



# State of the Real Estate Market 2nd 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	56	\$411,775	387,500	16	77	\$370,456	\$349,000	93.1%	58
BRANFORD	167	\$512,608	399,900	59	80	\$378,517	340,000	93.7%	60
CHESHIRE	233	\$445,058	394,900	78	82	\$372,631	\$362,500	94.9%	59
CHESTER	41	\$481,566	369,900	16	153	\$361,906	\$322,500	93.1%	48
CLINTON	161	\$484,226	335,900	50	120	\$311,030	287,000	94.6%	50
DEEP RIVER	40	\$553,593	389,000	15	142	\$320,543	227,000	92.1%	51
DURHAM	79	\$440,555	399,900	18	76	\$285,453	\$252,500	96.1%	50
E HAVEN	221	\$261,762	229,000	91	91	\$191,480	185,000	94.3%	51
ESSEX	91	\$655,745	434,900	18	106	\$432,556	380,000	95.1%	59
GUILFORD	256	\$611,205	489,000	89	94	\$459,176	429,900	91.8%	50
HADDAM	111	\$390,054	349,900	34	90	\$271,453	230,000	94.4%	54
HAMDEN	428	\$283,472	249,900	192	80	\$242,133	220,000	95.1%	53
KILLINGWORTH	75	\$544,276	455,000	25	116	\$478,896	410,000	91.9%	62
MADISON	276	\$746,826	529,000	77	115	\$562,790	442,000	91.3%	56
MERIDEN	403	\$201,251	190,000	166	91	\$171,507	172,000	95.9%	52
MIDDLEFIELD	35	\$319,661	285,000	9	53	\$276,250	270,000	96.4%	63
MIDDLETOWN	286	\$277,352	259,900	124	80	\$238,821	229,000	96.5%	47
MILFORD	413	\$455,873	339,000	137	87	\$315,593	280,000	94.0%	47
N BRANFORD	97	\$337,057	329,900	35	99	\$285,083	249,900	95.9%	75
NEW HAVEN	393	\$259,459	214,900	140	82	\$195,474	175,000	94.6%	47
NORTH HAVEN	180	\$376,778	319,900	63	70	\$326,440	280,400	96.9%	52
OLD LYME	108	\$616,051	499,900	37	139	\$447,324	425,000	92.4%	42
OLD SAYBROOK	152	\$659,089	\$443,000	44	110	\$488,426	\$357,000	88.8%	57
ORANGE	110	\$487,512	424,900	32	101	\$395,033	349,000	94.9%	50
SOUTHINGTON	305	\$337,283	309,000	116	80	\$283,762	\$273,000	95.9%	53
W HAVEN	338	\$212,424	199,900	162	76	\$161,171	165,000	94.8%	48
WALLINGFORD	289	\$337,529	319,900	116	101	\$255,988	\$237,500	94.8%	52
WESTBROOK	88	\$509,337	\$434,000	20	148	\$398,020	360,000	91.6%	39
WOODBIDGE	126	\$564,443	479,000	43	115	\$475,312	420,000	93.0%	59



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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	176	\$234,070	202,900	59	98	\$198,668	180,000	94.7%	45
CHESHIRE	65	\$215,796	209,900	26	112	\$227,108	\$192,500	94.8%	45
CLINTON	28	\$194,049	\$194,000	3	54	\$145,667	152,000	92.2%	37
DEEP RIVER	10	\$173,280	\$177,000						
E HAVEN	91	\$189,023	169,900	43	157	\$191,959	176,500	95.8%	61
ESSEX	12	\$248,967	\$237,500	5	78	\$205,140	180,000	92.1%	29
GUILFORD	47	\$267,325	209,900	16	93	\$226,906	\$173,500	93.3%	52
HADDAM	3	\$274,633	189,000	1	180	\$157,000	\$157,000	95.3%	45
HAMDEN	162	\$194,459	182,500	63	110	\$164,298	166,000	94.8%	44
MADISON	42	\$346,664	299,000	9	112	\$358,167	320,000	94.0%	44
MERIDEN	135	\$137,222	138,000	44	126	\$117,076	\$118,500	95.9%	46
MIDDLEFIELD	5	\$247,720	249,900	2	22	\$225,000	\$225,000	96.0%	46
MIDDLETOWN	164	\$160,653	149,900	53	84	\$156,962	151,000	97.1%	49
MILFORD	171	\$268,163	224,700	52	120	\$200,246	\$197,500	95.8%	51
N BRANFORD	28	\$199,144	179,500	13	113	\$174,654	172,000	95.3%	50
NEW HAVEN	272	\$227,903	205,900	81	93	\$170,933	127,500	94.6%	45
NORTH HAVEN	22	\$272,773	299,900	3	33	\$253,167	265,000	93.2%	85
OLD LYME	5	\$398,280	395,000	2	121	\$327,500	\$327,500	98.5%	56
OLD SAYBROOK	9	\$497,322	399,900	2	239	\$352,500	\$352,500	94.8%	30
ORANGE	19	\$411,384	379,900	1	20	\$195,000	\$195,000	97.5%	94
SOUTHINGTON	117	\$208,460	199,900	32	94	\$200,419	\$208,000	97.7%	52
W HAVEN	88	\$171,139	150,000	28	143	\$132,646	\$127,500	94.3%	51
WALLINGFORD	146	\$220,351	199,900	45	109	\$204,318	192,000	96.0%	55
WESTBROOK	15	\$382,786	451,000						



# State of the Real Estate Market 2nd QT 2009

## 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	56	\$411,775	387,500	16	77	\$370,456	\$349,000	93.1%	58
BRANFORD	352	\$369,061	259,000	121	88	\$290,255	235,000	94.0%	53
CHESHIRE	300	\$394,635	352,000	106	90	\$335,519	\$325,000	94.9%	55
CHESTER	43	\$477,633	369,900	18	138	\$346,822	\$305,000	93.1%	50
CLINTON	192	\$439,440	320,000	53	116	\$301,670	278,000	94.5%	49
DEEP RIVER	50	\$477,531	\$304,000	15	142	\$320,543	227,000	92.1%	51
DURHAM	80	\$440,047	399,900	18	76	\$285,453	\$252,500	96.1%	50
E HAVEN	328	\$246,461	217,500	136	111	\$191,180	179,000	94.5%	54
ESSEX	104	\$606,725	\$422,000	23	100	\$383,117	335,000	94.7%	52
GUILFORD	305	\$557,481	449,000	107	94	\$420,557	390,000	91.9%	50
HADDAM	114	\$387,017	349,000	35	93	\$268,183	230,000	94.4%	53
HAMDEN	625	\$256,407	234,900	274	84	\$217,955	203,000	95.0%	51
KILLINGWORTH	75	\$544,276	455,000	25	116	\$478,896	410,000	91.9%	62
MADISON	318	\$693,975	489,900	86	114	\$541,376	\$425,000	91.4%	55
MERIDEN	667	\$181,049	174,900	256	93	\$148,419	150,000	95.7%	50
MIDDLEFIELD	40	\$310,669	267,500	11	48	\$266,932	250,000	96.4%	60
MIDDLETOWN	489	\$230,755	209,900	188	81	\$211,042	195,000	96.5%	47
MILFORD	593	\$399,939	299,900	190	95	\$284,468	252,000	94.4%	48
N BRANFORD	127	\$304,963	279,900	48	103	\$255,175	\$231,000	95.8%	69
NEW HAVEN	1047	\$225,794	189,900	386	83	\$154,669	108,000	94.0%	44
NORTH HAVEN	202	\$365,451	\$316,500	66	69	\$323,109	280,000	96.8%	54
OLD LYME	116	\$602,430	499,000	39	138	\$441,179	425,000	92.6%	43
OLD SAYBROOK	165	\$649,887	439,000	47	114	\$478,101	350,000	89.0%	55
ORANGE	129	\$476,300	418,000	33	98	\$388,971	349,000	95.0%	51
SOUTHINGTON	432	\$300,480	279,000	149	83	\$265,033	261,501	96.1%	53
W HAVEN	508	\$208,678	199,900	222	85	\$158,638	157,500	94.4%	47
WALLINGFORD	452	\$297,412	275,000	169	101	\$239,721	227,000	95.0%	52
WESTBROOK	109	\$491,141	451,000	20	148	\$398,020	359,900	91.6%	39
WOODBIDGE	127	\$562,360	479,000	43	115	\$475,312	420,000	93.0%	59