



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

Residential Homes

| | 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 |
|-------------------|------------------------------|------------------------------|--------------|---------------------------------|---------------------------------|--------------|------------------------------|------------------------------|---------------|---------------------------------|---------------------------------|--------------|------------------|------------------|---------------|---------------|---------------|---------------|
| BETHANY | 521,960 | 404,241 | -22.6% | 494,500 | 374,900 | -24.2% | 563,438 | 430,625 | -23.6% | 391,000 | 424,000 | 8.4% | 20 | 14 | -30.0% | 8 | 4 | -50.0% |
| BRANFORD | 637,690 | 552,609 | -13.3% | 464,000 | 409,900 | -11.7% | 442,250 | 389,555 | -11.9% | 307,500 | 381,500 | 24.1% | 106 | 80 | -24.5% | 30 | 19 | -36.7% |
| CHESHIRE | 499,836 | 455,072 | -9.0% | 449,900 | 405,000 | -10.0% | 350,250 | 369,810 | 5.6% | 332,500 | 365,000 | 9.8% | 140 | 104 | -25.7% | 30 | 22 | -26.7% |
| CHESTER | 413,300 | 528,143 | 27.8% | 375,000 | 470,000 | 25.3% | 311,914 | 345,000 | 10.6% | 320,500 | 330,000 | 3.0% | 9 | 14 | 55.6% | 7 | 5 | -28.6% |
| CLINTON | 585,642 | 536,548 | -8.4% | 349,900 | 344,000 | -1.7% | 351,955 | 280,688 | -20.2% | 295,000 | 276,500 | -6.3% | 78 | 62 | -20.5% | 22 | 16 | -27.3% |
| DEEP RIVER | 526,570 | 585,733 | 11.2% | 319,900 | 454,000 | 41.9% | 495,286 | 205,563 | -58.5% | 365,000 | 185,000 | -49.3% | 23 | 18 | -21.7% | 7 | 4 | -42.9% |
| DURHAM | 475,983 | 419,431 | -11.9% | 436,500 | 399,900 | -8.4% | 340,019 | 277,750 | -18.3% | 310,000 | 277,750 | -10.4% | 41 | 35 | -14.6% | 16 | 2 | -87.5% |
| E HAVEN | 269,634 | 266,092 | -1.3% | 259,000 | 229,000 | -11.6% | 216,372 | 177,923 | -17.8% | 203,000 | 175,000 | -13.8% | 123 | 108 | -12.2% | 32 | 39 | 21.9% |
| ESSEX | 687,275 | 646,214 | -6.0% | 589,900 | 464,999 | -21.2% | 477,758 | 286,250 | -40.1% | 350,000 | 290,000 | -17.1% | 47 | 39 | -17.0% | 12 | 4 | -66.7% |
| GUILFORD | 653,870 | 568,384 | -13.1% | 537,000 | 474,900 | -11.6% | 608,368 | 431,904 | -29.0% | 490,000 | 407,500 | -16.8% | 126 | 123 | -2.4% | 34 | 34 | 0.0% |
| HADDAM | 527,669 | 389,495 | -26.2% | 450,000 | 364,900 | -18.9% | 417,851 | 305,650 | -26.9% | 420,000 | 287,000 | -31.7% | 42 | 49 | 16.7% | 15 | 10 | -33.3% |
| HAMDEN | 297,572 | 294,692 | -1.0% | 279,900 | 249,000 | -11.0% | 269,834 | 223,150 | -17.3% | 247,000 | 213,000 | -13.8% | 261 | 191 | -26.8% | 94 | 66 | -29.8% |
| KILLINGWORTH | 610,717 | 613,025 | 0.4% | 503,000 | 442,500 | -12.0% | 380,226 | 391,071 | 2.9% | 393,400 | 410,000 | 4.2% | 36 | 28 | -22.2% | 19 | 7 | -63.2% |
| MADISON | 835,799 | 744,348 | -10.9% | 650,000 | 595,000 | -8.5% | 679,237 | 673,943 | -0.8% | 473,500 | 575,000 | 21.4% | 131 | 138 | 5.3% | 33 | 33 | 0.0% |
| MERIDEN | 231,491 | 200,206 | -13.5% | 219,900 | 194,000 | -11.8% | 201,976 | 163,753 | -18.9% | 190,000 | 169,900 | -10.6% | 240 | 184 | -23.3% | 79 | 59 | -25.3% |
| MIDDLEFIELD | 346,794 | 274,989 | -20.7% | 319,900 | 264,900 | -17.2% | 329,450 | 371,333 | 12.7% | 277,500 | 387,000 | 39.5% | 19 | 11 | -42.1% | 12 | 3 | -75.0% |
| MIDDLETOWN | 297,330 | 288,156 | -3.1% | 263,888 | 275,000 | 4.2% | 251,648 | 221,201 | -12.1% | 230,000 | 200,000 | -13.0% | 152 | 124 | -18.4% | 50 | 41 | -18.0% |
| MILFORD | 483,260 | 484,327 | 0.2% | 375,000 | 339,000 | -9.6% | 344,506 | 323,147 | -6.2% | 309,000 | 285,000 | -7.8% | 243 | 191 | -21.4% | 66 | 58 | -12.1% |
| N BRANFORD | 349,948 | 349,821 | 0.0% | 319,900 | 339,900 | 6.3% | 295,238 | 275,199 | -6.8% | 291,000 | 236,000 | -18.9% | 40 | 39 | -2.5% | 16 | 14 | -12.5% |
| NEW HAVEN | 281,926 | 255,485 | -9.4% | 229,900 | 199,900 | -13.0% | 189,986 | 133,263 | -29.9% | 193,000 | 135,000 | -30.1% | 232 | 187 | -19.4% | 50 | 42 | -16.0% |
| NORTH HAVEN | 419,585 | 346,235 | -17.5% | 332,500 | 319,900 | -3.8% | 309,600 | 368,572 | 19.0% | 304,500 | 276,000 | -9.4% | 92 | 75 | -18.5% | 28 | 16 | -42.9% |
| OLD LYME | 645,187 | 621,763 | -3.6% | 475,000 | 529,900 | 11.6% | 346,444 | 483,022 | 39.4% | 316,500 | 470,000 | 48.5% | 55 | 49 | -10.9% | 12 | 9 | -25.0% |
| OLD SAYBROOK | 698,829 | 767,182 | 9.8% | 482,000 | 472,000 | -2.1% | 493,881 | 405,635 | -17.9% | 425,000 | 298,000 | -29.9% | 80 | 80 | 0.0% | 27 | 17 | -37.0% |
| ORANGE | 501,023 | 539,279 | 7.6% | 416,000 | 459,000 | 10.3% | 379,062 | 386,636 | 2.0% | 375,000 | 340,000 | -9.3% | 60 | 53 | -11.7% | 19 | 11 | -42.1% |
| SOUTHINGTON | 323,806 | 322,051 | -0.5% | 302,000 | 314,900 | 4.3% | 310,574 | 281,843 | -9.3% | 286,000 | 280,000 | -2.1% | 175 | 138 | -21.1% | 72 | 44 | -38.9% |
| W HAVEN | 255,246 | 206,909 | -18.9% | 237,900 | 195,000 | -18.0% | 210,087 | 157,396 | -25.1% | 203,750 | 165,000 | -19.0% | 218 | 174 | -20.2% | 60 | 53 | -11.7% |
| WALLINGFORD | 350,064 | 329,988 | -5.7% | 329,900 | 315,000 | -4.5% | 288,315 | 243,910 | -15.4% | 275,000 | 235,000 | -14.5% | 134 | 117 | -12.7% | 48 | 50 | 4.2% |
| WESTBROOK | 540,830 | 480,606 | -11.1% | 499,000 | 448,500 | -10.1% | 360,833 | 346,980 | -3.8% | 372,500 | 315,000 | -15.4% | 61 | 45 | -26.2% | 12 | 5 | -58.3% |
| WOODBIDGE | 661,734 | 572,893 | -13.4% | 625,000 | 494,000 | -21.0% | 432,980 | 451,385 | 4.3% | 350,000 | 400,000 | 14.3% | 49 | 66 | 34.7% | 5 | 13 | 160.0% |
| Totals/Avg | 480,364 | 449,790 | -6.4% | 399,527 | 373,755 | -6.5% | 367,219 | 324,212 | -11.7% | 320,591 | 303,074 | -5.5% | 3033 | 2536 | -16.4% | 915 | 700 | -23.5% |



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% |



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

Residential • Condominiums • Multi-Family

| | 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 |
|-------------------|------------------------------|------------------------------|--------------|---------------------------------|---------------------------------|--------------|------------------------------|------------------------------|--------------|---------------------------------|---------------------------------|--------------|------------------|------------------|---------------|---------------|---------------|---------------|
| BETHANY | 520,390 | 404,241 | -22.3% | 489,000 | 374,900 | -23.3% | 563,438 | 430,625 | -23.6% | 391,000 | 424,000 | 8.4% | 21 | 14 | -33.3% | 8 | 4 | -50.0% |
| BRANFORD | 453,671 | 391,784 | -13.6% | 319,900 | 269,900 | -15.6% | 308,609 | 310,132 | 0.5% | 239,000 | 250,000 | 4.6% | 204 | 163 | -20.1% | 68 | 40 | -41.2% |
| CHESHIRE | 456,460 | 406,109 | -11.0% | 424,900 | 367,000 | -13.6% | 311,159 | 332,773 | 6.9% | 299,000 | 276,000 | -7.7% | 174 | 134 | -23.0% | 41 | 32 | -22.0% |
| CHESTER | 388,145 | 526,200 | 35.6% | 325,000 | 475,000 | 46.2% | 331,550 | 345,000 | 4.1% | 353,500 | 330,000 | -6.6% | 11 | 15 | 36.4% | 8 | 5 | -37.5% |
| CLINTON | 511,987 | 475,302 | -7.2% | 334,900 | 325,000 | -3.0% | 292,406 | 280,688 | -4.0% | 222,000 | 276,500 | 24.5% | 98 | 77 | -21.4% | 32 | 16 | -50.0% |
| DEEP RIVER | 479,793 | 495,852 | 3.3% | 309,000 | 349,900 | 13.2% | 372,791 | 205,563 | -44.9% | 300,000 | 185,000 | -38.3% | 29 | 23 | -20.7% | 11 | 4 | -63.6% |
| DURHAM | 467,864 | 418,889 | -10.5% | 433,000 | 399,900 | -7.6% | 327,547 | 277,750 | -15.2% | 306,200 | 277,750 | -9.3% | 42 | 36 | -14.3% | 17 | 2 | -88.2% |
| E HAVEN | 257,867 | 250,454 | -2.9% | 245,000 | 214,915 | -12.3% | 204,350 | 189,233 | -7.4% | 198,500 | 175,000 | -11.8% | 197 | 153 | -22.3% | 48 | 57 | 18.8% |
| ESSEX | 608,778 | 603,435 | -0.9% | 512,500 | 425,000 | -17.1% | 387,213 | 261,429 | -32.5% | 290,000 | 200,000 | -31.0% | 62 | 44 | -29.0% | 17 | 7 | -58.8% |
| GUILFORD | 608,966 | 524,386 | -13.9% | 513,500 | 444,500 | -13.4% | 552,063 | 417,216 | -24.4% | 401,000 | 397,000 | -1.0% | 148 | 148 | 0.0% | 41 | 38 | -7.3% |
| HADDAM | 524,232 | 386,669 | -26.2% | 432,900 | 364,900 | -15.7% | 404,329 | 305,650 | -24.4% | 405,000 | 287,000 | -29.1% | 43 | 51 | 18.6% | 16 | 10 | -37.5% |
| HAMDEN | 273,222 | 262,954 | -3.8% | 252,000 | 228,900 | -9.2% | 250,680 | 200,918 | -19.9% | 239,000 | 194,000 | -18.8% | 378 | 291 | -23.0% | 130 | 103 | -20.8% |
| KILLINGWORTH | 605,805 | 613,025 | 1.2% | 499,000 | 442,500 | -11.3% | 380,226 | 391,071 | 2.9% | 393,400 | 410,000 | 4.2% | 37 | 28 | -24.3% | 19 | 7 | -63.2% |
| MADISON | 803,376 | 676,880 | -15.7% | 619,000 | 499,900 | -19.2% | 620,633 | 651,018 | 4.9% | 438,500 | 476,500 | 8.7% | 142 | 164 | 15.5% | 40 | 35 | -12.5% |
| MERIDEN | 216,122 | 179,329 | -17.0% | 209,900 | 171,128 | -18.5% | 186,843 | 136,704 | -26.8% | 174,000 | 139,500 | -19.8% | 416 | 310 | -25.5% | 132 | 100 | -24.2% |
| MIDDLEFIELD | 337,333 | 268,752 | -20.3% | 295,000 | 259,900 | -11.9% | 315,957 | 371,333 | 17.5% | 242,500 | 387,000 | 59.6% | 21 | 13 | -38.1% | 14 | 3 | -78.6% |
| MIDDLETOWN | 261,328 | 229,338 | -12.2% | 234,000 | 202,000 | -13.7% | 216,227 | 194,960 | -9.8% | 208,000 | 190,000 | -8.7% | 243 | 230 | -5.3% | 100 | 67 | -33.0% |
| MILFORD | 439,947 | 415,735 | -5.5% | 349,900 | 296,900 | -15.1% | 317,495 | 296,485 | -6.6% | 285,500 | 267,000 | -6.5% | 328 | 284 | -13.4% | 92 | 73 | -20.7% |
| N BRANFORD | 321,052 | 300,651 | -6.4% | 310,000 | 277,000 | -10.6% | 286,990 | 258,341 | -10.0% | 285,000 | 232,500 | -18.4% | 52 | 58 | 11.5% | 20 | 17 | -15.0% |
| NEW HAVEN | 259,867 | 228,378 | -12.1% | 229,900 | 192,545 | -16.2% | 209,975 | 123,976 | -41.0% | 196,000 | 85,000 | -56.6% | 644 | 542 | -15.8% | 107 | 136 | 27.1% |
| NORTH HAVEN | 398,176 | 337,546 | -15.2% | 328,500 | 314,900 | -4.1% | 300,187 | 368,572 | 22.8% | 295,000 | 275,000 | -6.8% | 106 | 86 | -18.9% | 31 | 16 | -48.4% |
| OLD LYME | 638,130 | 605,313 | -5.1% | 475,000 | 524,000 | 10.3% | 346,444 | 475,220 | 37.2% | 316,500 | 437,500 | 38.2% | 56 | 54 | -3.6% | 12 | 10 | -16.7% |
| OLD SAYBROOK | 679,354 | 751,535 | 10.6% | 479,000 | 464,000 | -3.1% | 469,420 | 405,635 | -13.6% | 421,000 | 298,000 | -29.2% | 87 | 84 | -3.4% | 30 | 17 | -43.3% |
| ORANGE | 480,496 | 508,450 | 5.8% | 399,999 | 434,900 | 8.7% | 375,109 | 386,636 | 3.1% | 372,500 | 340,000 | -8.7% | 71 | 71 | 0.0% | 20 | 11 | -45.0% |
| SOUTHINGTON | 301,021 | 289,218 | -3.9% | 285,000 | 276,000 | -3.2% | 284,217 | 259,938 | -8.5% | 260,000 | 264,900 | 1.9% | 220 | 206 | -6.4% | 94 | 57 | -39.4% |
| W HAVEN | 248,580 | 205,149 | -17.5% | 235,900 | 195,000 | -17.3% | 195,547 | 164,345 | -16.0% | 195,000 | 165,000 | -15.4% | 322 | 252 | -21.7% | 87 | 78 | -10.3% |
| WALLINGFORD | 308,802 | 295,504 | -4.3% | 283,900 | 284,900 | 0.4% | 253,536 | 226,222 | -10.8% | 235,000 | 205,000 | -12.8% | 215 | 184 | -14.4% | 84 | 75 | -10.7% |
| WESTBROOK | 537,116 | 475,283 | -11.5% | 499,000 | 448,500 | -10.1% | 333,286 | 346,980 | 4.1% | 365,000 | 315,000 | -13.7% | 66 | 53 | -19.7% | 14 | 5 | -64.3% |
| WOODBIDGE | 661,734 | 572,893 | -13.4% | 625,000 | 494,000 | -21.0% | 432,980 | 451,385 | 4.3% | 350,000 | 400,000 | 14.3% | 49 | 66 | 34.7% | 5 | 13 | 160.0% |
| Totals/Avg | 449,987 | 417,216 | -7.3% | 377,572 | 345,444 | -8.5% | 339,007 | 312,614 | -7.8% | 299,210 | 281,384 | -6.0% | 4,482 | 3,834 | -14.5% | 1,338 | 1,038 | -22.4% |