



State of the Real Estate Market 2008 vs 2009 3rd 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	482,099	406,997	-15.6%	477,500	389,900	-18.3%	454,313	336,468	-25.9%	375,000	325,000	-13.3%	74	89	20.3%	31	25	-19.4%
BRANFORD	606,413	521,199	-14.1%	419,000	395,000	-5.7%	464,437	374,107	-19.4%	347,500	322,000	-7.3%	281	259	-7.8%	129	111	-14.0%
CHESHIRE	479,406	430,662	-10.2%	424,900	380,400	-10.5%	380,808	378,348	-0.6%	348,000	358,000	2.9%	364	346	-4.9%	135	149	10.4%
CHESTER	446,564	458,081	2.6%	399,000	369,400	-7.4%	384,305	342,259	-10.9%	365,000	315,000	-13.7%	44	52	18.2%	21	27	28.6%
CLINTON	504,026	471,716	-6.4%	365,000	329,000	-9.9%	410,247	309,916	-24.5%	315,000	276,500	-12.2%	249	238	-4.4%	99	80	-19.2%
DEEP RIVER	429,119	542,688	26.5%	299,900	369,450	23.2%	364,472	396,621	8.8%	300,000	273,000	-9.0%	66	56	-15.2%	23	21	-8.7%
DURHAM	456,298	427,032	-6.4%	414,900	389,900	-6.0%	354,237	328,475	-7.3%	326,000	289,000	-11.3%	151	106	-29.8%	51	38	-25.5%
E HAVEN	269,386	252,358	-6.3%	249,900	229,000	-8.4%	226,518	192,763	-14.9%	222,000	190,000	-14.4%	410	346	-15.6%	142	163	14.8%
ESSEX	683,278	636,507	-6.8%	589,900	432,630	-26.7%	544,442	489,583	-10.1%	460,000	385,500	-16.2%	131	135	3.1%	41	36	-12.2%
GUILFORD	696,884	604,040	-13.3%	545,000	474,900	-12.9%	577,143	467,503	-19.0%	418,500	399,900	-4.4%	422	359	-14.9%	172	141	-18.0%
HADDAM	446,722	383,201	-14.2%	399,900	349,450	-12.6%	382,638	286,946	-25.0%	349,900	250,000	-28.6%	157	162	3.2%	53	53	0.0%
HAMDEN	287,384	272,802	-5.1%	259,900	239,900	-7.7%	284,270	246,118	-13.4%	260,000	227,500	-12.5%	795	619	-22.1%	372	339	-8.9%
KILLINGWORTH	551,467	530,871	-3.7%	457,500	435,000	-4.9%	455,377	444,139	-2.5%	419,000	370,900	-11.5%	124	108	-12.9%	51	35	-31.4%
MADISON	794,800	732,072	-7.9%	589,000	525,000	-10.9%	629,098	551,594	-12.3%	480,000	448,750	-6.5%	418	387	-7.4%	136	134	-1.5%
MERIDEN	225,523	197,734	-12.3%	212,900	189,900	-10.8%	204,971	177,463	-13.4%	195,000	174,950	-10.3%	725	611	-15.7%	291	302	3.8%
MIDDLEFIELD	361,002	303,503	-15.9%	349,900	264,900	-24.3%	333,113	274,221	-17.7%	287,600	270,000	-6.1%	59	49	-16.9%	30	17	-43.3%
MIDDLETOWN	293,014	271,671	-7.3%	264,900	249,900	-5.7%	253,154	239,444	-5.4%	228,000	231,276	1.4%	473	436	-7.8%	198	202	2.0%
MILFORD	478,223	432,636	-9.5%	367,500	329,000	-10.5%	358,312	313,211	-12.6%	329,000	276,000	-16.1%	747	580	-22.4%	292	260	-11.0%
N BRANFORD	349,615	335,934	-3.9%	324,900	328,950	1.2%	298,494	272,748	-8.6%	302,500	248,450	-17.9%	138	130	-5.8%	65	64	-1.5%
NEW HAVEN	254,106	236,882	-6.8%	219,900	199,000	-9.5%	257,692	208,059	-19.3%	215,000	177,000	-17.7%	669	586	-12.4%	244	255	4.5%
NORTH HAVEN	423,988	363,147	-14.3%	334,900	316,938	-5.4%	310,260	308,267	-0.6%	280,000	280,400	0.1%	292	264	-9.6%	132	109	-17.4%
OLD LYME	610,731	596,156	-2.4%	484,900	469,450	-3.2%	469,967	450,928	-4.1%	408,433	400,000	-2.1%	190	160	-15.8%	55	61	10.9%
OLD SAYBROOK	634,922	666,103	4.9%	449,900	436,000	-3.1%	473,036	468,402	-1.0%	375,000	350,000	-6.7%	219	226	3.2%	86	73	-15.1%
ORANGE	487,412	469,258	-3.7%	429,900	402,500	-6.4%	430,917	398,362	-7.6%	382,500	375,000	-2.0%	163	152	-6.7%	74	63	-14.9%
SOUTHINGTON	324,962	327,868	0.9%	295,900	299,900	1.4%	303,142	283,582	-6.5%	282,000	275,000	-2.5%	555	449	-19.1%	279	217	-22.2%
W HAVEN	241,691	213,157	-11.8%	224,900	199,900	-11.1%	215,509	169,380	-21.4%	209,000	170,000	-18.7%	654	509	-22.2%	241	261	8.3%
WALLINGFORD	342,399	326,565	-4.6%	319,000	299,900	-6.0%	302,465	272,871	-9.8%	285,000	250,000	-12.3%	448	417	-6.9%	208	203	-2.4%
WESTBROOK	599,697	561,398	-6.4%	479,900	431,450	-10.1%	446,067	385,895	-13.5%	415,000	359,900	-13.3%	157	126	-19.7%	51	41	-19.6%
WOODBIDGE	590,907	558,924	-5.4%	519,000	439,950	-15.2%	557,050	440,312	-21.0%	485,000	400,000	-17.5%	166	170	2.4%	56	74	32.1%
Totals/Avg	460,415	432,109	-6.1%	385,159	350,571	-9.0%	383,671	338,206	-11.8%	333,274	298,932	-10.3%	9341	8127	-13.0%	3758	3554	-5.4%