



State of the Real Estate Market 2008 vs 2009 2nd 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 | 247,342 | 234,070 | -5.4% | 214,900 | 202,900 | -5.6% | 221,411 | 198,668 | -10.3% | 205,000 | 180,000 | -12.2% | 207 | 176 | -15.0% | 92 | 59 | -35.9% |
| CHESHIRE | 258,022 | 215,796 | -16.4% | 224,850 | 209,900 | -6.6% | 236,064 | 227,108 | -3.8% | 212,000 | 192,500 | -9.2% | 79 | 65 | -17.7% | 30 | 26 | -13.3% |
| CLINTON | 199,607 | 194,049 | -2.8% | 179,900 | 194,000 | 7.8% | 153,786 | 145,667 | -5.3% | 170,000 | 152,000 | -10.6% | 29 | 28 | -3.4% | 14 | 3 | -78.6% |
| E. HAVEN | 209,655 | 189,023 | -9.8% | 174,900 | 169,900 | -2.9% | 169,645 | 191,959 | 13.2% | 154,750 | 176,500 | 14.1% | 114 | 91 | -20.2% | 40 | 43 | 7.5% |
| ESSEX | 310,160 | 248,967 | -19.7% | 237,000 | 237,500 | 0.2% | 213,980 | 205,140 | -4.1% | 195,000 | 180,000 | -7.7% | 20 | 12 | -40.0% | 9 | 5 | -44.4% |
| GUILFORD | 278,639 | 267,325 | -4.1% | 226,000 | 209,900 | -7.1% | 322,400 | 226,906 | -29.6% | 291,500 | 173,500 | -40.5% | 49 | 47 | -4.1% | 19 | 16 | -15.8% |
| HAMDEN | 198,198 | 194,459 | -1.9% | 189,900 | 182,500 | -3.9% | 191,147 | 164,298 | -14.0% | 172,500 | 166,000 | -3.8% | 201 | 162 | -19.4% | 87 | 63 | -27.6% |
| MADISON | 413,037 | 346,664 | -16.1% | 350,000 | 299,000 | -14.6% | 350,309 | 358,167 | 2.2% | 300,000 | 320,000 | 6.7% | 27 | 42 | 55.6% | 11 | 9 | -18.2% |
| MERIDEN | 154,923 | 137,222 | -11.4% | 152,500 | 138,000 | -9.5% | 156,482 | 117,076 | -25.2% | 157,500 | 118,500 | -24.8% | 173 | 135 | -22.0% | 74 | 44 | -40.5% |
| MIDDLEFIELD | 382,380 | 247,720 | -35.2% | 418,900 | 249,900 | -40.3% | 335,646 | 225,000 | -33.0% | 245,000 | 225,000 | -8.2% | 15 | 5 | -66.7% | 7 | 2 | -71.4% |
| MIDDLETOWN | 185,366 | 160,653 | -13.3% | 161,000 | 149,900 | -6.9% | 172,868 | 156,962 | -9.2% | 154,500 | 151,000 | -2.3% | 142 | 164 | 15.5% | 87 | 53 | -39.1% |
| MILFORD | 291,394 | 268,163 | -8.0% | 241,900 | 224,700 | -7.1% | 253,963 | 200,246 | -21.2% | 209,000 | 197,500 | -5.5% | 163 | 171 | 4.9% | 64 | 52 | -18.8% |
| N. BRANFORD | 197,692 | 199,144 | 0.7% | 302,000 | 179,500 | -40.6% | 211,625 | 174,654 | -17.5% | 181,500 | 172,000 | -5.2% | 25 | 28 | 12.0% | 14 | 13 | -7.1% |
| NEW HAVEN | 220,462 | 227,903 | 3.4% | 189,000 | 205,900 | 8.9% | 226,920 | 170,933 | -24.7% | 196,000 | 127,500 | -34.9% | 287 | 272 | -5.2% | 91 | 81 | -11.0% |
| NORTH HAVEN | 250,203 | 272,773 | 9.0% | 259,500 | 299,900 | 15.6% | 253,000 | 253,167 | 0.1% | 256,000 | 265,000 | 3.5% | 19 | 22 | 15.8% | 8 | 3 | -62.5% |
| OLD SAYBROOK | 411,707 | 497,322 | 20.8% | 400,000 | 399,900 | 0.0% | 306,360 | 352,500 | 15.1% | 334,000 | 352,500 | 5.5% | 12 | 9 | -25.0% | 5 | 2 | -60.0% |
| ORANGE | 368,545 | 411,384 | 11.6% | 379,900 | 379,900 | 0.0% | 290,500 | 195,000 | -32.9% | 290,500 | 195,000 | -32.9% | 11 | 19 | 72.7% | 2 | 1 | -50.0% |
| SOUTHINGTON | 216,710 | 208,460 | -3.8% | 209,900 | 199,900 | -4.8% | 197,056 | 200,419 | 1.7% | 199,900 | 208,000 | 4.1% | 101 | 117 | 15.8% | 47 | 32 | -31.9% |
| W. HAVEN | 174,210 | 171,139 | -1.8% | 151,500 | 150,000 | -1.0% | 148,101 | 132,646 | -10.4% | 129,000 | 127,500 | -1.2% | 108 | 88 | -18.5% | 44 | 28 | -36.4% |
| WALLINGFORD | 224,007 | 220,351 | -1.6% | 209,000 | 199,900 | -4.4% | 210,994 | 204,318 | -3.2% | 202,000 | 192,000 | -5.0% | 144 | 146 | 1.4% | 68 | 45 | -33.8% |
| WESTBROOK | 334,485 | 382,786 | 14.4% | 340,000 | 451,000 | 32.6% | 132,667 | | | 62,000 | | | 10 | 15 | 50.0% | 3 | | |
| Totals/Avg | 263,178 | 252,161 | -4.2% | 248,217 | 234,952 | -5.3% | 226,425 | 205,042 | -9.4% | 205,602 | 193,600 | -5.8% | 1936 | 1814 | -6.3% | 816 | 580 | -28.9% |
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