

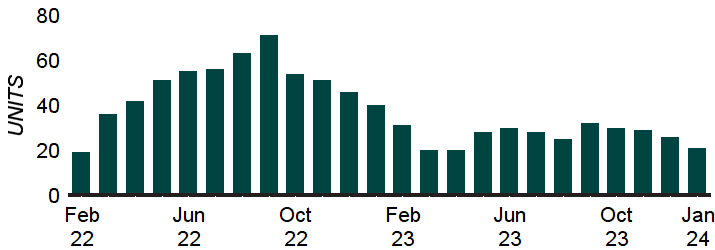
# JANUARY 2024 MARKET REPORT

Danbury  
Single Family For Sale

	January 2024	CHANGE FROM December 2023	CHANGE FROM January 2023
MEDIAN SALE PRICE	\$454,500	▲ 2.10%	▲ 7.60%
AVERAGE SALE PRICE	\$511,613	▲ 12.80%	▲ 1.20%
UNITS SOLD	22	▼ -26.70%	▼ -15.40%
AVERAGE DAYS ON MARKET	66	▲ 53.50%	▲ 26.90%
% OF SALES PRICE	99.34	▼ -3.40%	▲ 0.60%
UNITS FOR SALE	44	▼ -18.50%	▼ -30.20%
MONTHS OF INVENTORY	2.00	▲ 11.10%	▼ -16.70%

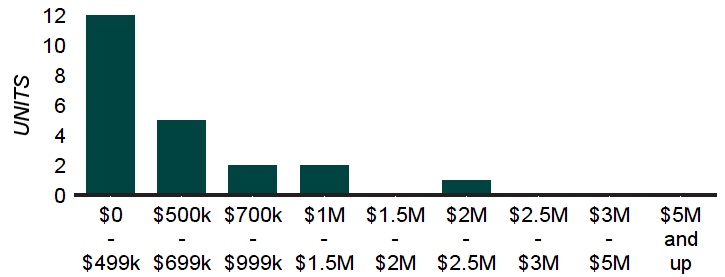
## HOMES FOR SALE

Number of homes listed for sale, end of month



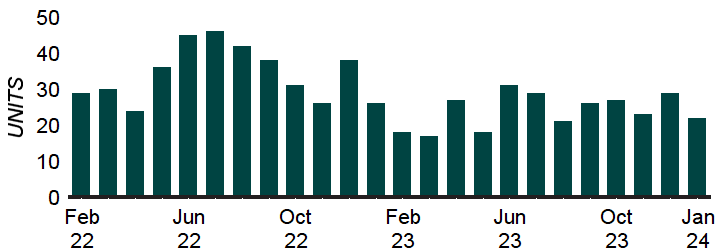
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



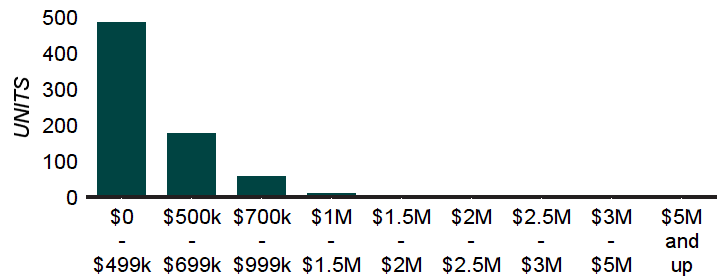
## HOMES SOLD

Number of homes sold



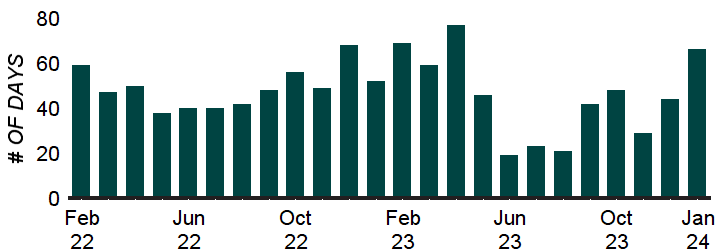
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



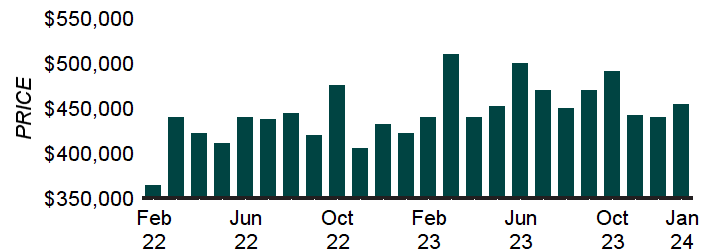
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



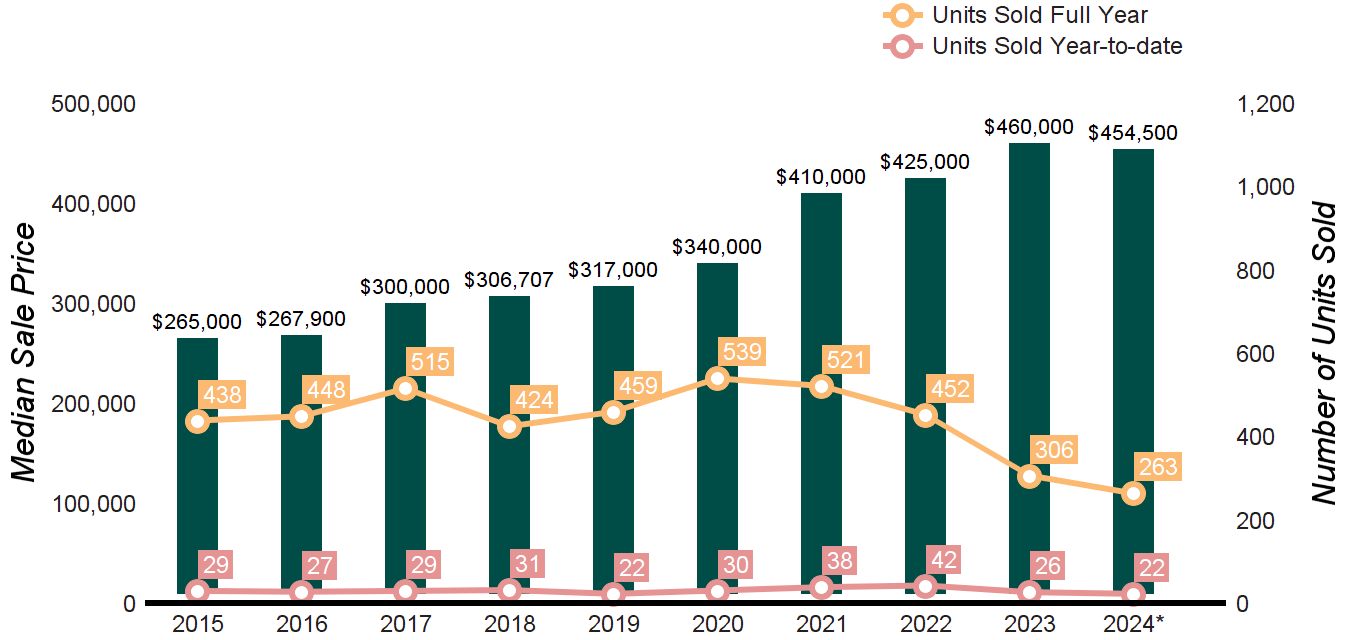
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Danbury  
Single Family For Sale



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	438	448	515	424	459	539	521	452	306	263
	▲ 8%	▲ 2%	▲ 15%	▼ 18%	▲ 8%	▲ 17%	▼ 3%	▼ 13%	▼ 32%	▼ 14%
<b>MEDIAN SOLD PRICE</b>	\$265,000	\$267,900	\$300,000	\$306,707	\$317,000	\$340,000	\$410,000	\$425,000	\$460,000	\$454,500
	▲ 2%	▲ 1%	▲ 12%	▲ 2%	▲ 3%	▲ 7%	▲ 21%	▲ 4%	▲ 8%	▼ 1%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.

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\*2024 year-to-date Homes and Median Price are through 1/31/2024

For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date