



State of the Real Estate Market 1st QT 2009

Residential Homes

	Listings	Avg Listing Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	List to Sales Ratio	Avg Days to Close
BETHANY	14	404,241	374,900	4	166	430,625	424,000	86.6%	66
BRANFORD	80	552,609	409,900	19	106	389,555	381,500	92.6%	75
CHESHIRE	104	455,072	405,000	22	71	369,810	365,000	97.0%	67
CHESTER	14	528,143	470,000	5	232	345,000	330,000	92.1%	46
CLINTON	62	536,548	344,000	16	127	280,688	276,500	93.4%	39
DEEP RIVER	18	585,733	454,000	4	168	205,563	185,000	90.7%	72
DURHAM	35	419,431	399,900	2	122	277,750	277,750	91.8%	52
E HAVEN	108	266,092	229,000	39	78	177,923	175,000	94.6%	49
ESSEX	39	646,214	464,999	4	123	286,250	290,000	94.1%	47
GUILFORD	123	568,384	474,900	34	84	431,904	407,500	92.4%	37
HADDAM	49	389,495	364,900	10	107	305,650	287,000	92.7%	41
HAMDEN	191	294,692	249,000	66	91	223,150	213,000	94.5%	50
KILLINGWORTH	28	613,025	442,500	7	112	391,071	410,000	90.2%	46
MADISON	138	744,348	595,000	33	126	673,943	575,000	90.3%	61
MERIDEN	184	200,206	194,000	59	93	163,753	169,900	95.7%	50
MIDDLEFIELD	11	274,989	264,900	3	21	371,333	387,000	97.9%	76
MIDDLETOWN	124	288,156	275,000	41	78	221,201	200,000	96.8%	40
MILFORD	191	484,327	339,000	58	85	323,147	285,000	93.2%	47
N BRANFORD	39	349,821	339,900	14	105	275,199	236,000	96.5%	88
NEW HAVEN	187	255,485	199,900	42	78	133,263	135,000	93.2%	39
NORTH HAVEN	75	346,235	319,900	16	98	368,572	276,000	97.4%	68
OLD LYME	49	621,763	529,900	9	182	483,022	470,000	90.8%	43
OLD SAYBROOK	80	767,182	472,000	17	96	405,635	298,000	91.5%	65
ORANGE	53	539,279	459,000	11	162	386,636	340,000	95.4%	44
SOUTHINGTON	138	322,051	314,900	44	81	281,843	280,000	95.1%	48
W HAVEN	174	206,909	195,000	53	81	157,396	165,000	95.4%	49
WALLINGFORD	117	329,988	315,000	50	100	243,910	235,000	95.7%	46
WESTBROOK	45	480,606	448,500	5	146	346,980	315,000	92.4%	29
WOODBIDGE	66	572,893	494,000	13	83	451,385	400,000	93.8%	77



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Condominiums

	Listings	Avg Listing Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	List to Sales Ratio	Avg Days to Close
BRANFORD	79	232,359	204,000	19	97	216,513	195,000	95.1%	45
CHESHIRE	28	229,502	209,000	10	106	251,290	212,000	95.1%	53
CLINTON	13	207,108	204,900						
DEEP RIVER	5	172,280	169,000						
DURHAM	1	399,900	399,900						
E HAVEN	40	186,395	164,000	17	120	219,253	177,000	96.8%	48
ESSEX	4	227,450	207,500	3	118	228,333	180,000	91.3%	38
GUILFORD	24	296,792	226,000	3	80	331,500	320,000	93.8%	67
HADDAM	2	317,450	317,450						
HAMDEN	84	195,883	186,000	28	125	154,339	146,750	93.7%	47
MADISON	26	318,783	297,000	2	120	272,750	272,750	94.5%	34
MERIDEN	58	144,262	139,750	20	107	119,667	118,500	96.1%	47
MIDDLEFIELD	2	234,450	234,450						
MIDDLETOWN	82	155,668	149,900	22	86	151,959	150,500	96.1%	57
MILFORD	91	272,224	227,000	14	124	178,634	168,000	96.1%	36
N BRANFORD	18	195,269	182,000	3	135	179,667	172,000	95.1%	42
NEW HAVEN	151	245,248	234,900	31	102	147,198	102,900	93.1%	35
NORTH HAVEN	11	278,309	300,000						
OLD LYME	4	405,375	355,000	1	4	405,000	405,000	97.6%	67
OLD SAYBROOK	2	402,215	402,215						
ORANGE	18	417,678	384,000						
SOUTHINGTON	61	219,774	214,900	12	71	187,950	182,750	97.2%	54
W HAVEN	43	169,361	147,900	10	195	160,340	169,000	93.8%	39
WALLINGFORD	58	219,948	203,000	22	105	195,052	187,500	95.4%	53
WESTBROOK	3	355,633	440,000						



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Residential • Condominiums • Multi-Family

	Listings	Avg Listing Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	List to Sales Ratio	Avg Days to Close
BETHANY	14	404,241	374,900	4	166	430,625	424,000	86.6%	66
BRANFORD	163	391,784	269,900	40	99	310,132	250,000	93.3%	60
CHESHIRE	134	406,109	367,000	32	82	332,773	276,000	96.6%	63
CHESTER	15	526,200	475,000	5	232	345,000	330,000	92.1%	46
CLINTON	77	475,302	325,000	16	127	280,688	276,500	93.4%	39
DEEP RIVER	23	495,852	349,900	4	168	205,563	185,000	90.7%	72
DURHAM	36	418,889	399,900	2	122	277,750	277,750	91.8%	52
E HAVEN	153	250,454	214,915	57	90	189,233	175,000	95.1%	49
ESSEX	44	603,435	425,000	7	121	261,429	200,000	93.0%	43
GUILFORD	148	524,386	444,500	38	82	417,216	397,000	92.5%	39
HADDAM	51	386,669	364,900	10	107	305,650	287,000	92.7%	41
HAMDEN	291	262,954	228,900	103	98	200,918	194,000	94.3%	50
KILLINGWORTH	28	613,025	442,500	7	112	391,071	410,000	90.2%	46
MADISON	164	676,880	499,900	35	126	651,018	476,500	90.4%	59
MERIDEN	310	179,329	171,128	100	90	136,704	139,500	95.4%	48
MIDDLEFIELD	13	268,752	259,900	3	21	371,333	387,000	97.9%	76
MIDDLETOWN	230	229,338	202,000	67	77	194,960	190,000	96.5%	45
MILFORD	284	415,735	296,900	73	92	296,485	267,000	93.6%	45
N BRANFORD	58	300,651	277,000	17	110	258,341	232,500	96.3%	80
NEW HAVEN	542	228,378	192,545	136	90	123,976	85,000	92.2%	39
NORTH HAVEN	86	337,546	314,900	16	98	368,572	275,000	97.4%	68
OLD LYME	54	605,313	524,000	10	164	475,220	437,500	91.3%	46
OLD SAYBROOK	84	751,535	464,000	17	96	405,635	298,000	91.5%	65
ORANGE	71	508,450	434,900	11	162	386,636	340,000	95.4%	44
SOUTHINGTON	206	289,218	276,000	57	78	259,938	264,900	95.3%	49
W HAVEN	252	205,149	195,000	78	96	164,345	165,000	94.0%	44
WALLINGFORD	184	295,504	284,900	75	99	226,222	205,000	95.5%	48
WESTBROOK	53	475,283	448,500	5	146	346,980	315,000	92.4%	29
WOODBIDGE	66	572,893	494,000	13	83	451,385	400,000	93.8%	77