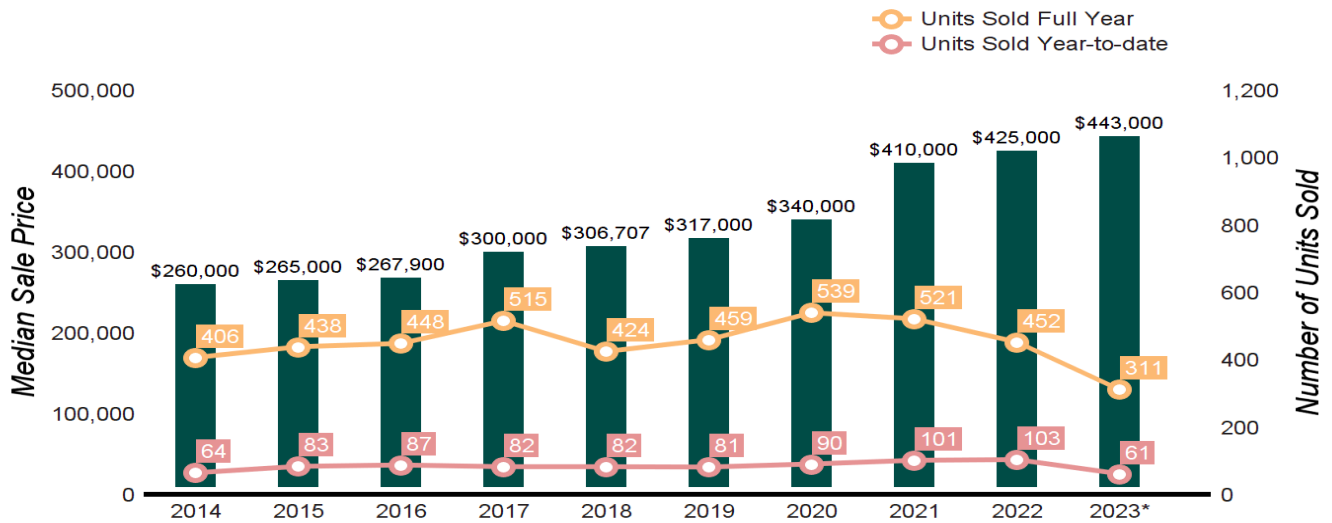
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	61	103	-40.8%	452	521	-13.2%
AVERAGE SALE PRICE	\$497,341	\$459,659	8.2%	\$465,435	\$444,951	4.6%
MEDIAN SALE PRICE	\$443,000	\$400,000	10.8%	\$425,000	\$410,000	3.7%
AVERAGE PRICE PER SQUARE FOOT	\$225	\$230	-2.2%	\$240	\$212	13.2%
AVERAGE DAYS ON MARKET	59	54	9.3%	49	49	0.0%
% SALE PRICE TO LIST PRICE	99.2%	100.5%	-1.3%	101.1%	100.9%	0.2%

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	\$497,341	Average Sale Price
Average Price/SqFt	\$140	\$144	\$151	\$158	\$164	\$169	\$191	\$212	\$237	\$225	Average Price/SqFt
Days On Market	105	92	101	76	62	71	70	49	49	59	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%	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

DANBURY

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	1	2	-100.0%	-100.0%
\$200,000 - \$299,999	2	2	1	10	5	2	-80.0%	-60.0%
\$300,000 - \$399,999	14	7	2	19	12	2	-26.3%	-41.7%
\$400,000 - \$499,999	12	5	2	13	10	1	-7.7%	-50.0%
\$500,000 - \$599,999	6	5	1	7	5	1	-14.3%	0.0%
\$600,000 - \$799,999	6	2	3	5	5	1	20.0%	-60.0%
\$800,000 - \$999,999	2	0	Not Valid	3	1	3	-33.3%	-100.0%
\$1,000,000 - \$1,999,999	6	0	Not Valid	5	0	Not Valid	20.0%	0.0%
\$2,000,000 and up	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
Market Totals	49	21	2	64	39	2	-23.4%	-46.2%

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

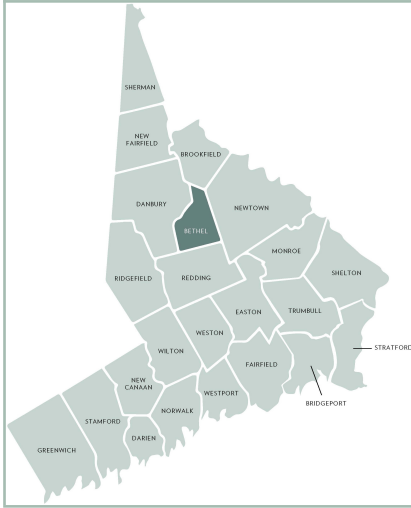
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	3	2	50.0%	11	19	-42.1%
\$200,000 - \$299,999	4	13	-69.2%	27	42	-35.7%
\$300,000 - \$399,999	11	35	-68.6%	94	172	-45.3%
\$400,000 - \$499,999	20	25	-20.0%	146	145	0.7%
\$500,000 - \$599,999	11	12	-8.3%	68	78	-12.8%
\$600,000 - \$799,999	6	14	-57.1%	44	47	-6.4%
\$800,000 - \$999,999	5	1	400.0%	14	7	100.0%
\$1,000,000 - \$1,999,999	1	0	Not Valid	6	10	-40.0%
\$2,000,000 and up	0	1	-100.0%	0	3	-100.0%
Market Totals	61	103	-40.8%	410	523	-21.6%

Source : Smart MLS, Single Family Homes

BETHEL

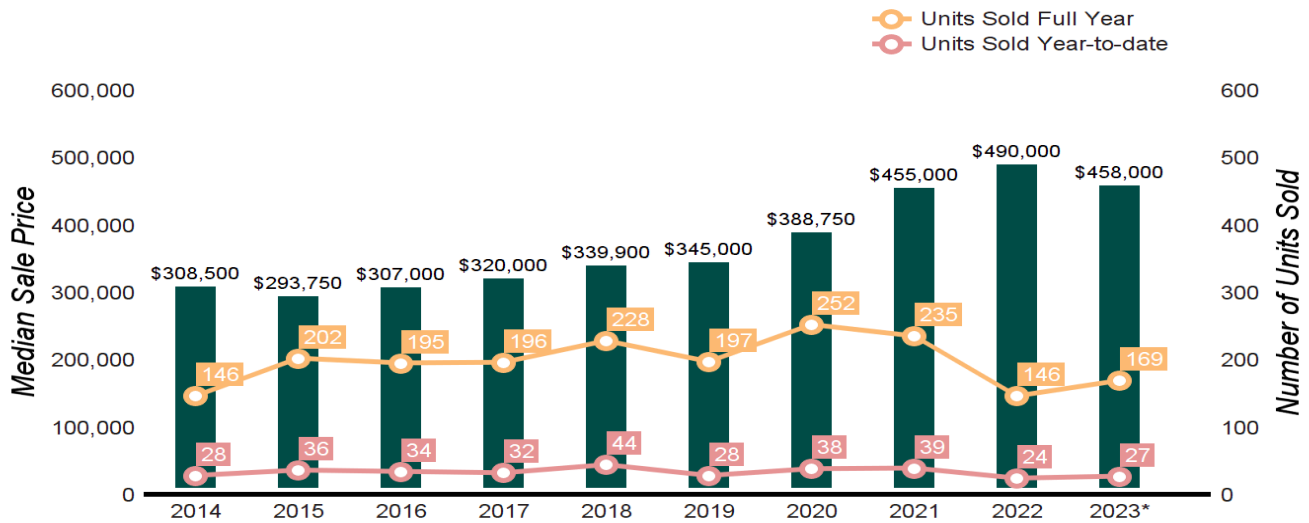
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	27	24	12.5%	146	235	-37.9%
AVERAGE SALE PRICE	\$466,914	\$477,845	-2.3%	\$505,025	\$474,559	6.4%
MEDIAN SALE PRICE	\$458,000	\$444,000	3.2%	\$490,000	\$455,000	7.7%
AVERAGE PRICE PER SQUARE FOOT	\$248	\$217	14.3%	\$235	\$209	12.4%
AVERAGE DAYS ON MARKET	44	57	-22.8%	44	56	-21.4%
% SALE PRICE TO LIST PRICE	100.1%	100.6%	-0.5%	102.0%	101.4%	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	\$466,914	Average Sale Price
Average Price/SqFt	\$150	\$155	\$158	\$157	\$169	\$173	\$187	\$209	\$235	\$248	Average Price/SqFt
Days On Market	106	102	113	79	68	84	74	56	44	44	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%	100.1%	%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

BETHEL

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	1	2	1	1	3	1	0.0%	-33.3%
\$300,000 - \$399,999	3	3	1	0	3	0	0.0%	0.0%
\$400,000 - \$499,999	2	2	1	2	5	1	0.0%	-60.0%
\$500,000 - \$599,999	4	2	2	5	0	Not Valid	-20.0%	0.0%
\$600,000 - \$799,999	6	0	Not Valid	4	1	4	50.0%	-100.0%
\$800,000 - \$999,999	3	2	2	0	2	0	0.0%	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	19	11	2	12	14	1	58.3%	-21.4%

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

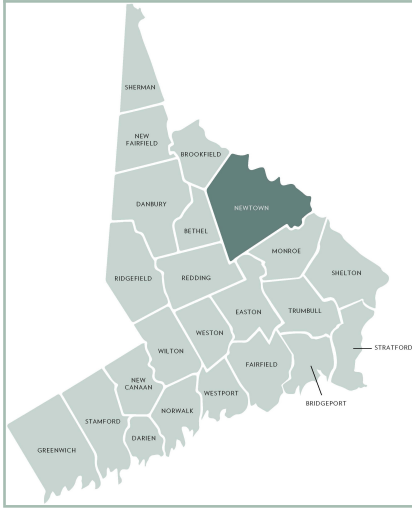
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	0	Not Valid	0	2	-100.0%
\$200,000 - \$299,999	3	3	0.0%	9	13	-30.8%
\$300,000 - \$399,999	5	7	-28.6%	23	54	-57.4%
\$400,000 - \$499,999	11	4	175.0%	47	71	-33.8%
\$500,000 - \$599,999	2	3	-33.3%	34	41	-17.1%
\$600,000 - \$799,999	5	6	-16.7%	31	34	-8.8%
\$800,000 - \$999,999	1	1	0.0%	4	5	-20.0%
\$1,000,000 - \$1,999,999	0	0	Not Valid	1	0	Not Valid
\$2,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	27	24	12.5%	149	220	-32.3%

Source : Smart MLS, Single Family Homes

NEWTOWN

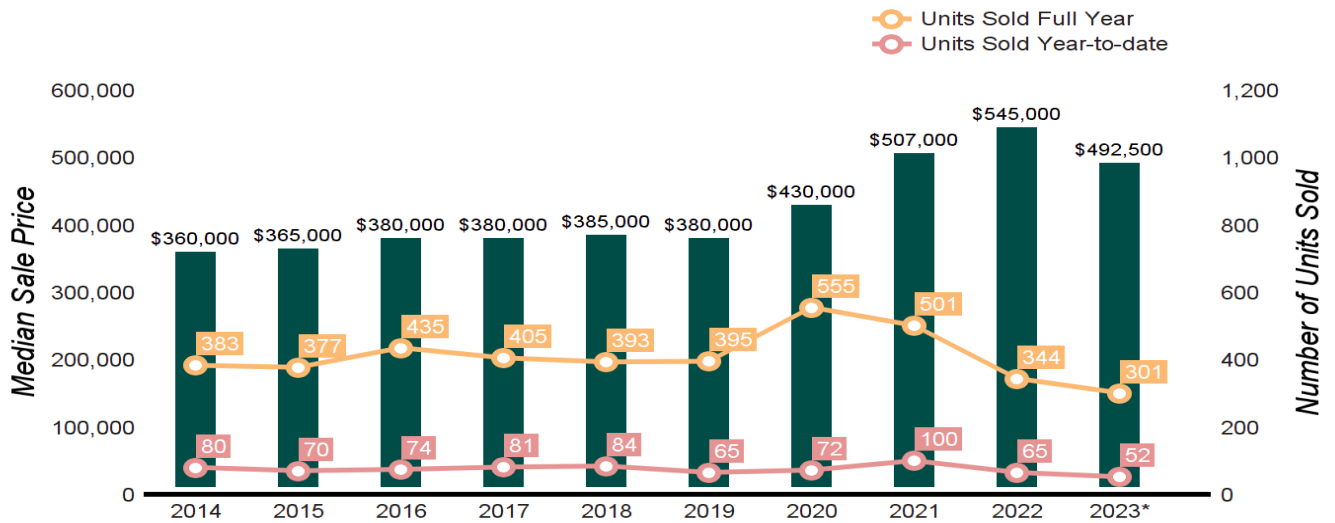
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	52	65	-20.0%	344	501	-31.3%
AVERAGE SALE PRICE	\$556,118	\$538,690	3.2%	\$577,958	\$538,122	7.4%
MEDIAN SALE PRICE	\$492,500	\$495,000	-0.5%	\$545,000	\$507,000	7.5%
AVERAGE PRICE PER SQUARE FOOT	\$229	\$221	3.6%	\$236	\$206	14.6%
AVERAGE DAYS ON MARKET	53	59	-10.2%	53	57	-7.0%
% SALE PRICE TO LIST PRICE	100.3%	100.5%	-0.2%	102.0%	100.9%	1.1%

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	\$556,118	Average Sale Price
Average Price/SqFt	\$136	\$151	\$151	\$156	\$152	\$156	\$173	\$206	\$236	\$229	Average Price/SqFt
Days On Market	126	116	125	101	72	91	80	57	53	53	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%	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

NEWTOWN

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
\$200,000 - \$299,999	7	2	4	2	0	Not Valid	250.0%	0.0%
\$300,000 - \$399,999	1	2	1	6	3	2	-83.3%	-33.3%
\$400,000 - \$499,999	9	4	2	5	8	1	80.0%	-50.0%
\$500,000 - \$599,999	6	3	2	8	3	3	-25.0%	0.0%
\$600,000 - \$799,999	14	6	2	14	19	1	0.0%	-68.4%
\$800,000 - \$999,999	9	2	5	10	3	3	-10.0%	-33.3%
\$1,000,000 - \$1,999,999	12	2	6	9	0	Not Valid	33.3%	0.0%
\$2,000,000 and up	2	0	Not Valid	1	0	Not Valid	100.0%	0.0%
Market Totals	62	21	3	56	36	2	10.7%	-41.7%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	1	2	-50.0%	7	10	-30.0%
\$200,000 - \$299,999	2	6	-66.7%	14	31	-54.8%
\$300,000 - \$399,999	11	13	-15.4%	46	76	-39.5%
\$400,000 - \$499,999	12	12	0.0%	62	99	-37.4%
\$500,000 - \$599,999	9	10	-10.0%	66	82	-19.5%
\$600,000 - \$799,999	13	12	8.3%	96	110	-12.7%
\$800,000 - \$999,999	2	10	-80.0%	28	45	-37.8%
\$1,000,000 - \$1,999,999	1	0	Not Valid	10	12	-16.7%
\$2,000,000 and up	1	0	Not Valid	2	1	100.0%
Market Totals	52	65	-20.0%	331	466	-29.0%

Source : Smart MLS, Single Family Homes

NEW FAIRFIELD

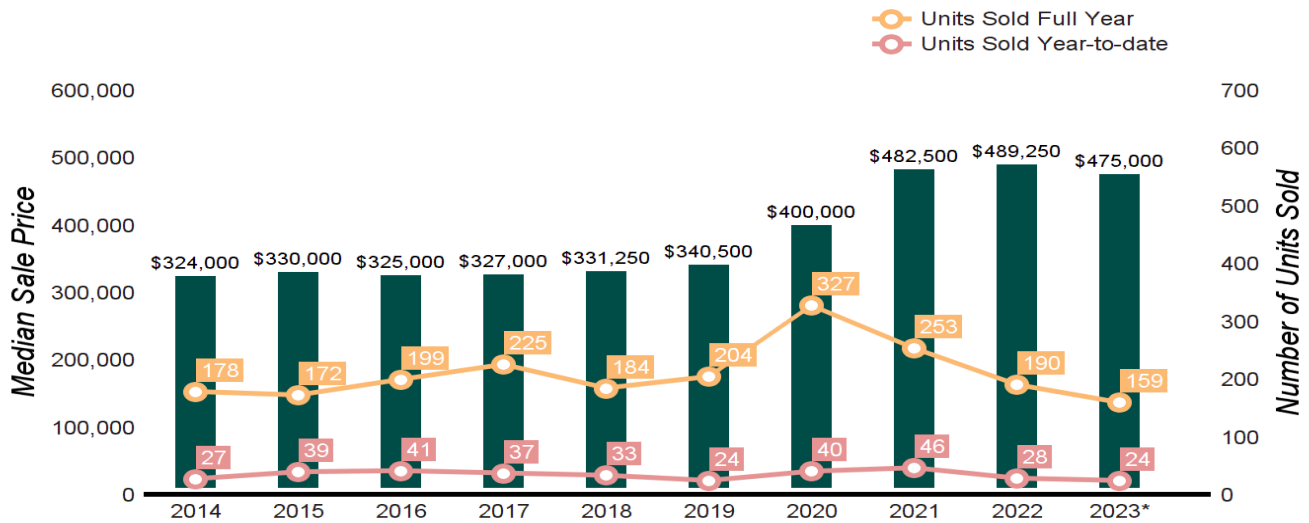
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	24	28	-14.3%	190	253	-24.9%
AVERAGE SALE PRICE	\$472,106	\$482,320	-2.1%	\$566,058	\$601,804	-5.9%
MEDIAN SALE PRICE	\$475,000	\$435,500	9.1%	\$489,250	\$482,500	1.4%
AVERAGE PRICE PER SQUARE FOOT	\$238	\$221	7.7%	\$250	\$256	-2.3%
AVERAGE DAYS ON MARKET	77	67	14.9%	48	57	-15.8%
% SALE PRICE TO LIST PRICE	98.5%	101.4%	-2.9%	101.0%	99.1%	1.9%

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	\$472,106	Average Sale Price
Average Price/SqFt	\$168	\$171	\$171	\$186	\$173	\$193	\$213	\$256	\$250	\$238	Average Price/SqFt
Days On Market	121	121	116	88	75	95	77	57	48	77	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%	98.5%	%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

NEW FAIRFIELD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	2	3	1	3	1	3	-33.3%	200.0%
\$200,000 - \$299,999	3	1	3	6	2	3	-50.0%	-50.0%
\$300,000 - \$399,999	7	2	4	6	5	1	16.7%	-60.0%
\$400,000 - \$499,999	4	0	Not Valid	5	2	3	-20.0%	-100.0%
\$500,000 - \$599,999	5	0	Not Valid	4	5	1	25.0%	-100.0%
\$600,000 - \$799,999	7	2	4	8	4	2	-12.5%	-50.0%
\$800,000 - \$999,999	3	0	Not Valid	3	0	Not Valid	0.0%	0.0%
\$1,000,000 - \$1,999,999	0	1	0	5	1	5	-100.0%	0.0%
\$2,000,000 and up	1	1	1	0	0	Not Valid	0.0%	0.0%
Market Totals	32	10	3	40	20	2	-20.0%	-50.0%

*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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$199,999	0	2	-100.0%	6	7	-14.3%
\$200,000 - \$299,999	2	2	0.0%	15	20	-25.0%
\$300,000 - \$399,999	6	9	-33.3%	37	42	-11.9%
\$400,000 - \$499,999	6	6	0.0%	36	55	-34.5%
\$500,000 - \$599,999	5	3	66.7%	30	39	-23.1%
\$600,000 - \$799,999	4	3	33.3%	40	39	2.6%
\$800,000 - \$999,999	1	2	-50.0%	10	11	-9.1%
\$1,000,000 - \$1,999,999	0	1	-100.0%	9	18	-50.0%
\$2,000,000 and up	0	0	Not Valid	3	4	-25.0%
Market Totals	24	28	-14.3%	186	235	-20.9%

Source : Smart MLS, Single Family Homes

BROOKFIELD

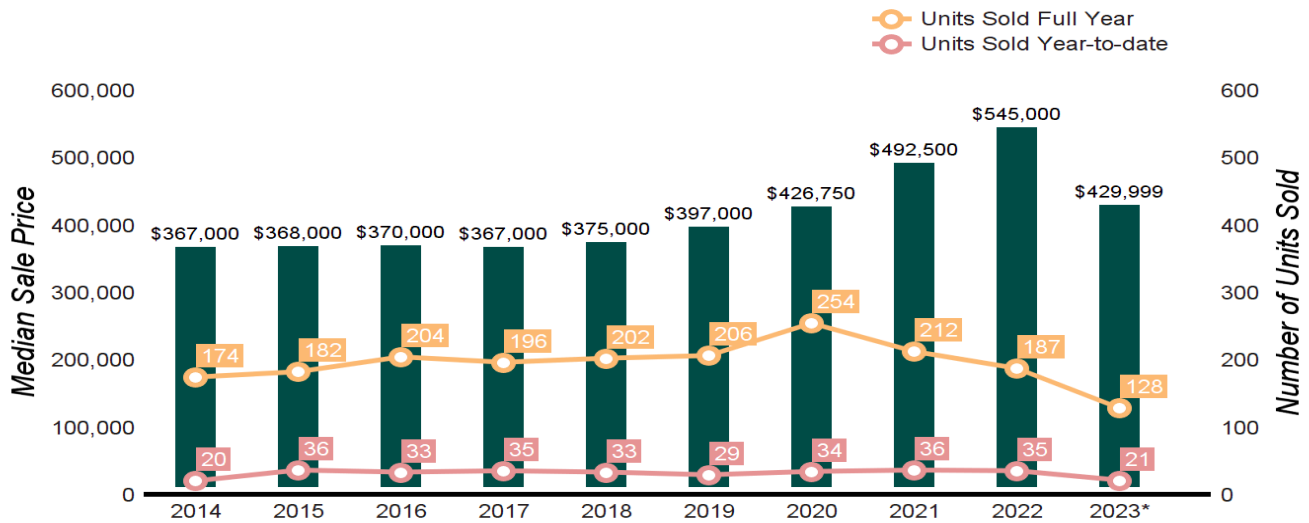
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	21	35	-40.0%	187	212	-11.8%
AVERAGE SALE PRICE	\$556,876	\$530,623	4.9%	\$656,499	\$570,545	15.1%
MEDIAN SALE PRICE	\$429,999	\$470,000	-8.5%	\$545,000	\$492,500	10.7%
AVERAGE PRICE PER SQUARE FOOT	\$276	\$222	24.3%	\$253	\$223	13.5%
AVERAGE DAYS ON MARKET	72	50	44.0%	48	52	-7.7%
% SALE PRICE TO LIST PRICE	99.0%	99.8%	-0.8%	101.6%	100.4%	1.2%

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	\$556,876	Average Sale Price
Average Price/SqFt	\$161	\$166	\$173	\$174	\$174	\$181	\$187	\$223	\$253	\$276	Average Price/SqFt
Days On Market	109	119	108	105	77	86	84	52	48	72	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%	99.0%	%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

BROOKFIELD

FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	9	8	1	9	6	2	0.0%	33.3%
\$500,000 - \$699,999	6	3	2	12	3	4	-50.0%	0.0%
\$700,000 - \$999,999	4	2	2	7	2	4	-42.9%	0.0%
\$1,000,000 - \$1,499,999	6	0	Not Valid	1	1	1	500.0%	-100.0%
\$1,500,000 - \$1,999,999	1	0	Not Valid	1	2	1	0.0%	-100.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	0	0	Not Valid	0.0%	0.0%
\$2,500,000 - \$2,999,999	3	0	Not Valid	0	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	31	13	2	30	14	2	3.3%	-7.1%

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

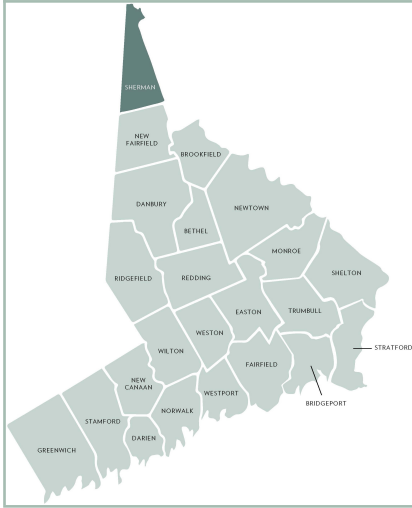
SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2023 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	12	21	-42.9%	62	108	-42.6%
\$500,000 - \$699,999	6	8	-25.0%	69	66	4.5%
\$700,000 - \$999,999	2	5	-60.0%	29	25	16.0%
\$1,000,000 - \$1,499,999	0	1	-100.0%	3	6	-50.0%
\$1,500,000 - \$1,999,999	0	0	Not Valid	3	3	0.0%
\$2,000,000 - \$2,499,999	1	0	Not Valid	4	0	Not Valid
\$2,500,000 - \$2,999,999	0	0	Not Valid	1	3	-66.7%
\$3,000,000 - \$4,999,999	0	0	Not Valid	2	0	Not Valid
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	21	35	-40.0%	173	211	-18.0%

Source : Smart MLS, Single Family Homes

SHERMAN

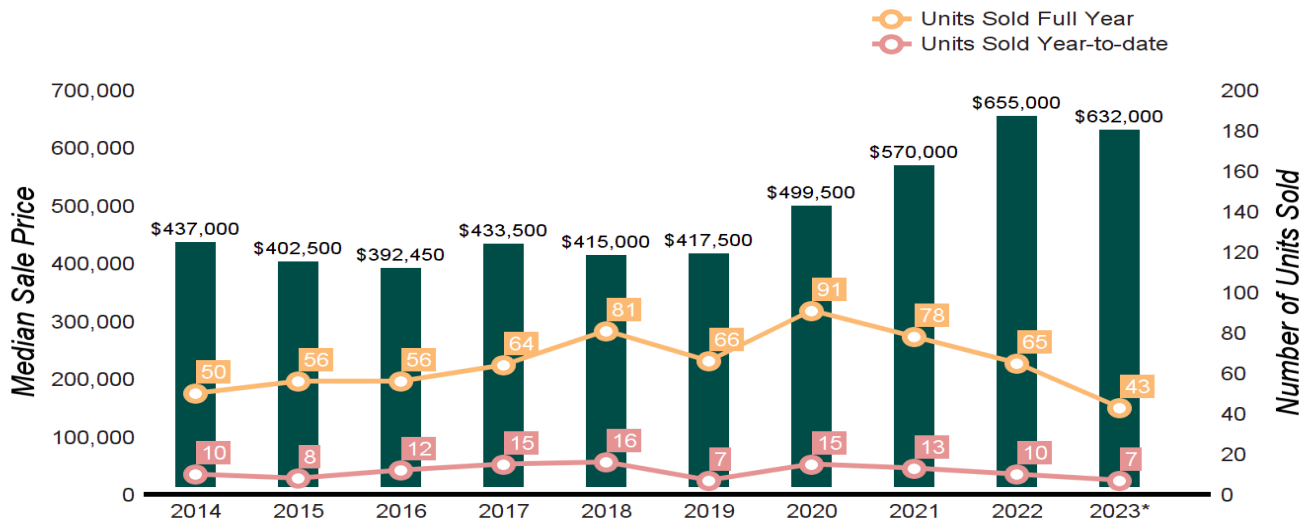
FIRST QUARTER 2023



QUARTERLY MARKET OVERVIEW

	Q1 2023	Q1 2022	% CHANGE	FULL YEAR 2022	FULL YEAR 2021	% CHANGE
HOMES SOLD	7	10	-30.0%	65	78	-16.7%
AVERAGE SALE PRICE	\$743,642	\$668,742	11.2%	\$726,458	\$697,019	4.2%
MEDIAN SALE PRICE	\$632,000	\$583,711	8.3%	\$655,000	\$570,000	14.9%
AVERAGE PRICE PER SQUARE FOOT	\$252	\$286	-11.9%	\$298	\$275	8.4%
AVERAGE DAYS ON MARKET	81	84	-3.6%	78	83	-6.0%
% SALE PRICE TO LIST PRICE	99.6%	96.4%	3.3%	96.4%	97.7%	-1.3%

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	\$743,642	Average Sale Price
Average Price/SqFt	\$190	\$224	\$185	\$221	\$197	\$230	\$218	\$275	\$298	\$252	Average Price/SqFt
Days On Market	170	135	106	124	122	155	137	83	78	81	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%	99.6%	%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

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FIRST QUARTER 2023

SUPPLY/DEMAND ANALYSIS

PRICE RANGE	AS OF MARCH 31, 2023			AS OF MARCH 31, 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	0	Not Valid	2	4	1	-50.0%	-100.0%
\$500,000 - \$699,999	3	1	3	3	1	3	0.0%	0.0%
\$700,000 - \$999,999	5	3	2	4	0	Not Valid	25.0%	0.0%
\$1,000,000 - \$1,499,999	5	0	Not Valid	6	2	3	-16.7%	-100.0%
\$1,500,000 - \$1,999,999	2	0	Not Valid	2	0	Not Valid	0.0%	0.0%
\$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	16	4	4	18	7	3	-11.1%	-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 - 03/31/2023	01/01/2022 - 03/31/2022	% CHANGE 2023/2022	04/01/2022 - 03/31/2023	04/01/2021 - 03/31/2022	% CHANGE 2023/2022
\$0 - \$499,999	1	4	-75.0%	13	24	-45.8%
\$500,000 - \$699,999	3	2	50.0%	22	25	-12.0%
\$700,000 - \$999,999	2	2	0.0%	18	15	20.0%
\$1,000,000 - \$1,499,999	1	2	-50.0%	6	8	-25.0%
\$1,500,000 - \$1,999,999	0	0	Not Valid	2	2	0.0%
\$2,000,000 - \$2,499,999	0	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	0	Not Valid	0	1	-100.0%
\$5,000,000 and up	0	0	Not Valid	0	0	Not Valid
Market Totals	7	10	-30.0%	62	75	-17.3%

Source : Smart MLS, Single Family Homes



HOULIHAN LAWRENCE

3 GLOBAL NETWORKS - REACHING 56 COUNTRIES & 6 CONTINENTS

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