



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%