



State of the Real Estate Market 2008 vs 2009 2nd 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	488,379	411,775	-15.7%	435,900	387,500	-11.1%	460,589	370,456	-19.6%	381,000	349,000	-8.4%	47	56	19.1%	18	16	-11.1%
BRANFORD	571,166	512,608	-10.3%	424,900	399,900	-5.9%	447,751	378,517	-15.5%	340,000	340,000	0.0%	205	167	-18.5%	71	59	-16.9%
CHESHIRE	490,976	445,058	-9.4%	429,500	394,900	-8.1%	371,876	372,631	0.2%	345,000	362,500	5.1%	255	233	-8.6%	83	78	-6.0%
CHESTER	419,453	481,566	14.8%	399,000	369,900	-7.3%	379,529	361,906	-4.6%	326,500	322,500	-1.2%	30	41	36.7%	14	16	14.3%
CLINTON	541,480	484,226	-10.6%	359,900	335,900	-6.7%	411,543	311,030	-24.4%	300,000	287,000	-4.3%	171	161	-5.8%	63	50	-20.6%
DEEP RIVER	427,153	553,593	29.6%	299,000	389,000	30.1%	420,532	320,543	-23.8%	362,500	227,000	-37.4%	43	40	-7.0%	14	15	7.1%
DURHAM	470,918	440,555	-6.4%	424,900	399,900	-5.9%	338,794	285,453	-15.7%	315,000	252,500	-19.8%	95	79	-16.8%	35	18	-48.6%
E HAVEN	276,771	261,762	-5.4%	249,900	229,000	-8.4%	229,109	191,480	-16.4%	222,000	185,000	-16.7%	266	221	-16.9%	92	91	-1.1%
ESSEX	695,564	655,745	-5.7%	532,000	434,900	-18.3%	534,908	432,556	-19.1%	445,000	380,000	-14.6%	100	91	-9.0%	31	18	-41.9%
GUILFORD	728,649	611,205	-16.1%	549,900	489,000	-11.1%	545,253	459,176	-15.8%	439,000	429,900	-2.1%	290	256	-11.7%	103	89	-13.6%
HADDAM	468,239	390,054	-16.7%	422,900	349,900	-17.3%	360,443	271,453	-24.7%	342,000	230,000	-32.7%	105	111	5.7%	34	34	0.0%
HAMDEN	295,089	283,472	-3.9%	269,900	249,900	-7.4%	277,303	242,133	-12.7%	255,000	220,000	-13.7%	555	428	-22.9%	230	192	-16.5%
KILLINGWORTH	551,968	544,276	-1.4%	477,000	455,000	-4.6%	428,886	478,896	11.7%	407,500	410,000	0.6%	84	75	-10.7%	36	25	-30.6%
MADISON	816,455	746,826	-8.5%	600,000	529,000	-11.8%	628,578	562,790	-10.5%	480,000	442,000	-7.9%	282	276	-2.1%	83	77	-7.2%
MERIDEN	240,520	201,251	-16.3%	219,900	190,000	-13.6%	207,862	171,507	-17.5%	195,000	172,000	-11.8%	483	403	-16.6%	186	166	-10.8%
MIDDLEFIELD	332,786	319,661	-3.9%	295,000	285,000	-3.4%	313,275	276,250	-11.8%	281,500	270,000	-4.1%	36	35	-2.8%	20	9	-55.0%
MIDDLETOWN	294,776	277,352	-5.9%	261,000	259,900	-0.4%	256,092	238,821	-6.7%	230,000	229,000	-0.4%	322	286	-11.2%	115	124	7.8%
MILFORD	478,756	455,873	-4.8%	369,000	339,000	-8.1%	349,561	315,593	-9.7%	320,000	280,000	-12.5%	514	413	-19.6%	166	137	-17.5%
N BRANFORD	363,210	337,057	-7.2%	324,900	329,900	1.5%	299,995	285,083	-5.0%	299,000	249,900	-16.4%	93	97	4.3%	42	35	-16.7%
NEW HAVEN	274,340	259,459	-5.4%	226,000	214,900	-4.9%	248,111	195,474	-21.2%	214,500	175,000	-18.4%	475	393	-17.3%	144	140	-2.8%
NORTH HAVEN	422,538	376,778	-10.8%	332,000	319,900	-3.6%	306,599	326,440	6.5%	285,000	280,400	-1.6%	194	180	-7.2%	90	63	-30.0%
OLD LYME	661,166	616,051	-6.8%	486,900	499,900	2.7%	399,491	447,324	12.0%	340,000	425,000	25.0%	127	108	-15.0%	30	37	23.3%
OLD SAYBROOK	668,702	659,089	-1.4%	449,900	443,000	-1.5%	448,946	488,426	8.8%	400,000	357,000	-10.8%	155	152	-1.9%	59	44	-25.4%
ORANGE	485,324	487,512	0.5%	435,000	424,900	-2.3%	427,923	395,033	-7.7%	375,000	349,000	-6.9%	114	110	-3.5%	51	32	-37.3%
SOUTHINGTON	323,198	337,283	4.4%	299,800	309,000	3.1%	298,949	283,762	-5.1%	285,000	273,000	-4.2%	385	305	-20.8%	185	116	-37.3%
W HAVEN	251,477	212,424	-15.5%	229,900	199,900	-13.0%	214,345	161,171	-24.8%	209,000	165,000	-21.1%	460	338	-26.5%	146	162	11.0%
WALLINGFORD	337,531	337,529	0.0%	310,000	319,900	3.2%	304,349	255,988	-15.9%	286,000	237,500	-17.0%	285	289	1.4%	130	116	-10.8%
WESTBROOK	648,923	509,337	-21.5%	525,000	434,000	-17.3%	444,011	398,020	-10.4%	372,500	360,000	-3.4%	113	88	-22.1%	38	20	-47.4%
WOODBIDGE	613,938	564,443	-8.1%	549,000	479,000	-12.8%	609,070	475,312	-22.0%	596,000	420,000	-29.5%	106	126	18.9%	27	43	59.3%
Totals/Avg	470,326	440,477	-6.3%	385,793	360,755	-6.5%	378,058	336,318	-11.0%	332,724	299,317	-10.0%	6390	5558	-13.0%	2336	2022	-13.4%



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%



State of the Real Estate Market 2008 vs 2009 2nd 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	488,392	411,775	-15.7%	449,000	387,500	-13.7%	460,589	370,456	-19.6%	381,000	349,000	-8.4%	48	56	16.7%	18	16	-11.1%
BRANFORD	408,183	369,061	-9.6%	299,000	259,000	-13.4%	327,772	290,255	-11.4%	260,000	235,000	-9.6%	420	352	-16.2%	166	121	-27.1%
CHESHIRE	435,052	394,635	-9.3%	379,900	352,000	-7.3%	335,185	335,519	0.1%	310,000	325,000	4.8%	337	300	-11.0%	114	106	-7.0%
CHESTER	411,424	477,633	16.1%	399,000	369,900	-7.3%	387,025	346,822	-10.4%	386,000	305,000	-21.0%	34	43	26.5%	16	18	12.5%
CLINTON	489,943	439,440	-10.3%	339,561	320,000	-5.8%	368,002	301,670	-18.0%	277,000	278,000	0.4%	203	192	-5.4%	80	53	-33.8%
DEEP RIVER	406,123	477,531	17.6%	294,500	304,000	3.2%	334,745	320,543	-4.2%	290,700	227,000	-21.9%	52	50	-3.8%	21	15	-28.6%
DURHAM	467,419	440,047	-5.9%	412,000	399,900	-2.9%	332,939	285,453	-14.3%	310,500	252,500	-18.7%	96	80	-16.7%	36	18	-50.0%
E. HAVEN	264,474	246,461	-6.8%	239,900	217,500	-9.3%	211,955	191,180	-9.8%	201,000	179,000	-10.9%	406	328	-19.2%	139	136	-2.2%
ESSEX	630,079	606,725	-3.7%	499,000	422,000	-15.4%	462,699	383,117	-17.2%	353,000	335,000	-5.1%	121	104	-14.0%	40	23	-42.5%
GUILFORD	663,145	557,481	-15.9%	500,000	449,000	-10.2%	510,546	420,557	-17.6%	400,000	390,000	-2.5%	342	305	-10.8%	122	107	-12.3%
HADDAM	465,129	387,017	-16.8%	414,000	349,000	-15.7%	359,425	268,183	-25.4%	342,000	230,000	-32.7%	108	114	5.6%	36	35	-2.8%
HAMDEN	269,452	256,407	-4.8%	244,900	234,900	-4.1%	253,717	217,955	-14.1%	238,000	203,000	-14.7%	797	625	-21.6%	323	274	-15.2%
KILLINGWORTH	550,521	544,276	-1.1%	474,900	455,000	-4.2%	428,886	478,896	11.7%	407,500	410,000	0.6%	85	75	-11.8%	36	25	-30.6%
MADISON	779,741	693,975	-11.0%	569,000	489,900	-13.9%	592,952	541,376	-8.7%	460,000	425,000	-7.6%	310	318	2.6%	95	86	-9.5%
MERIDEN	216,240	181,049	-16.3%	199,900	174,900	-12.5%	187,976	148,419	-21.0%	180,000	150,000	-16.7%	819	667	-18.6%	292	256	-12.3%
MIDDLEFIELD	347,372	310,669	-10.6%	314,900	267,500	-15.1%	319,075	266,932	-16.3%	275,000	250,000	-9.1%	51	40	-21.6%	27	11	-59.3%
MIDDLETOWN	256,921	230,755	-10.2%	229,900	209,900	-8.7%	218,359	211,042	-3.4%	200,000	195,000	-2.5%	531	489	-7.9%	215	188	-12.6%
MILFORD	433,797	399,939	-7.8%	339,900	299,900	-11.8%	323,705	284,468	-12.1%	300,000	252,000	-16.0%	689	593	-13.9%	232	190	-18.1%
N. BRANFORD	328,142	304,963	-7.1%	302,000	279,900	-7.3%	277,903	255,175	-8.2%	284,500	231,000	-18.8%	118	127	7.6%	56	48	-14.3%
NEW HAVEN	255,126	225,794	-11.5%	220,000	189,900	-13.7%	241,722	154,669	-36.0%	205,547	108,000	-47.5%	1266	1047	-17.3%	343	386	12.5%
NORTH HAVEN	404,958	365,451	-9.8%	319,900	316,500	-1.1%	302,224	323,109	6.9%	282,500	280,000	-0.9%	217	202	-6.9%	98	66	-32.7%
OLD LYME	655,327	602,430	-8.1%	485,000	499,000	2.9%	399,491	441,179	10.4%	340,000	425,000	25.0%	129	116	-10.1%	30	39	30.0%
OLD SAYBROOK	650,235	649,887	-0.1%	439,500	439,000	-0.1%	437,806	478,101	9.2%	377,500	350,000	-7.3%	167	165	-1.2%	64	47	-26.6%
ORANGE	475,048	476,300	0.3%	414,900	418,000	0.7%	422,737	388,971	-8.0%	375,000	349,000	-6.9%	125	129	3.2%	53	33	-37.7%
SOUTHINGTON	300,401	300,480	0.0%	279,900	279,000	-0.3%	277,324	265,033	-4.4%	256,000	261,501	2.1%	499	432	-13.4%	238	149	-37.4%
W. HAVEN	243,193	208,678	-14.2%	229,900	199,900	-13.0%	199,933	158,638	-20.7%	200,000	157,500	-21.3%	683	508	-25.6%	209	222	6.2%
WALLINGFORD	300,652	297,412	-1.1%	289,900	275,000	-5.1%	272,936	239,721	-12.2%	250,000	227,000	-9.2%	459	452	-1.5%	208	169	-18.8%
WESTBROOK	621,072	491,141	-20.9%	501,248	451,000	-10.0%	421,229	398,020	-5.5%	360,000	359,900	0.0%	127	109	-14.2%	41	20	-51.2%
WOODBIDGE	613,938	562,360	-8.4%	549,000	479,000	-12.8%	609,070	475,312	-22.0%	596,000	420,000	-29.5%	106	127	19.8%	27	43	59.3%
Totals/Avg	442,465	410,682	-7.2%	366,569	337,517	-7.9%	354,411	318,647	-10.1%	313,750	281,359	-10.3%	9345	8145	-12.8%	3375	2900	-14.1%