



# State of the Real Estate Market 2008 vs 2009

## 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	253,428	224,341	-11.5%	215,900	199,500	-7.6%	217,134	207,126	-4.6%	199,000	190,000	-4.5%	389	315	-19.0%	188	164	-12.8%
CHESHIRE	245,663	200,223	-18.5%	212,500	199,700	-6.0%	228,638	206,433	-9.7%	204,900	185,000	-9.7%	138	132	-4.3%	59	75	27.1%
CLINTON	185,476	186,074	0.3%	169,900	184,500	8.6%	161,481	147,000	-9.0%	170,000	152,000	-10.6%	45	43	-4.4%	27	9	-66.7%
DEEP RIVER	179,361	162,594	-9.3%	182,000	164,900	-9.4%	149,400	134,788	-9.8%	168,000	144,500	-14.0%	13	17	30.8%	9	4	-55.6%
DURHAM	207,833	292,057	40.5%	199,500	299,900	50.3%	248,500	202,500	-18.5%	270,000	202,500	-25.0%	3	7	133.3%	3	2	-33.3%
E. HAVEN	200,336	190,914	-4.7%	169,900	164,900	-2.9%	186,897	180,408	-3.5%	158,000	168,000	6.3%	218	172	-21.1%	90	89	-1.1%
ESSEX	277,090	230,232	-16.9%	222,000	222,400	0.2%	199,678	230,291	15.3%	190,000	190,000	0.0%	30	22	-26.7%	13	11	-15.4%
GUILFORD	305,893	258,386	-15.5%	226,000	199,450	-11.7%	309,987	217,396	-29.9%	290,000	178,500	-38.4%	89	74	-16.9%	39	35	-10.3%
HAMDEN	193,389	187,967	-2.8%	185,000	179,700	-2.9%	183,993	173,223	-5.9%	170,000	170,000	0.0%	348	288	-17.2%	164	147	-10.4%
MADISON	396,923	364,504	-8.2%	362,000	318,000	-12.2%	354,416	335,368	-5.4%	305,000	312,500	2.5%	45	61	35.6%	22	19	-13.6%
MERIDEN	146,565	133,257	-9.1%	147,500	133,500	-9.5%	155,855	125,327	-19.6%	157,250	129,900	-17.4%	303	258	-14.9%	140	129	-7.9%
MIDDLEFIELD	343,925	233,950	-32.0%	418,900	249,900	-40.3%	321,803	274,375	-14.7%	241,500	225,000	-6.8%	18	8	-55.6%	8	4	-50.0%
MIDDLETOWN	175,483	159,244	-9.3%	159,900	149,900	-6.3%	175,223	154,700	-11.7%	154,000	147,000	-4.5%	261	296	13.4%	162	163	0.6%
MILFORD	285,665	263,904	-7.6%	250,000	230,900	-7.6%	250,217	215,541	-13.9%	208,000	202,862	-2.5%	306	306	0.0%	134	150	11.9%
N. BRANFORD	205,862	196,351	-4.6%	183,000	178,750	-2.3%	194,250	170,410	-12.3%	170,000	169,500	-0.3%	48	48	0.0%	21	30	42.9%
NEW HAVEN	223,485	215,711	-3.5%	179,900	185,000	2.8%	206,718	173,418	-16.1%	182,500	145,000	-20.5%	482	421	-12.7%	179	177	-1.1%
NORTH HAVEN	235,034	254,416	8.2%	249,900	271,950	8.8%	267,894	253,173	-5.5%	273,500	272,500	-0.4%	31	30	-3.2%	16	11	-31.3%
OLD LYME	347,667	364,356	4.8%	325,000	285,000	-12.3%	228,750	392,333	71.5%	228,750	405,000	77.0%	3	9	200.0%	2	3	50.0%
OLD SAYBROOK	403,280	457,392	13.4%	385,000	389,950	1.3%	350,567	453,908	29.5%	345,000	383,000	11.0%	21	26	23.8%	12	12	0.0%
ORANGE	371,268	392,852	5.8%	379,900	379,900	0.0%	281,375	283,333	0.7%	282,750	315,000	11.4%	22	25	13.6%	4	3	-25.0%
SOUTHINGTON	211,859	203,455	-4.0%	214,900	199,450	-7.2%	196,188	197,130	0.5%	199,900	199,950	0.0%	204	212	3.9%	88	110	25.0%
W. HAVEN	174,255	169,174	-2.9%	148,000	149,948	1.3%	158,452	145,495	-8.2%	140,000	141,000	0.7%	188	150	-20.2%	82	67	-18.3%
WALLINGFORD	223,145	215,689	-3.3%	209,900	199,900	-4.8%	222,259	196,302	-11.7%	202,000	193,450	-4.2%	250	248	-0.8%	145	124	-14.5%
WESTBROOK	308,864	355,843	15.2%	330,000	399,500	21.1%	197,000	246,450	25.1%	182,500	246,450	35.0%	16	23	43.8%	4	2	-50.0%
<b>Totals/Avg's</b>	<b>254,240</b>	<b>\$246,370</b>	<b>-3.1%</b>	<b>238,604</b>	<b>\$230,687</b>	<b>-3.3%</b>	<b>226,945</b>	<b>\$221,518</b>	<b>-2.4%</b>	<b>212,190</b>	<b>\$211,192</b>	<b>-0.5%</b>	<b>3471</b>	<b>3191</b>	<b>-8.1%</b>	<b>1611</b>	<b>1540</b>	<b>-4.4%</b>