SECOND QUARTER 2022

Market Watch

William Pitt Julia B Fee | Sotheby's INTERNATIONAL REALTY

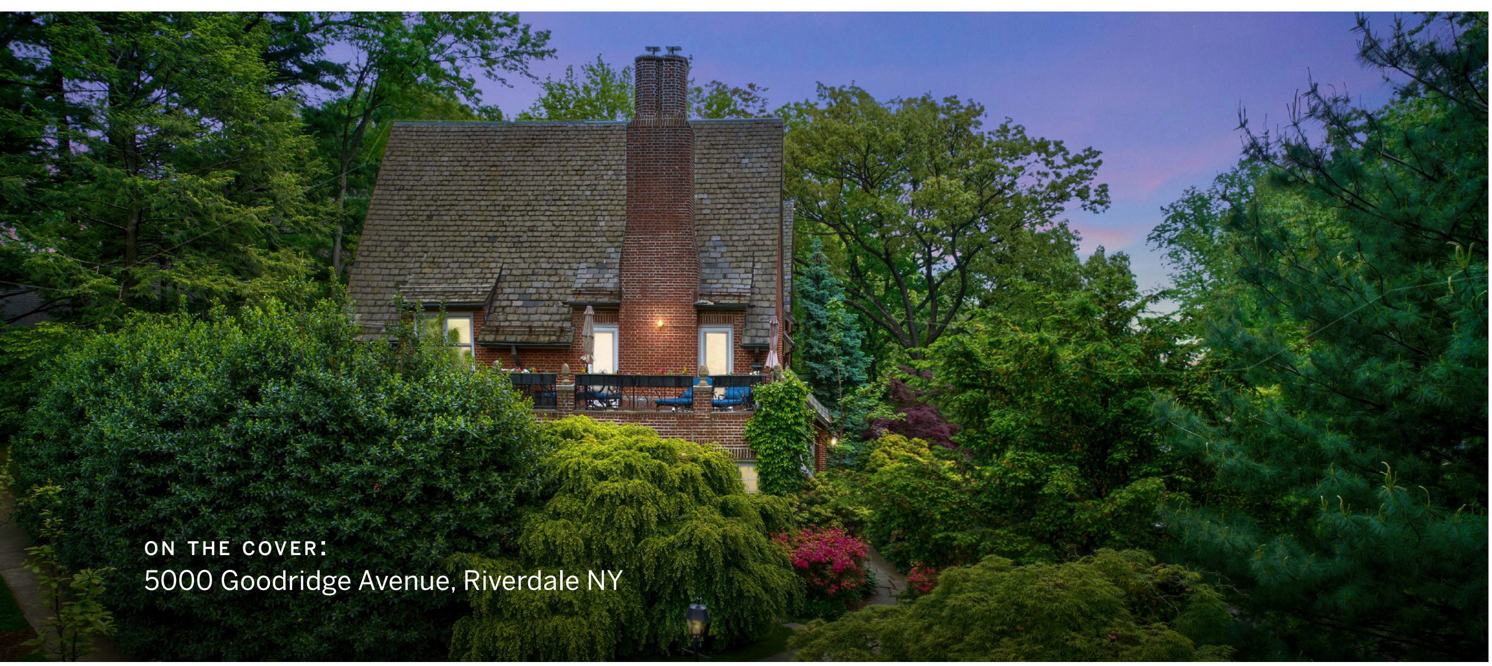
Market Overview

- Despite projections of a housing downturn nationally, our own markets continue to see heightened activity due to our proximity to New York City
- Higher mortgage rates and inflation will impact buyers' purchasing power, and other economic indicators are mixed
- Median sale prices are still increasing across all our markets, driven by low housing supply and high buyer demand
- The combination of an inventory shortage and a record-breaking sales period in 2021 resulted in quarterly and year to date sales declines this year

After two years of soaring real estate sales, we are starting to see signs of moderation ahead. According to the major news outlets analyzing housing from a national perspective, bidding wars are waning and a downturn may be on the horizon. Nevertheless, our own markets, while not immune to the economic factors influencing real estate nationally, continue to experience heightened activity. This is due to our unique proximity to New York and the steady demand flowing from the city to our suburban markets.

The economy has become more turbulent with the fluctuating stock market dipping into bear market territory in mid-June. A level of inflation not seen in four decades remains a critical concern, and interest rates are rapidly rising in response. When this report went to print on July 1, average mortgage rates stood at 5.7%, up from 3.11% on January 1 of this year. Such an increase will influence the purchasing power of buyers, particularly in the lower to middle ranges of the price spectrum in our markets. Higher mortgage rates and inflation will affect buyers' decision making on a number of levels as they consider not only the affordability of homes but also improvements and furnishings they may need as well as overall cost of living.

Still, it's important to remember that mortgage rates had reached historic lows, and with the current uptick to 5.7%—the highest in many years—rates



ON THE COVER:
5000 Goodridge Avenue, Riverdale NY

Economic Factors

INDICATORS	DATES		
	6/30/21	12/31/21	6/30/22
Stock Market (Dow)	34,503	36,338	30,753
Consumer Confidence	127	116	99
Mortgage Rate (US 30 year)	2.95%	3.05%	5.70%
Unemployment Rate	5.9%	3.9%	3.6%*

DATES	GDP
Q2 2021	6.7%
Q3 2021	2.3%
Q4 2021	6.9%
Q1 2021	-1.5%
Q2 2022 (EST.)	1.9%

** As of May*

even now are lower than the historical average of around 8%. Increased rates may impact consumer confidence, which now according to the Consumer Confidence Index stands at 98.7, a dip from the index's highs of recent years. On the positive side, the unemployment rate remains very low. Other indicators are less positive, however. The GDP decreased at an annual rate of 1.5% in the first quarter, its first decline since the pandemic first hit more than two years ago. Meanwhile, the media has widely reported predictions of a 2023 recession by leading economists, and the war in Ukraine is having a significant impact on the global economy. Much is unknown.

While acknowledging the uncertainty in the world around us, we are overall cautiously optimistic that sales activity in our markets will continue ahead of historical norms in the months ahead. Once again, our particular niche of the country differs from other markets nationwide. Despite the negative economic aspects mentioned above, our markets benefit from an ongoing influx of city residents seeking relocation to the suburbs. The reasons are consistent: greater flexibility to work remotely, the desirability of our schools, a craving for more space, the smaller population density in our communities and a rise in city crime. To be sure, diminished buyer demand nationally may be felt in our areas as well, but so far demand here is still high, even with fewer bidding wars. One effect we may expect to see in the future is some reduction in prices, especially if inventory begins to improve. Fannie Mae predicts that price growth will slow significantly in 2023 with some areas seeing declines.

For the moment, however, prices are still up. The 12-month median sale price rose from the prior 12 months in every region we serve, increasing by 4% in Westchester, 5% in Fairfield, 12% in New Haven, 10% in Middlesex, 10% in New London, 3% in Litchfield, 9% in Hartford and 4% in the Berkshires. Prices also increased from the first quarter of 2022 to the second. This trend is in line with the national picture, with the National Association of Realtors (NAR) reporting that median sales prices exceeded $400,000 for the first time ever in May.

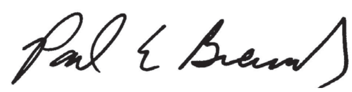
Behind these price increases is the ongoing inventory shortage. With more buyers in the market than there are homes for sale, the balance between supply and demand is firmly in the favor of sellers, who are able to realize higher sales in such a competitive environment. A glance at inventory data at the end of the second quarter confirms this: The number of new listings coming to the market is down an average of 16.6% across our territories compared to this time last year, but the dollar volume of new listings is only down an average of 9.6%, which means listings are launching with higher asking prices. To underscore how limited our inventory is, these decreases are in comparison to a year that in itself experienced notable decreases from the year before that. It may be a positive sign that our second quarter inventory declines were not as low as they were in the first quarter.

Given the lack of available housing supply, it should not be surprising that closed sales decreased once again this quarter compared to the same period in 2021. It is also important to view this quarter's lower sales in context, understanding that our point of comparison is a time in 2021 that surged to record-breaking heights over the same quarter in 2020.

The midpoint of 2022 finds Westchester County single family unit sales and dollar volume down by 17% and 10%, respectively, from the second quarter of 2021 to the second quarter this year, and 17% and 9% year to date versus the first six months of 2021. Fairfield County, meanwhile, experienced a decrease of 27% in both unit sales and dollar volume for the quarter, and 25% in unit sales and 24% in dollar volume for the year. Moving up the Connecticut Shoreline, sales decreased in New Haven County by 19% in units and 8% in volume for the quarter, and 16% in units and 5% in volume year to date, while in Middlesex County sales dropped by 33% in units and 24% in volume for the quarter and 31% in units and 25% in volume for the year. In New London County, units decreased by 18% and volume by 12% for the quarter, while units dipped 16% and volume 10% year to date. Litchfield County saw unit sales fall behind the same quarter last year by 19% and dollar volume by 16%, while year to date units declined by 18% and volume by 14%. Hartford County's sales were down by 18% in units and 10% in volume quarter over quarter, and 14% in units and 8% in volume year over year. Berkshire County's unit sales were lower by 21% and 22% for the quarter and 13% and 10% for the year.

I hope you find this report informative and invite you to contact one of our sales associates at any time if we can help you with your real estate needs.

Wishing you health and safety.



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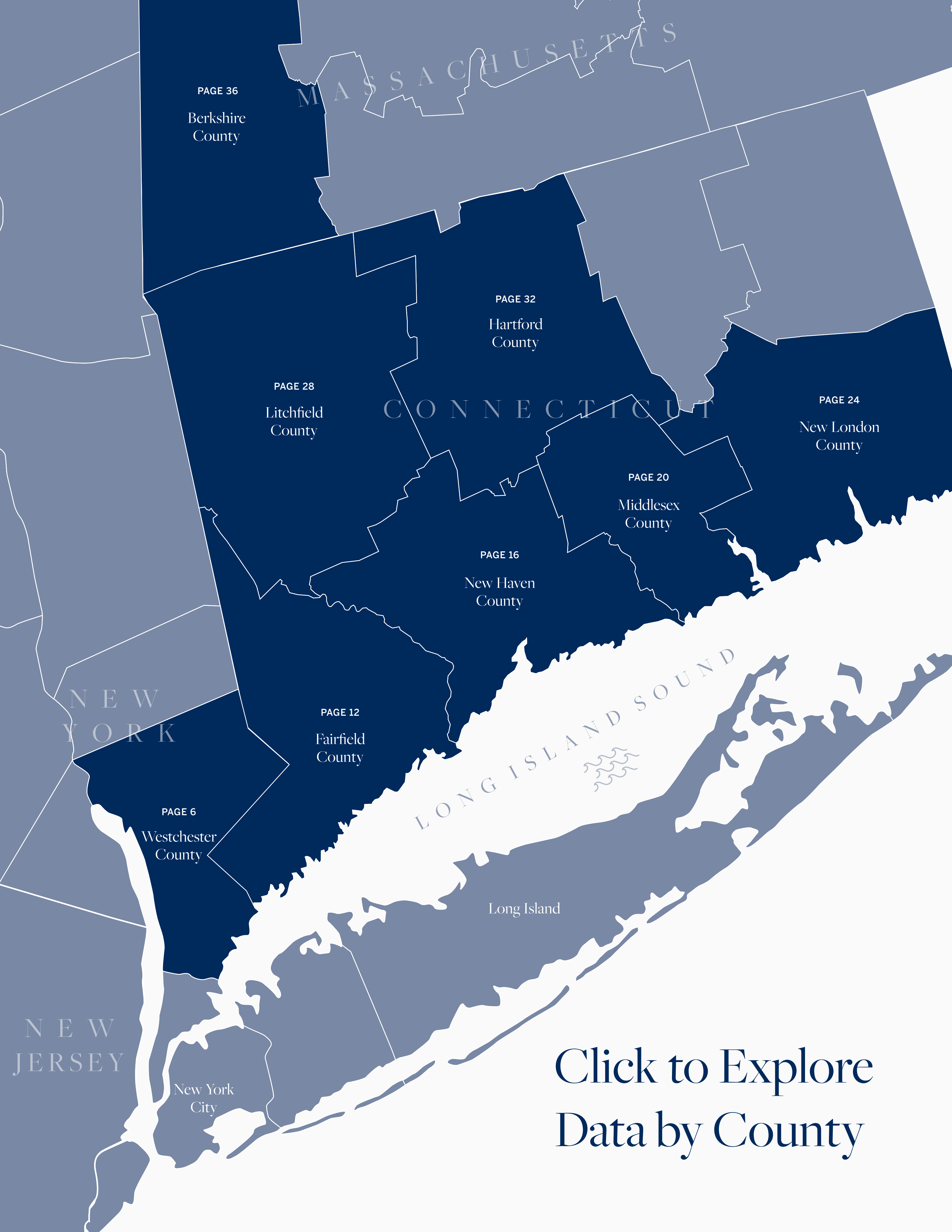
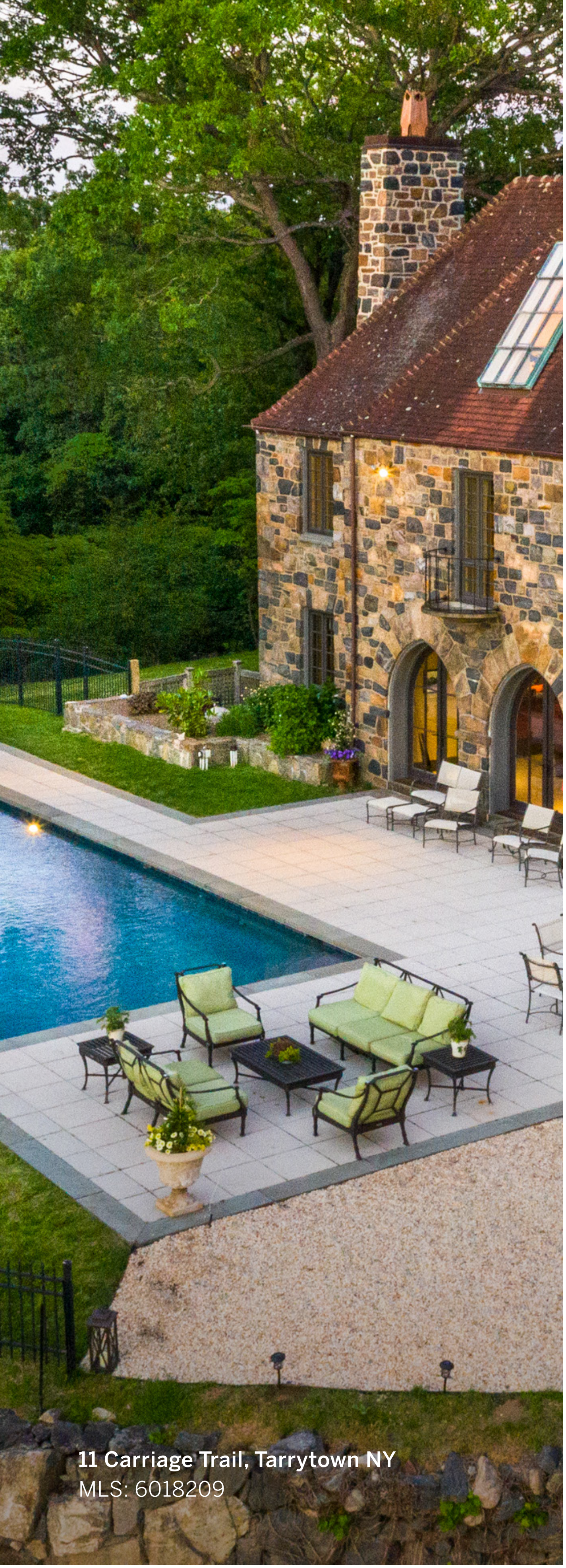


Click to Explore Data by County



AT A GLANCE

Westchester County

12-MONTH MEDIAN SELLING PRICE**

$800K

+4% 22 VS 21 % CHANGE

+20% 22 VS 20 % CHANGE

Q2 CLOSED SALES

1,528

-17% 22 VS 21 % CHANGE

-18% 22 VS 20 % CHANGE

Q2 CLOSED VOLUME

$1.9B

-10% 22 VS 21 % CHANGE

-10% 22 VS 20 % CHANGE

CURRENT INVENTORY*

1,440

-17% 22 VS 21 % CHANGE

-41% 22 VS 20 % CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

WESTCHESTER COUNTY OVERALL

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**1,185**	**1,844**	**1,528**	**29%**	**-17%**	**1,440**
0-$1,000,000	870	1,168	917	5%	-21%	832
$1,000,001 - $2,000,000	242	472	397	64%	-16%	335
$2,000,001 - $3,000,000	51	132	142	178%	8%	127
$3,000,001 - $5,000,000	17	60	62	265%	3%	80
$5,000,001+	5	12	10	100%	-17%	66

SOUTHERN WESTCHESTER COUNTY

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**813**	**1,284**	**1,096**	**35%**	**-15%**	**983**
0-$1,000,000	563	775	643	14%	-17%	570
$1,000,001 - $2,000,000	186	348	283	52%	-19%	222
$2,000,001 - $3,000,000	42	99	114	171%	15%	87
$3,000,001 - $5,000,000	17	53	50	194%	-6%	62
$5,000,001+	5	9	6	20%	-33%	42

NORTHERN WESTCHESTER COUNTY

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**372**	**560**	**432**	**16%**	**-23%**	**457**
0-$1,000,000	307	393	274	-11%	-30%	262
$1,000,001 - $2,000,000	56	124	114	104%	-8%	113
$2,000,001 - $3,000,000	9	33	28	211%	-15%	40
$3,000,001 - $5,000,000	0	7	12	-	71%	18
$5,000,001+	0	3	4	-	33%	24

* Inventory as of 6/30

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

WESTCHESTER COUNTY OVERALL

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	1,185	1,844	1,528	29%	-17%
CLOSED SALES VOLUME	$1,091,241,686	$2,067,499,194	$1,867,693,125	71%	-10%
NEW LISTINGS	2,355	3,154	2,707	15%	-14%
NEW LISTINGS VOLUME	$2,639,871,697	$3,153,118,481	$3,064,532,535	16%	-3%
INVENTORY	2,461	1,740	1,440	-41%	-17%

SOUTHERN WESTCHESTER COUNTY

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	813	1,284	1,096	35%	-15%
CLOSED SALES VOLUME	$817,083,862	$1,515,474,450	$1,370,008,647	68%	-10%
NEW LISTINGS	1,573	2,138	1,870	19%	-13%
NEW LISTINGS VOLUME	$1,760,564,986	$2,199,586,768	$2,082,737,963	18%	-5%
INVENTORY	1,610	1,183	983	-39%	-17%

NORTHERN WESTCHESTER COUNTY

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	372	560	432	16%	-23%
CLOSED SALES VOLUME	$274,157,824	$552,024,744	$497,684,478	82%	-10%
NEW LISTINGS	782	1,016	837	7%	-18%
NEW LISTINGS VOLUME	$879,306,712	$953,531,716	$981,794,573	12%	3%
INVENTORY	851	557	457	-46%	-18%

BACK TO MAP

45 Seely Place, Scarsdale NY
MLS: 6195253

Single Family Home Sales by Community

SOUTHERN WESTCHESTER COUNTY

SCHOOL DISTRICT	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
WESTCHESTER COUNTY	1,440	-17%	3,350	2,786	-17%	-9%	$768,000	$800,000	4%
Southern Westchester	983	-17%	2,287	1,934	-15%	-9%	$768,000	$823,000	7%
Ardsley	25	-46%	68	58	-15%	-18%	$751,000	$763,000	2%
Blind Brook	28	-3%	72	68	-6%	7%	$999,000	$1,072,000	7%
Briarcliff Manor	8	-53%	38	28	-26%	-6%	$930,000	$1,000,000	8%
Bronxville	22	-15%	29	40	38%	52%	$2,298,000	$2,400,000	4%
Dobbs Ferry	16	7%	40	33	-18%	-13%	$770,000	$840,000	9%
Eastchester	24	-11%	73	54	-26%	-27%	$777,000	$820,000	6%
Edgemont	34	-26%	37	35	-5%	-2%	$1,174,000	$1,175,000	0%
Elmsford	21	-32%	40	39	-3%	0%	$550,000	$590,000	7%
Greenburgh	13	-61%	42	53	26%	44%	$548,000	$580,000	6%
Harrison	41	-29%	81	62	-23%	4%	$1,385,000	$1,550,000	12%
Hartsdale (P.O)	6	-70%	37	37	0%	15%	$650,000	$694,000	7%
Hastings	14	17%	38	29	-24%	-23%	$854,000	$918,000	7%
Irvington	25	-36%	47	34	-28%	-29%	$955,000	$1,258,000	32%
Mamaroneck *	38	-21%	153	120	-22%	-18%	$1,305,000	$1,500,000	15%
Mount Pleasant	27	4%	47	48	2%	-3%	$650,000	$679,000	4%
Mount Vernon	53	13%	87	69	-21%	-17%	$563,000	$584,000	4%
New Rochelle	73	-25%	207	159	-23%	-16%	$760,000	$831,000	9%
Ossining	40	-2%	112	80	-29%	-30%	$540,000	$579,000	7%
Pelham	26	-10%	77	55	-29%	-20%	$1,098,000	$1,152,000	5%
Pleasantville	16	-52%	35	43	23%	39%	$730,000	$765,000	5%
Pocantico Hills	0	-100%	5	7	40%	81%	$915,000	$901,000	-2%
Port Chester	19	-37%	57	63	11%	41%	$585,000	$633,000	8%
Purchase (P.O.)	19	-10%	20	17	-15%	-33%	$1,783,000	$1,480,000	-17%
Rye City	37	6%	100	78	-22%	-14%	$1,978,000	$2,079,000	5%
Rye Neck	21	0%	43	34	-21%	-20%	$997,000	$931,000	-7%
Scarsdale	80	-1%	158	117	-26%	-17%	$1,643,000	$1,873,000	14%
Tarrytown	12	-8%	30	23	-23%	-26%	$855,000	$813,000	-5%
Tuckahoe	13	-43%	28	32	14%	29%	$835,000	$945,000	13%
Valhalla	13	18%	34	38	12%	23%	$643,000	$652,000	1%
White Plains	56	-2%	128	113	-12%	-8%	$721,000	$750,000	4%
Yonkers	163	-2%	324	268	-17%	-7%	$599,000	$619,000	3%
CONDOMINIUMS AND COOPERATIVES									
Condominiums	168	-42%	474	551	16%	46%	$428,000	$475,000	11%
Cooperatives	637	-29%	942	1,029	9%	17%	$190,000	$200,000	5%

*Mamaroneck School District includes Larchmont P.O.

BACK TO MAP

Single Family Home Sales by Community

NORTHERN WESTCHESTER COUNTY

SCHOOL DISTRICT	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
WESTCHESTER COUNTY	1,440	-17%	3,350	2,786	-17%	-9%	$768,000	$800,000	4%
Northern Westchester	457	-18%	1,063	852	-20%	-9%	$768,000	$740,000	-4%
Bedford	75	-29%	156	125	-20%	9%	$922,000	$975,000	6%
Byram Hills	60	-14%	83	70	-16%	5%	$1,195,000	$1,406,000	18%
Chappaqua	41	-21%	129	91	-29%	-23%	$999,000	$1,201,000	20%
Croton-Harmon	18	-38%	56	49	-13%	-7%	$700,000	$715,000	2%
Hendrick Hudson	26	-40%	78	60	-23%	-13%	$500,000	$550,000	10%
Katonah-Lewisboro	58	-17%	136	105	-23%	-22%	$824,000	$835,000	1%
Lakeland	55	10%	143	126	-12%	-1%	$456,000	$510,000	12%
North Salem	18	-33%	41	28	-32%	-34%	$629,000	$677,000	8%
Peekskill	20	33%	43	50	16%	42%	$392,000	$472,000	20%
Somers	49	-9%	119	77	-35%	-30%	$630,000	$700,000	11%
Yorktown	37	-10%	79	71	-10%	7%	$591,000	$621,000	5%
CONDOMINIUMS AND COOPERATIVES									
Condominiums	85	18%	244	256	5%	22%	$365,000	$400,000	10%
Cooperatives	28	17%	61	57	-7%	-1%	$130,000	$136,000	5%

126 Vail Lane, North Salem NY
MLS# 6179103


634 North Street, Greenwich CT
MLS: 170496584

AT A GLANCE

Fairfield County

12-MONTH MEDIAN SELLING PRICE**

$615K

+5%
22 VS 21
% CHANGE

+34%
22 VS 20
% CHANGE

Q2 CLOSED SALES

2,220

-27%
22 VS 21
% CHANGE

0%
22 VS 20
% CHANGE

Q2 CLOSED VOLUME

$2.5B

-27%
22 VS 21
% CHANGE

+41%
22 VS 20
% CHANGE

CURRENT INVENTORY*

2,369

-18%
22 VS 21
% CHANGE

-48%
22 VS 20
% CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	2,210	3,058	2,220	0%	-27%	2,369
0 - $800,000	1,599	1,741	1,234	-23%	-29%	1,238
$800,001 - $1,500,000	359	689	515	43%	-25%	518
$1,500,001 - $2,000,000	90	198	168	87%	-15%	165
$2,000,001 - $3,000,000	95	238	163	72%	-32%	182
$3,000,001+	67	192	140	109%	-27%	266

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	2,210	3,058	2,220	0%	-27%
CLOSED SALES VOLUME	$1,794,643,225	$3,451,368,002	$2,536,549,618	41%	-27%
NEW LISTINGS	4,108	4,691	3,736	-9%	-20%
NEW LISTINGS VOLUME	$4,812,313,192	$5,559,765,125	$4,634,556,942	-4%	-17%
INVENTORY	4,577	2,900	2,369	-48%	-18%

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
	YTD 2022	% CHANGE YTD 21 VS YTD 22	YTD 2021	YTD 2022	% CHANGE YTD 21 VS YTD 22	% CHANGE YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	% CHANGE
FAIRFIELD COUNTY	2,369	-18%	5,331	3,983	-25%	-24%	$587,000	$615,000	5%
Bethel	46	-16%	107	59	-45%	-41%	$426,000	$460,000	8%
Bridgeport	161	-13%	371	341	-8%	3%	$270,000	$301,000	11%
Brookfield	65	41%	85	80	-6%	15%	$466,000	$500,000	7%
Danbury	111	-2%	211	208	-1%	8%	$364,000	$420,000	15%
Darien	78	-6%	231	132	-43%	-37%	$1,501,000	$1,705,000	14%
Easton	41	-11%	79	53	-33%	-18%	$660,000	$790,000	20%
Fairfield	211	-7%	461	335	-27%	-16%	$711,000	$765,000	8%
Greenwich	235	-41%	514	323	-37%	-35%	$2,200,000	$2,339,000	6%
Monroe	55	-18%	127	92	-28%	-14%	$450,000	$490,000	9%
New Canaan	100	-26%	237	122	-49%	-47%	$1,573,000	$1,776,000	13%
New Fairfield	59	-9%	118	78	-34%	-44%	$435,000	$479,000	10%
Newtown	94	-24%	216	149	-31%	-23%	$460,000	$520,000	13%
Norwalk	175	-17%	375	307	-18%	-15%	$560,000	$600,000	7%
Redding	52	-5%	105	57	-46%	-36%	$655,000	$650,000	-1%
Ridgefield	93	-16%	238	158	-34%	-34%	$755,000	$823,000	9%
Rowayton	23	-4%	50	34	-32%	-38%	$1,385,000	$1,595,000	15%
Shelton	90	0%	215	147	-32%	-22%	$402,000	$440,000	9%
Sherman	32	0%	32	30	-6%	0%	$555,000	$608,000	10%
Stamford	198	-22%	456	354	-22%	-16%	$675,000	$729,000	8%
Stratford	127	-5%	342	332	-3%	5%	$326,000	$365,000	12%
Trumbull	96	5%	242	200	-17%	-8%	$460,000	$516,000	12%
Weston	55	-23%	119	92	-23%	-17%	$928,000	$1,118,000	20%
Westport	127	-41%	267	219	-18%	5%	$1,450,000	$1,750,000	21%
Wilton	68	-29%	183	115	-37%	-27%	$857,000	$1,000,000	17%
Middlebury*	37	54%	75	45	-40%	-23%	$368,000	$387,000	5%
Oxford*	32	-16%	71	62	-13%	-3%	$425,000	$460,000	8%
Southbury*	55	-7%	106	79	-25%	-20%	$437,000	$473,000	8%
CONDOMINIUMS									
FAIRFIELD COUNTY	711	-31%	2,026	1,568	-23%	-19%	$290,000	$310,000	7%

*Is not included in totals

BACK TO MAP


1481 Hillside Road, Fairfield CT
MLS# 170497707

1030 Main Street North, Southbury CT
MLS: 170409016

AT A GLANCE

New Haven County

12-MONTH MEDIAN SELLING PRICE**

$315K	+12% 22 VS 21 % CHANGE	+29% 22 VS 20 % CHANGE

Q2 CLOSED SALES

1,949	-19% 22 VS 21 % CHANGE	+9% 22 VS 20 % CHANGE

Q2 CLOSED VOLUME

$807M	-8% 22 VS 21 % CHANGE	+54% 22 VS 20 % CHANGE

CURRENT INVENTORY*

1,579	+1% 22 VS 21 % CHANGE	-24% 22 VS 20 % CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**1,785**	**2,398**	**1,949**	**9%**	**-19%**	**1,579**
0-$400,000	1,453	1,698	1,204	-17%	-29%	928
$400,001 - $750,000	289	578	612	112%	6%	455
$750,001 - $1,000,000	30	85	77	157%	-9%	96
$1,000,001 - $1,500,000	12	21	31	158%	48%	62
$1,500,001+	1	16	25	2400%	56%	38

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	1,785	2,398	1,949	9%	-19%
CLOSED SALES VOLUME	$525,299,594	$874,836,279	$806,818,098	54%	-8%
NEW LISTINGS	2,541	3,290	2,819	11%	-14%
NEW LISTINGS VOLUME	$899,536,585	$1,261,367,018	$1,187,932,623	32%	-6%
INVENTORY	2,081	1,556	1,579	-24%	1%


27 Summer Island Point, Branford CT
MLS# 170492575

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
NEW HAVEN COUNTY	1,579	1%	4,196	3,512	-16%	-5%	$282,000	$315,000	12%
Ansonia	27	50%	74	71	-4%	11%	$245,000	$281,000	15%
Beacon Falls	11	-21%	30	30	0%	25%	$298,000	$333,000	12%
Bethany	25	32%	35	22	-37%	-25%	$377,000	$435,000	15%
Branford	60	-9%	144	109	-24%	-13%	$391,000	$425,000	9%
Cheshire	78	11%	158	143	-9%	-3%	$390,000	$440,000	13%
Derby	25	39%	57	46	-19%	-12%	$250,000	$301,000	20%
East Haven	40	-27%	174	126	-28%	-18%	$250,000	$285,000	14%
Guilford	63	-24%	162	143	-12%	0%	$445,000	$520,000	17%
Hamden	141	5%	375	334	-11%	1%	$260,000	$285,000	10%
Madison	72	6%	180	106	-41%	-16%	$510,000	$586,000	15%
Meriden	89	-4%	278	288	4%	17%	$210,000	$248,000	18%
Middlebury	37	54%	75	45	-40%	-23%	$368,000	$387,000	5%
Milford	127	15%	298	258	-13%	5%	$374,000	$425,000	14%
Naugatuck	72	33%	208	169	-19%	-10%	$235,000	$265,000	13%
New Haven	65	-8%	186	146	-22%	-19%	$242,000	$276,000	14%
North Branford	21	0%	68	53	-22%	-12%	$325,000	$369,000	14%
North Haven	40	14%	155	137	-12%	-1%	$320,000	$370,000	16%
Orange	40	25%	82	65	-21%	-14%	$434,000	$505,000	16%
Oxford	32	-16%	71	62	-13%	-3%	$425,000	$460,000	8%
Prospect	26	13%	48	62	29%	36%	$295,000	$321,000	9%
Seymour	29	4%	117	79	-32%	-29%	$280,000	$312,000	11%
Southbury	55	-7%	106	79	-25%	-20%	$437,000	$473,000	8%
Wallingford	76	33%	184	152	-17%	-7%	$285,000	$323,000	13%
Waterbury	193	8%	483	428	-11%	5%	$175,000	$210,000	20%
West Haven	72	-30%	275	184	-33%	-26%	$249,000	$280,000	12%
Wolcott	40	-31%	115	99	-14%	0%	$268,000	$305,000	14%
Woodbridge	23	-15%	58	76	31%	43%	$449,000	$535,000	19%
CONDOMINIUMS									
NEW HAVEN	386	-11%	1,242	1,192	-4%	9%	$170,000	$189,000	11%

66 Todd Drive South, North Haven CT
MLS# 170500822

AT A GLANCE

Middlesex County

12-MONTH MEDIAN SELLING PRICE**

$361K

+10% 22 VS 21 % CHANGE

+28% 22 VS 20 % CHANGE

Q2 CLOSED SALES

443

-33% 22 VS 21 % CHANGE

-13% 22 VS 20 % CHANGE

Q2 CLOSED VOLUME

$207M

-24% 22 VS 21 % CHANGE

+19% 22 VS 20 % CHANGE

CURRENT INVENTORY*

445

-16% 22 VS 21 % CHANGE

-38% 22 VS 20 % CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**511**	**664**	**443**	**-13%**	**-33%**	**445**
0-$400,000	403	434	241	-40%	-44%	185
$400,001 - $750,000	89	184	155	74%	-16%	172
$750,001 - $1,000,000	9	24	26	189%	8%	43
$1,000,001 - $1,500,000	7	13	14	100%	8%	26
$1,500,001+	3	9	7	133%	-22%	19

Closed Sales, New Listings & Inventory (Single Family)

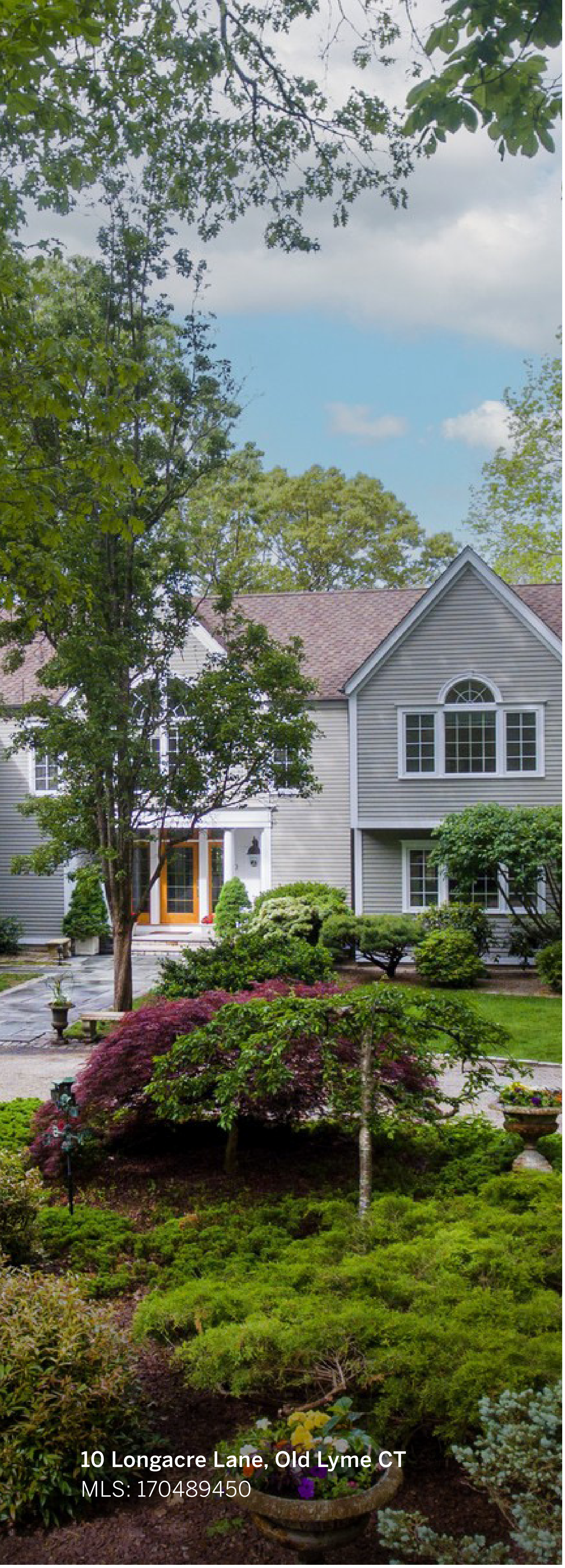
SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	511	664	443	-13%	-33%
CLOSED SALES VOLUME	$174,573,180	$274,094,601	$207,270,847	19%	-24%
NEW LISTINGS	754	892	743	-1%	-17%
NEW LISTINGS VOLUME	$300,285,436	$367,716,998	$344,495,205	15%	-6%
INVENTORY	719	529	445	-38%	-16%

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
MIDDLESEX	445	-16%	1,149	790	-31%	-25%	$327,000	$361,000	10%
Chester	11	10%	22	21	-5%	-13%	$390,000	$450,000	15%
Clinton	40	-7%	118	57	-52%	-47%	$367,000	$375,000	2%
Cromwell	20	11%	78	45	-42%	-32%	$296,000	$338,000	14%
Deep River	11	-27%	38	10	-74%	-52%	$314,000	$355,000	13%
Durham	22	83%	45	35	-22%	-27%	$360,000	$401,000	11%
East Haddam	25	-47%	83	70	-16%	5%	$289,000	$322,000	11%
East Hampton	83	-12%	109	78	-28%	-16%	$301,000	$327,000	9%
Essex	27	-27%	70	47	-33%	-32%	$500,000	$494,000	-1%
Haddam	26	-33%	59	49	-17%	-10%	$353,000	$385,000	9%
Killingworth	26	0%	49	34	-31%	27%	$410,000	$500,000	22%
Middlefield	10	-9%	21	24	14%	55%	$278,000	$308,000	11%
Middletown	62	-27%	248	191	-23%	-14%	$254,000	$300,000	18%
Old Saybrook	32	-27%	101	62	-39%	-41%	$470,000	$520,000	11%
Portland	26	13%	54	43	-20%	-14%	$270,000	$310,000	15%
Westbrook	24	-4%	54	24	-56%	-55%	$405,000	$437,000	8%
CONDOMINIUMS									
MIDDLESEX	56	-22%	235	245	4%	5%	$163,000	$172,000	6%

69 South Main Street, Essex CT
MLS# 170491378



AT A GLANCE

New London County

12-MONTH MEDIAN SELLING PRICE**

$310K	+10% 22 VS 21 % CHANGE	+29% 22 VS 20 % CHANGE

Q2 CLOSED SALES

800	-18% 22 VS 21 % CHANGE	-1% 22 VS 20 % CHANGE

Q2 CLOSED VOLUME

$319M	-12% 22 VS 21 % CHANGE	+35% 22 VS 20 % CHANGE

CURRENT INVENTORY*

595	-2% 22 VS 21 % CHANGE	-100% 22 VS 20 % CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 21 VS. Q2 19	Q2 21 VS. Q2 20	Q2 2021
All Price Ranges	811	980	800	-1%	-18%	595
0-$400,000	685	715	556	-19%	-22%	320
$400,001 - $750,000	105	204	185	76%	-9%	169
$750,001 - $1,000,000	12	34	30	150%	-12%	45
$1,000,001 - $1,500,000	5	14	16	220%	14%	24
$1,500,001+	4	13	13	225%	0%	37

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 21 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	811	980	800	-1%	-18%
CLOSED SALES VOLUME	$236,098,308	$364,343,471	$318,429,075	35%	-13%
NEW LISTINGS	1,064	1,374	1,164	9%	-15%
NEW LISTINGS VOLUME	$350,459,855	$488,323,751	$533,945,558	52%	9%
INVENTORY	875	605	595	-32%	-2%

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
NEW LONDON	595	-2%	1,658	1,400	-16%	-10%	$283,000	$310,000	10%
Bozrah	6	100%	16	6	-63%	-53%	$250,000	$320,000	28%
Colchester	42	45%	99	95	-4%	22%	$291,000	$340,000	17%
East Lyme	52	6%	133	124	-7%	-11%	$364,000	$405,000	11%
Franklin	7	17%	12	11	-8%	-1%	$284,000	$305,000	7%
Griswold	15	-32%	63	67	6%	23%	$260,000	$285,000	10%
Groton	62	9%	180	142	-21%	-7%	$300,000	$313,000	4%
Lebanon	17	-23%	44	42	-5%	16%	$257,000	$315,000	23%
Ledyard	41	-7%	122	122	0%	3%	$280,000	$311,000	11%
Lisbon	7	-13%	33	32	-3%	3%	$255,000	$270,000	6%
Lyme	15	50%	26	15	-42%	-39%	$638,000	$702,000	10%
Montville	34	-17%	142	100	-30%	-21%	$246,000	$270,000	10%
New London	35	-5%	79	83	5%	21%	$209,000	$250,000	20%
North Stonington	18	64%	36	33	-8%	-7%	$335,000	$360,000	7%
Norwich	61	-27%	208	194	-7%	7%	$185,000	$220,000	19%
Old Lyme	40	11%	81	61	-25%	-21%	$454,000	$475,000	5%
Preston	12	-14%	28	25	-11%	-4%	$300,000	$290,000	-3%
Salem	18	6%	28	21	-25%	-23%	$335,000	$366,000	9%
Sprague	4	-33%	18	17	-6%	-11%	$266,000	$250,000	-6%
Stonington	47	-8%	109	76	-30%	-17%	$410,000	$445,000	9%
Valuntown	12	500%	22	16	-27%	8%	$285,000	$310,000	9%
Waterford	50	-11%	179	118	-34%	-34%	$290,000	$315,000	9%
CONDOMINIUMS									
NEW LONDON	86	-9%	290	274	-6%	-1%	$155,000	$177,000	14%

BACK TO MAP

7 Susan Terrace, Waterford CT
MLS# 170491521


36 Clover Knolls, Roxbury CT
MLS: 170484416

AT A GLANCE

Litchfield County

12-MONTH MEDIAN SELLING PRICE**

$325K

+3% 22 VS 21 % CHANGE

+28% 22 VS 20 % CHANGE

Q2 CLOSED SALES

580

-19% 22 VS 21 % CHANGE

-5% 22 VS 20 % CHANGE

Q2 CLOSED VOLUME

$290M

-16% 22 VS 21 % CHANGE

+17% 22 VS 20 % CHANGE

CURRENT INVENTORY*

729

+46% 22 VS 21 % CHANGE

-7% 22 VS 20 % CHANGE

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 21 VS. Q2 19	Q2 21 VS. Q2 22	Q2 2022
All Price Ranges	**609**	**713**	**580**	**-5%**	**-19%**	**729**
0-$400,000	443	452	349	-21%	-23%	298
$400,001 - $750,000	109	178	155	42%	-13%	214
$750,001 - $1,000,000	20	34	32	60%	-6%	71
$1,000,001 - $2,000,000	26	30	28	8%	-7%	70
$2,000,001+	11	19	16	45%	-16%	76

Closed Sales, New Listings, & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	609	713	580	-5%	-19%
CLOSED SALES VOLUME	$247,383,632	$344,418,179	$289,973,171	17%	-16%
NEW LISTINGS	995	1,107	952	-4%	-14%
NEW LISTINGS VOLUME	$481,409,396	$564,059,884	$532,250,049	11%	-6%
INVENTORY	782	500	729	-7%	46%

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
LITCHFIELD COUNTY	729	46%	1,311	1,074	-18%	-14%	$315,000	$325,000	3%
Barkhamsted	12	140%	15	17	13%	43%	$286,000	$326,000	14%
Bethlehem	21	40%	21	22	5%	31%	$355,000	$411,000	16%
Bridgewater	11	175%	15	16	7%	-11%	$705,000	$653,000	-7%
Canaan, North Canaan	19	27%	30	35	17%	22%	$264,000	$310,000	17%
Colebrook	7	75%	10	11	10%	62%	$329,000	$355,000	8%
Cornwall	14	56%	16	7	-56%	-18%	$548,000	$583,000	6%
Goshen	37	311%	34	25	-26%	-30%	$475,000	$520,000	9%
Harwinton	22	83%	38	43	13%	15%	$318,000	$340,000	7%
Kent	12	-25%	21	16	-24%	-14%	$450,000	$650,000	44%
Litchfield	29	0%	64	51	-20%	21%	$383,000	$441,000	15%
Morris	12	33%	20	16	-20%	-17%	$446,000	$431,000	-3%
New Hartford	24	100%	44	41	-7%	-9%	$350,000	$330,000	-6%
New Milford	105	40%	201	138	-31%	-28%	$365,000	$415,000	14%
Norfolk	10	0%	13	10	-23%	47%	$342,000	$348,000	2%
Plymouth	35	192%	86	75	-13%	-1%	$223,000	$243,000	9%
Roxbury	17	-35%	26	20	-23%	-36%	$842,000	$900,000	7%
Salisbury	31	35%	44	26	-41%	-37%	$670,000	$790,000	18%
Sharon	13	-13%	31	18	-42%	-5%	$500,000	$555,000	11%
Thomaston	28	133%	41	45	10%	31%	$230,000	$275,000	20%
Torrington	81	37%	206	184	-11%	7%	$187,000	$220,000	18%
Warren	10	67%	10	7	-30%	-20%	$650,000	$418,000	-36%
Washington	38	90%	37	28	-24%	-29%	$825,000	$685,000	-17%
Watertown	55	31%	122	106	-13%	-4%	$269,000	$289,000	7%
Winchester	33	18%	81	68	-16%	-15%	$200,000	$240,000	20%
Woodbury	53	61%	85	49	-42%	-36%	$429,000	$460,000	7%
CONDOMINIUMS									
LITCHFIELD COUNTY	64	-3%	219	207	-5%	$130,000	$158,000	22%	18%

87 Shinar Mountain Road, Washington CT
MLS# 170489381


175 Johnnycake Mountain Road,
Burlington, CT
MLS: 170410732

AT A GLANCE

Hartford County

12-MONTH MEDIAN SELLING PRICE**

$300K

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
$300K	+9%	+27%

Q2 CLOSED SALES

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
2,139	-18%	-5%

Q2 CLOSED VOLUME

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
$800M	-10%	+27%

CURRENT INVENTORY*

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
1,368	-1%	-31%

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q1 2020	Q1 2021	Q1 2022	Q1 20 VS Q1 22	Q1 21 VS Q1 22	Q1 2022
All Price Ranges	**2,245**	**2,603**	**2,139**	**-5%**	**-18%**	**1,368**
0-$300,000	1,512	1,381	872	-42%	-37%	542
$300,001 - $500,000	563	847	887	58%	5%	493
$500,001 - $700,000	127	244	244	92%	0%	181
$700,001 - $1,000,000	38	106	109	187%	3%	110
$1,000,001+	5	25	27	440%	8%	42

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	2,245	2,603	2,139	-5%	-18%
CLOSED SALES VOLUME	$629,854,607	$892,679,034	$799,532,354	27%	-10%
NEW LISTINGS	2,987	3,658	3,037	2%	-17%
NEW LISTINGS VOLUME	$965,618,871	$1,268,669,927	$1,167,858,005	21%	-8%
INVENTORY	1,971	1,377	1,368	-31%	-1%


71 Highridge Road, Simsbury CT
MLS# 170491508

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
HARTFORD COUNTY	1,368	-1%	4,377	3,782	-14%	-8%	$275,000	$300,000	9%
Avon	49	32%	129	102	-21%	-14%	$475,000	$530,000	12%
Berlin	26	-24%	107	90	-16%	-2%	$308,000	$345,000	12%
Bloomfield	30	-9%	112	103	-8%	3%	$240,000	$265,000	10%
Bristol	118	19%	304	339	12%	23%	$230,000	$255,000	11%
Burlington	41	5%	71	65	-8%	-2%	$382,000	$388,000	2%
Canton	21	-25%	65	52	-20%	-20%	$360,000	$370,000	3%
East Granby	17	42%	31	39	26%	40%	$310,000	$340,000	10%
East Hartford	45	-36%	258	264	2%	14%	$197,000	$227,000	15%
East Windsor	27	-18%	51	48	-6%	-7%	$291,000	$280,000	-4%
Enfield	69	-5%	230	219	-5%	6%	$224,000	$250,000	12%
Farmington	48	4%	153	110	-28%	-33%	$412,000	$425,000	3%
Glastonbury	69	-17%	234	148	-37%	-27%	$410,000	$460,000	12%
Granby	40	18%	88	54	-39%	-39%	$350,000	$379,000	8%
Hartford	49	-28%	120	132	10%	4%	$185,000	$210,000	14%
Hartland	4	0%	8	2	-75%	-80%	$286,000	$301,000	5%
Manchester	100	16%	295	239	-19%	-11%	$225,000	$250,000	11%
Marlborough	19	-14%	49	49	0%	8%	$306,000	$358,000	17%
New Britain	68	17%	225	188	-16%	-1%	$185,000	$217,000	17%
Newington	47	2%	168	146	-13%	-3%	$255,000	$282,000	11%
Plainville	20	-20%	111	81	-27%	-15%	$235,000	$254,000	8%
Rocky Hill	13	-38%	72	57	-21%	-11%	$333,000	$351,000	5%
Simsbury	61	5%	189	135	-29%	-14%	$360,000	$425,000	18%
South Windsor	48	45%	152	117	-23%	-18%	$325,000	$340,000	5%
Southington	69	-14%	279	225	-19%	-11%	$320,000	$345,000	8%
Suffield	38	-19%	78	84	8%	27%	$365,000	$410,000	12%
West Hartford	117	18%	390	349	-11%	-4%	$350,000	$375,000	7%
Wethersfield	54	4%	183	139	-24%	-17%	$281,000	$296,000	5%
Windsor	40	3%	164	144	-12%	4%	$255,000	$290,000	14%
Windsor Locks	21	17%	61	62	2%	10%	$220,000	$245,000	11%
CONDOMINIUMS AND COOPERATIVES									
Hartford County	265	-28%	1,296	1,115	-14%	-3%	$175,000	$188,000	7%


24 Parsons Way, Avon CT
MLS# 170483107

AT A GLANCE

Berkshire County

12-MONTH MEDIAN SELLING PRICE**

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
$309K	+4%	+40%

Q2 CLOSED SALES

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
296	-21%	-2%

Q2 CLOSED VOLUME

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
$135M	-22%	+43%

CURRENT INVENTORY*

	22 VS 21 % CHANGE	22 VS 20 % CHANGE
296	-19%	-51%

* Inventory as of 6/30

**12 Month Median Selling Price Calculated From 7/1/21 - 6/30/22

BACK TO MAP

Single Family Home Sales & Inventory by Price Range

	CLOSED SALES			% CHANGE		INVENTORY*
PRICE POINT	Q2 2020	Q2 2021	Q2 2022	Q2 20 VS Q2 22	Q2 21 VS Q2 22	Q2 2022
All Price Ranges	**301**	**377**	**296**	**-2%**	**-21%**	**296**
0-$400,000	238	235	184	-23%	-22%	126
$400,001 - $750,000	46	90	74	61%	-18%	81
$750,001 - $1,000,000	11	24	18	64%	-25%	28
$1,000,001 - $1,500,000	2	15	12	500%	-20%	23
$1,500,001+	4	13	8	100%	-38%	38

Closed Sales, New Listings & Inventory (Single Family)

SECOND QUARTER

	2020	2021	2022	20 VS 22 % CHANGE	21 VS 22 % CHANGE
CLOSED SALES	301	377	296	-2%	-21%
CLOSED SALES VOLUME	$94,670,672	$172,633,634	$135,037,431	43%	-22%
NEW LISTINGS	573	614	505	-12%	-18%
NEW LISTINGS VOLUME	$252,468,000	$339,638,821	$288,638,825	14%	-15%
INVENTORY	598	366	296	-51%	-19%

Single Family Home Sales by Community

TOWNS	INVENTORY		YEAR-TO-DATE UNIT SALES			YEAR-TO-DATE DOLLAR VOLUME	12 MONTH MEDIAN SELLING PRICE		
		% CHANGE			% CHANGE	% CHANGE			% CHANGE
	YTD 2022	YTD 21 VS YTD 22	YTD 2021	YTD 2022	YTD 21 VS YTD 22	YTD 21 VS YTD 22	7/1/20 - 6/30/21	7/1/21 - 6/30/22	
BERKSHIRE COUNTY	296	-19%	659	575	-13%	-10%	$297,000	$309,000	4%
Adams	7	-13%	35	36	3%	2%	$184,000	$210,000	14%
Alford	7	133%	7	5	-29%	-46%	$763,000	$873,000	14%
Becket	17	42%	22	15	-32%	-29%	$302,000	$288,000	-5%
Cheshire	4	-60%	14	13	-7%	38%	$295,000	$295,000	0%
Clarksburg	4	-20%	4	7	75%	24%	$226,000	$260,000	15%
Dalton	6	-25%	34	22	-35%	-32%	$230,000	$279,000	21%
Egremont	15	15%	18	10	-44%	-42%	$695,000	$588,000	-15%
Florida	4	0%	3	4	33%	119%	$115,000	$137,000	19%
Gt. Barrington	31	-26%	61	51	-16%	-19%	$500,000	$533,000	7%
Hancock	0	-100%	1	3	200%	79%	$500,000	$400,000	-20%
Hinsdale	6	20%	5	13	160%	103%	$283,000	$395,000	40%
Lanesborough	11	38%	24	19	-21%	-1%	$251,000	$302,000	20%
Lee	15	-25%	18	13	-28%	-35%	$294,000	$370,000	26%
Lenox	10	-66%	36	29	-19%	5%	$533,000	$583,000	9%
Monterey	2	-87%	12	9	-25%	32%	$514,000	$725,000	41%
Mt. Washington	3	0%	2	2	0%	-46%	$599,000	$850,000	42%
New Ashford	2	0%	2	3	50%	157%	$215,000	$305,000	42%
New Marlborough	10	-41%	8	11	38%	109%	$475,000	$575,000	21%
North Adams	22	29%	36	34	-6%	11%	$155,000	$190,000	23%
Otis	9	13%	20	17	-15%	-45%	$378,000	$392,000	4%
Peru	3	200%	2	2	0%	-4%	$329,000	$221,000	-33%
Pittsfield	45	-18%	182	166	-9%	15%	$206,000	$251,000	22%
Richmond	8	-11%	13	10	-23%	-24%	$475,000	$549,000	16%
Sandisfield	5	25%	5	4	-20%	-25%	$325,000	$475,000	46%
Savoy	3	50%	2	2	0%	69%	$238,000	$267,000	12%
Sheffield	4	-80%	24	21	-13%	-35%	$475,000	$490,000	3%
Stockbridge	14	17%	21	12	-43%	-48%	$510,000	$750,000	47%
Tyringham	0	-100%	3	6	100%	432%	$998,000	$1,150,000	15%
Washington	2	100%	4	1	-75%	-66%	$325,000	$545,000	68%
West Stockbridge	9	13%	13	9	-31%	-50%	$620,000	$535,000	-14%
Williamstown	13	-24%	26	21	-19%	-6%	$375,000	$426,000	14%
Windsor	5	-	2	5	150%	158%	$253,000	$370,000	46%
CONDOMINIUMS									
BERKSHIRE COUNTY	24	-41%	84	75	-11%	-14%	$285,000	$279,000	-2%

14 Cliffwood St, Lenox MA
MLS# 237961


Peach Lot Place, Westport CT
MLS: 170499552