



State of the Real Estate Market 2008 vs 2009 1st QT

Condominiums

	2008 Avg List Price	2009 Avg List Price	% Change	2008 Median List Price	2009 Median List Price	% Change	2008 Avg Sale Price	2009 Avg Sale Price	% Change	2008 Median Sale Price	2009 Median Sale Price	% Change	2008 Listings	2009 Listings	% Change	2008 Sales	2009 Sales	% Change
BRANFORD	245,515	232,359	-5.4%	210,000	204,000	-2.9%	199,538	216,513	8.5%	200,000	195,000	-2.5%	93	79	-15.1%	37	19	-48.6%
CHESHIRE	273,246	229,502	-16.0%	219,900	209,000	-5.0%	198,650	251,290	26.5%	191,500	212,000	10.7%	33	28	-15.2%	10	10	0.0%
CLINTON	209,328	207,108	-1.1%	182,000	204,900	12.6%	144,250			167,500			18	13	-27.8%	8	0	-100.0%
DEEP RIVER	168,333	172,280	2.3%	179,999	169,000	-6.1%	121,233			89,600			3	5	66.7%	3	0	-100.0%
DURHAM	135,000	399,900	196.2%	135,000	399,900	196.2%	128,000			128,000			1	1	0.0%	1	0	-100.0%
E HAVEN	204,632	186,395	-8.9%	178,900	164,000	-8.3%	164,223	219,253	33.5%	160,000	177,000	10.6%	58	40	-31.0%	13	17	30.8%
ESSEX	351,236	227,450	-35.2%	294,500	207,500	-29.5%	169,904	228,333	34.4%	152,520	180,000	18.0%	14	4	-71.4%	5	3	-40.0%
GUILFORD	321,067	296,792	-7.6%	312,000	226,000	-27.6%	278,586	331,500	19.0%	280,000	320,000	14.3%	20	24	20.0%	7	3	-57.1%
HADDAM	379,900	317,450	-16.4%	379,900	317,450	-16.4%	201,500			201,500			1	2	100.0%	1	0	-100.0%
HAMDEN	201,354	195,883	-2.7%	185,000	186,000	0.5%	190,903	154,339	-19.2%	155,900	146,750	-5.9%	95	84	-11.6%	31	28	-9.7%
MADISON	426,219	318,783	-25.2%	375,000	297,000	-20.8%	350,917	272,750	-22.3%	305,000	272,750	-10.6%	10	26	160.0%	6	2	-66.7%
MERIDEN	156,892	144,262	-8.1%	149,900	139,750	-6.8%	166,243	119,667	-28.0%	159,500	118,500	-25.7%	85	58	-31.8%	39	20	-48.7%
MIDDLEFIELD	247,450	234,450	-5.3%	247,450	234,450	-5.3%	235,000			235,000			2	2	0.0%	2	0	-100.0%
MIDDLETOWN	192,466	155,668	-19.1%	164,900	149,900	-9.1%	177,588	151,959	-14.4%	155,000	150,500	-2.9%	73	82	12.3%	43	22	-48.8%
MILFORD	297,751	272,224	-8.6%	244,900	227,000	-7.3%	235,558	178,634	-24.2%	190,000	168,000	-11.6%	75	91	21.3%	24	14	-41.7%
N BRANFORD	224,733	195,269	-13.1%	199,000	182,000	-8.5%	254,000	179,667	-29.3%	206,000	172,000	-16.5%	12	18	50.0%	4	3	-25.0%
NEW HAVEN	236,126	245,248	3.9%	204,900	234,900	14.6%	192,233	147,198	-23.4%	151,000	102,900	-31.9%	155	151	-2.6%	18	31	72.2%
NORTH HAVEN	251,823	278,309	10.5%	249,900	300,000	20.0%	212,333			230,000			11	11	0.0%	3	0	-100.0%
OLD LYME		405,375			355,000			405,000			405,000		0	4	400.0%	0	1	100.0%
OLD SAYBROOK	456,786	402,215	-11.9%	439,900	402,215	-8.6%	249,267			217,800			7	2	-71.4%	3	0	-100.0%
ORANGE	368,536	417,678	13.3%	379,900	384,000	1.1%	300,000			300,000			11	18	63.6%	1	0	-100.0%
SOUTHINGTON	203,313	219,774	8.1%	192,000	214,900	11.9%	197,862	187,950	-5.0%	199,900	182,750	-8.6%	38	61	60.5%	21	12	-42.9%
W HAVEN	161,886	169,361	4.6%	129,900	147,900	13.9%	141,003	160,340	13.7%	128,000	169,000	32.0%	44	43	-2.3%	20	10	-50.0%
WALLINGFORD	226,829	219,948	-3.0%	207,000	203,000	-1.9%	203,940	195,052	-4.4%	202,000	187,500	-7.2%	70	58	-17.1%	33	22	-33.3%
WESTBROOK	420,349	355,633	-15.4%	399,900	440,000	10.0%	168,000			168,000			3	3	0.0%	2	0	-100.0%
Totals/Avg	265,032	259,973	-1.9%	244,240	247,991	1.5%	203,364	212,465	4.5%	190,572	197,478	3.6%	932	908	-2.6%	335	217	-35.2%