



State of the Real Estate Market 2008 vs 2009

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	477,293	399,575	-16.3%	478,650	384,900	-19.6%	463,039	345,018	-25.5%	400,000	326,250	-18.4%	82	107	30.5%	37	38	2.7%
BRANFORD	595,591	508,547	-14.6%	399,999	389,000	-2.7%	446,139	381,360	-14.5%	343,000	320,000	-6.7%	328	307	-6.4%	149	138	-7.4%
CHESHIRE	476,735	424,310	-11.0%	425,000	374,900	-11.8%	379,729	374,146	-1.5%	345,000	355,000	2.9%	452	411	-9.1%	185	202	9.2%
CHESTER	429,659	457,276	6.4%	399,000	369,850	-7.3%	394,073	351,503	-10.8%	353,750	315,000	-11.0%	56	68	21.4%	26	37	42.3%
CLINTON	489,507	449,126	-8.2%	350,000	329,000	-6.0%	388,408	338,147	-12.9%	297,000	286,000	-3.7%	283	291	2.8%	125	116	-7.2%
DEEP RIVER	419,081	524,529	25.2%	299,000	335,000	12.0%	357,814	368,810	3.1%	290,700	234,625	-19.3%	77	69	-10.4%	33	30	-9.1%
DURHAM	454,533	425,735	-6.3%	405,900	389,900	-3.9%	381,759	315,337	-17.4%	329,000	284,500	-13.5%	180	131	-27.2%	66	56	-15.2%
E. HAVEN	259,578	244,947	-5.6%	240,000	225,000	-6.3%	220,851	199,299	-9.8%	215,000	190,500	-11.4%	511	432	-15.5%	186	226	21.5%
ESSEX	686,162	617,670	-10.0%	592,000	422,400	-28.6%	599,080	533,672	-10.9%	464,500	390,000	-16.0%	149	156	4.7%	52	61	17.3%
GUILFORD	667,876	610,050	-8.7%	539,900	464,900	-13.9%	559,870	458,845	-18.0%	408,000	390,000	-4.4%	489	435	-11.0%	206	186	-9.7%
HADDAM	435,583	381,561	-12.4%	399,900	349,900	-12.5%	371,794	278,765	-25.0%	340,000	246,875	-27.4%	187	191	2.1%	69	74	7.2%
HAMDEN	281,319	269,372	-4.2%	250,000	239,900	-4.0%	274,464	239,072	-12.9%	250,000	225,000	-10.0%	970	753	-22.4%	475	458	-3.6%
KILLINGWORTH	539,471	533,513	-1.1%	457,500	437,000	-4.5%	440,435	424,650	-3.6%	407,500	368,750	-9.5%	150	126	-16.0%	58	46	-20.7%
MADISON	792,963	735,161	-7.3%	589,900	499,900	-15.3%	621,782	549,902	-11.6%	465,000	442,000	-4.9%	481	461	-4.2%	167	177	6.0%
MERIDEN	220,333	198,029	-10.1%	209,900	189,900	-9.5%	201,258	178,076	-11.5%	192,500	175,000	-9.1%	867	784	-9.6%	369	449	21.7%
MIDDLEFIELD	355,161	313,507	-11.7%	334,000	268,900	-19.5%	319,958	268,416	-16.1%	275,000	250,000	-9.1%	70	57	-18.6%	38	32	-15.8%
MIDDLETOWN	285,943	266,773	-6.7%	259,000	248,450	-4.1%	254,673	239,493	-6.0%	235,000	230,000	-2.1%	575	546	-5.0%	261	308	18.0%
MILFORD	468,592	426,326	-9.0%	359,000	324,900	-9.5%	365,026	312,421	-14.4%	320,000	275,000	-14.1%	892	719	-19.4%	381	369	-3.1%
N. BRANFORD	346,050	325,900	-5.8%	324,900	324,950	0.0%	302,726	276,352	-8.7%	301,000	249,900	-17.0%	165	156	-5.5%	82	89	8.5%
NEW HAVEN	242,472	226,818	-6.5%	209,900	189,900	-9.5%	240,542	199,872	-16.9%	200,000	175,000	-12.5%	812	708	-12.8%	306	350	14.4%
NORTH HAVEN	411,656	354,867	-13.8%	329,900	299,900	-9.1%	316,154	300,851	-4.8%	285,500	277,750	-2.7%	351	330	-6.0%	171	159	-7.0%
OLD LYME	587,244	594,654	1.3%	479,900	469,000	-2.3%	471,322	445,054	-5.6%	395,000	400,000	1.3%	217	195	-10.1%	77	85	10.4%
OLD SAYBROOK	648,267	641,765	-1.0%	449,900	429,900	-4.4%	468,836	445,408	-5.0%	375,000	324,500	-13.5%	260	273	5.0%	107	106	-0.9%
ORANGE	488,977	463,914	-5.1%	435,000	399,900	-8.1%	429,918	400,869	-6.8%	375,000	369,900	-1.4%	193	190	-1.6%	94	88	-6.4%
SOUTHINGTON	321,551	325,308	1.2%	297,750	295,250	-0.8%	302,182	284,327	-5.9%	280,000	275,000	-1.8%	675	556	-17.6%	350	308	-12.0%
W. HAVEN	232,910	214,094	-8.1%	219,900	199,900	-9.1%	211,119	174,381	-17.4%	205,800	173,000	-15.9%	808	645	-20.2%	302	354	17.2%
WALLINGFORD	336,971	318,551	-5.5%	309,900	295,900	-4.5%	299,258	270,213	-9.7%	278,500	242,600	-12.9%	553	507	-8.3%	272	283	4.0%
WESTBROOK	580,341	566,054	-2.5%	455,000	433,000	-4.8%	419,243	479,752	14.4%	375,000	370,000	-1.3%	187	161	-13.9%	67	59	-11.9%
WOODBIDGE	586,005	548,862	-6.3%	499,999	444,500	-11.1%	542,752	446,501	-17.7%	480,000	400,000	-16.7%	193	204	5.7%	72	99	37.5%
Totals/Avg's	452,339	\$426,441	-5.7%	379,334	\$345,717	-8.9%	380,835	\$340,707	-10.5%	326,957	\$295,247	-9.7%	11,213	\$9,969	-11.1%	4783	4983	4.2%