



## State of the Real Estate Market 2008 vs 2009 3rd 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	256,735	224,563	-12.5%	219,000	199,900	-8.7%	220,229	206,026	-6.4%	200,000	190,000	-5.0%	331	250	-24.5%	145	115	-20.7%
CHESHIRE	245,616	208,295	-15.2%	214,900	199,900	-7.0%	234,223	214,734	-8.3%	210,000	200,125	-4.7%	117	99	-15.4%	53	52	-1.9%
CLINTON	189,429	183,789	-3.0%	174,900	179,900	2.9%	157,318	145,833	-7.3%	162,500	190,000	16.9%	39	37	-5.1%	22	6	-72.7%
DEEP RIVER	178,470	159,592	-10.6%	184,000	163,000	-11.4%	143,086	153,625	7.4%	150,000	153,625	2.4%	10	13	30.0%	7	2	-71.4%
E HAVEN	202,938	188,825	-7.0%	169,900	164,900	-2.9%	181,080	186,456	3.0%	158,000	173,000	9.5%	176	141	-19.9%	66	65	-1.5%
ESSEX	281,160	235,088	-16.4%	225,000	222,400	-1.2%	212,582	198,838	-6.5%	197,500	185,000	-6.3%	25	16	-36.0%	10	8	-20.0%
GUILFORD	319,167	265,676	-16.8%	245,000	206,500	-15.7%	307,847	234,680	-23.8%	285,000	196,000	-31.2%	76	64	-15.8%	31	25	-19.4%
HAMDEN	194,498	189,985	-2.3%	185,000	179,900	-2.8%	188,132	165,376	-12.1%	174,500	166,000	-4.9%	288	237	-17.7%	124	106	-14.5%
MADISON	388,580	349,654	-10.0%	355,000	315,000	-11.3%	338,653	340,438	0.5%	300,000	316,250	5.4%	38	52	36.8%	19	16	-15.8%
MERIDEN	151,392	137,375	-9.3%	149,900	135,000	-9.9%	159,279	125,483	-21.2%	160,000	124,100	-22.4%	252	204	-19.0%	109	80	-26.6%
MIDDLETOWN	176,373	159,042	-9.8%	159,000	149,900	-5.7%	169,320	154,041	-9.0%	154,000	147,250	-4.4%	214	250	16.8%	138	106	-23.2%
MILFORD	291,174	262,512	-9.8%	239,900	229,900	-4.2%	253,230	212,443	-16.1%	212,000	204,000	-3.8%	250	247	-1.2%	105	102	-2.9%
N BRANFORD	209,383	201,598	-3.7%	185,000	178,000	-3.8%	205,221	172,455	-16.0%	173,000	171,000	-1.2%	42	41	-2.4%	17	22	29.4%
NEW HAVEN	224,692	218,535	-2.7%	180,000	189,900	5.5%	211,413	178,004	-15.8%	185,000	145,000	-21.6%	406	360	-11.3%	151	142	-6.0%
NORTH HAVEN	238,905	254,565	6.6%	249,900	269,900	8.0%	261,625	252,863	-3.3%	262,000	285,000	8.8%	28	29	3.6%	12	8	-33.3%
OLD SAYBROOK	405,404	486,185	19.9%	382,000	412,450	8.0%	311,780	519,333	66.6%	345,000	415,500	20.4%	20	20	0.0%	10	6	-40.0%
ORANGE	371,268	399,364	7.6%	379,900	379,900	0.0%	280,333	283,333	1.1%	281,000	315,000	12.1%	22	22	0.0%	3	3	0.0%
SOUTHINGTON	215,690	209,149	-3.0%	219,900	207,400	-5.7%	194,462	195,066	0.3%	199,900	195,000	-2.5%	166	170	2.4%	65	75	15.4%
W HAVEN	167,858	172,575	2.8%	139,900	151,448	8.3%	154,373	142,532	-7.7%	140,000	140,500	0.4%	150	128	-14.7%	68	54	-20.6%
WALLINGFORD	228,560	219,924	-3.8%	211,000	209,000	-0.9%	226,258	197,700	-12.6%	205,000	187,250	-8.7%	205	201	-2.0%	107	84	-21.5%
WESTBROOK	303,618	366,416	20.7%	299,000	399,500	33.6%	132,667	57,900	-56.4%	62,000	57,900	-6.6%	13	18	38.5%	3	1	-66.7%
<b>Totals/Avg</b>	249,567	242,510	-2.8%	227,052	225,890	-0.5%	216,339	206,531	-4.5%	200,781	197,976	-1.4%	2868	2599	-9.4%	1265	1078	-14.8%