



State of the Real Estate Market 2008 vs 2009 3rd 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	482,191	406,997	-15.6%	479,900	389,900	-18.8%	454,313	336,468	-25.9%	375,000	325,000	-13.3%	75	89	18.7%	31	25	-19.4%
BRANFORD	417,578	374,633	-10.3%	289,900	269,000	-7.2%	334,592	288,634	-13.7%	250,000	235,000	-6.0%	625	523	-16.3%	278	230	-17.3%
CHESHIRE	421,606	380,268	-9.8%	369,900	349,900	-5.4%	338,060	335,073	-0.9%	311,000	318,000	2.3%	486	449	-7.6%	190	205	7.9%
CHESTER	440,482	455,819	3.5%	399,000	369,400	-7.4%	389,104	334,252	-14.1%	387,500	315,000	-18.7%	49	54	10.2%	23	29	26.1%
CLINTON	460,280	431,174	-6.3%	339,561	315,000	-7.2%	366,415	298,469	-18.5%	277,000	267,500	-3.4%	293	279	-4.8%	124	86	-30.6%
DEEP RIVER	396,189	466,850	17.8%	299,000	319,950	7.0%	311,434	375,491	20.6%	267,000	227,000	-15.0%	82	72	-12.2%	31	23	-25.8%
DURHAM	455,420	423,592	-7.0%	413,000	389,900	-5.6%	349,842	326,078	-6.8%	326,000	279,000	-14.4%	154	110	-28.6%	53	39	-26.4%
E HAVEN	255,963	237,951	-7.0%	239,000	214,900	-10.1%	212,775	192,156	-9.7%	205,000	186,000	-9.3%	620	509	-17.9%	218	234	7.3%
ESSEX	617,952	590,253	-4.5%	498,000	399,900	-19.7%	479,372	436,720	-8.9%	397,000	380,000	-4.3%	157	153	-2.5%	51	44	-13.7%
GUILFORD	637,685	552,502	-13.4%	499,900	429,900	-14.0%	536,019	430,282	-19.7%	390,000	380,000	-2.6%	504	425	-15.7%	203	168	-17.2%
HADDAM	442,001	380,068	-14.0%	398,950	349,000	-12.5%	377,885	284,539	-24.7%	345,000	250,000	-27.5%	163	167	2.5%	56	54	-3.6%
HAMDEN	262,558	247,739	-5.6%	239,900	229,000	-4.5%	259,798	223,142	-14.1%	240,000	205,000	-14.6%	1148	910	-20.7%	506	473	-6.5%
KILLINGWORTH	550,487	530,871	-3.6%	450,000	435,000	-3.3%	455,377	444,139	-2.5%	419,000	370,900	-11.5%	125	108	-13.6%	51	35	-31.4%
MADISON	759,705	686,774	-9.6%	559,000	479,000	-14.3%	591,646	529,070	-10.6%	453,000	427,500	-5.6%	458	439	-4.1%	156	150	-3.8%
MERIDEN	205,364	178,343	-13.2%	192,500	174,900	-9.1%	184,878	155,088	-16.1%	179,500	155,000	-13.6%	1230	1022	-16.9%	456	457	0.2%
MIDDLEFIELD	361,099	294,373	-18.5%	379,900	253,000	-33.4%	332,182	269,040	-19.0%	283,500	250,000	-11.8%	77	57	-26.0%	38	19	-50.0%
MIDDLETOWN	252,818	230,789	-8.7%	225,000	205,000	-8.9%	216,900	207,305	-4.4%	200,000	193,000	-3.5%	790	743	-5.9%	356	329	-7.6%
MILFORD	431,894	380,897	-11.8%	339,000	289,900	-14.5%	330,915	285,011	-13.9%	306,000	253,750	-17.1%	1020	843	-17.4%	399	364	-8.8%
N BRANFORD	316,894	302,842	-4.4%	299,900	279,900	-6.7%	279,157	247,092	-11.5%	288,500	231,250	-19.8%	180	173	-3.9%	82	86	4.9%
NEW HAVEN	241,000	212,790	-11.7%	209,900	179,900	-14.3%	237,967	164,745	-30.8%	196,000	130,000	-33.7%	1788	1526	-14.7%	575	655	13.9%
NORTH HAVEN	406,103	352,116	-13.3%	329,000	309,450	-5.9%	306,164	304,479	-0.6%	285,000	280,400	-1.6%	325	294	-9.5%	145	117	-19.3%
OLD LYME	604,824	590,869	-2.3%	477,000	469,000	-1.7%	463,433	443,150	-4.4%	395,000	400,000	1.3%	194	173	-10.8%	57	64	12.3%
OLD SAYBROOK	615,716	650,848	5.7%	439,500	429,950	-2.2%	456,238	469,804	3.0%	373,500	350,000	-6.3%	239	250	4.6%	96	80	-16.7%
ORANGE	473,600	460,420	-2.8%	400,000	399,900	0.0%	425,050	393,133	-7.5%	375,000	367,500	-2.0%	185	174	-5.9%	77	66	-14.3%
SOUTHINGTON	298,701	294,061	-1.6%	269,900	269,900	0.0%	281,708	260,335	-7.6%	259,000	257,200	-0.7%	744	635	-14.7%	351	298	-15.1%
W HAVEN	234,932	207,860	-11.5%	224,900	199,900	-11.1%	203,242	165,337	-18.7%	200,000	167,000	-16.5%	961	758	-21.1%	347	371	6.9%
WALLINGFORD	306,708	291,037	-5.1%	274,900	263,250	-4.2%	276,131	248,797	-9.9%	257,200	231,000	-10.2%	695	646	-7.1%	329	298	-9.4%
WESTBROOK	574,636	534,554	-7.0%	455,000	431,450	-5.2%	428,656	378,086	-11.8%	373,500	355,950	-4.7%	175	152	-13.1%	54	42	-22.2%
WOODBIDGE	589,464	557,409	-5.4%	519,000	439,900	-15.2%	557,050	440,312	-21.0%	485,000	400,000	-17.5%	167	171	2.4%	56	74	32.1%
Totals/Avg	431,512	403,610	-6.5%	362,428	328,795	-9.3%	359,873	319,525	-11.2%	313,766	282,343	-10.0%	13709	11904	-13.2%	5389	5115	-5.1%