



State of the Real Estate Market 2008 vs 2009

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	477,434	399,575	-16.3%	479,900	384,900	-19.8%	463,039	345,018	-25.5%	400,000	326,250	-18.4%	83	107	28.9%	37	38	2.7%
BRANFORD	410,941	363,804	-11.5%	289,000	259,900	-10.1%	318,353	287,159	-9.8%	237,500	231,500	-2.5%	736	637	-13.5%	344	309	-10.2%
CHESHIRE	421,816	369,131	-12.5%	369,900	329,900	-10.8%	342,065	328,149	-4.1%	317,500	305,000	-3.9%	595	547	-8.1%	246	281	14.2%
CHESTER	424,053	451,917	6.6%	399,900	389,000	-2.7%	399,997	345,074	-13.7%	378,000	310,000	-18.0%	66	75	13.6%	29	39	34.5%
CLINTON	446,672	413,952	-7.3%	335,000	304,500	-9.1%	350,135	324,111	-7.4%	265,000	274,500	3.6%	334	338	1.2%	155	126	-18.7%
DEEP RIVER	384,863	450,388	17.0%	282,000	299,000	6.0%	315,511	341,278	8.2%	266,000	226,000	-15.0%	96	89	-7.3%	44	34	-22.7%
DURHAM	451,183	418,954	-7.1%	399,900	386,450	-3.4%	375,965	311,446	-17.2%	328,000	277,400	-15.4%	185	138	-25.4%	69	58	-15.9%
E. HAVEN	247,667	232,848	-6.0%	229,900	214,500	-6.7%	210,694	194,605	-7.6%	200,000	185,250	-7.4%	768	631	-17.8%	289	324	12.1%
ESSEX	615,281	565,997	-8.0%	485,000	391,400	-19.3%	519,199	487,322	-6.1%	397,000	381,250	-4.0%	181	181	0.0%	65	72	10.8%
GUILFORD	610,759	558,850	-8.5%	495,000	429,900	-13.2%	519,340	419,088	-19.3%	400,000	349,500	-12.6%	586	512	-12.6%	246	223	-9.3%
HADDAM	431,652	378,832	-12.2%	399,900	349,000	-12.7%	365,830	277,142	-24.2%	335,000	243,750	-27.2%	196	196	0.0%	73	75	2.7%
HAMDEN	257,315	244,009	-5.2%	235,000	224,900	-4.3%	250,530	219,848	-12.2%	235,000	204,450	-13.0%	1406	1111	-21.0%	655	641	-2.1%
KILLINGWORTH	538,739	533,513	-1.0%	450,000	437,000	-2.9%	440,435	424,650	-3.6%	407,500	368,750	-9.5%	151	126	-16.6%	58	46	-20.7%
MADISON	758,010	691,847	-8.7%	564,500	479,450	-15.1%	589,156	529,105	-10.2%	440,000	425,000	-3.4%	528	522	-1.1%	190	196	3.2%
MERIDEN	199,194	177,135	-11.1%	189,900	169,900	-10.5%	178,520	155,512	-12.9%	175,000	155,000	-11.4%	1483	1312	-11.5%	593	683	15.2%
MIDDLEFIELD	352,268	302,068	-14.3%	369,000	254,900	-30.9%	319,422	266,805	-16.5%	275,000	245,000	-10.9%	89	66	-25.8%	47	37	-21.3%
MIDDLETOWN	248,317	229,000	-7.8%	220,000	204,900	-6.9%	220,941	207,599	-6.0%	205,000	190,000	-7.3%	953	914	-4.1%	458	500	9.2%
MILFORD	422,387	377,166	-10.7%	329,900	289,900	-12.1%	335,459	285,085	-15.0%	300,000	252,000	-16.0%	1225	1043	-14.9%	518	525	1.4%
N. BRANFORD	314,459	294,757	-6.3%	299,000	279,000	-6.7%	280,609	249,644	-11.0%	282,000	232,500	-17.6%	213	206	-3.3%	103	119	15.5%
NEW HAVEN	231,403	204,034	-11.8%	199,900	169,900	-15.0%	219,991	161,650	-26.5%	185,000	130,000	-29.7%	2138	1874	-12.3%	750	880	17.3%
NORTH HAVEN	396,178	346,281	-12.6%	324,900	299,900	-7.7%	311,961	297,766	-4.6%	285,000	277,500	-2.6%	388	361	-7.0%	188	170	-9.6%
OLD LYME	582,439	586,961	0.8%	475,000	462,450	-2.6%	462,804	440,524	-4.8%	385,000	400,000	3.9%	221	210	-5.0%	80	89	11.3%
OLD SAYBROOK	629,356	625,422	-0.6%	439,500	429,000	-2.4%	456,910	444,833	-2.6%	374,900	335,000	-10.6%	282	303	7.4%	119	119	0.0%
ORANGE	476,933	455,651	-4.5%	409,900	399,900	-2.4%	423,855	396,994	-6.3%	370,750	366,750	-1.1%	215	215	0.0%	98	91	-7.1%
SOUTHINGTON	295,026	290,386	-1.6%	269,900	264,900	-1.9%	279,835	260,860	-6.8%	258,750	252,000	-2.6%	904	788	-12.8%	446	425	-4.7%
W. HAVEN	228,272	207,426	-9.1%	221,900	199,108	-10.3%	201,173	170,143	-15.4%	198,500	225,000	13.4%	1193	950	-20.4%	432	501	16.0%
WALLINGFORD	300,851	284,438	-5.5%	269,900	259,900	-3.7%	272,051	245,868	-9.6%	250,000	169,000	-32.4%	855	788	-7.8%	435	424	-2.5%
WESTBROOK	557,343	537,485	-3.6%	448,000	433,000	-3.3%	405,531	472,102	16.4%	371,000	370,000	-0.3%	208	193	-7.2%	72	61	-15.3%
WOODBIDGE	584,789	547,647	-6.4%	499,987	440,000	-12.0%	542,752	446,501	-17.7%	480,000	400,000	-16.7%	194	205	5.7%	72	99	37.5%
Totals/Avg's	423,986	\$397,913	-6.1%	357,986	\$325,395	-9.1%	357,657	\$321,927	-10.0%	310,428	\$279,598	-9.9%	16472	14638	-11.1%	6911	7185	4.0%