



State of the Real Estate Market 2009

Residential

	Listings	Avg Original List Price	Avg Final List Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	Original List to Sales Ratio	Final List to Sales Ratio	Avg Days to Close
BETHANY	107	413,034	399,575	384,900	38	81	345,018	326,250	88.5%	93.8%	50
BRANFORD	307	527,615	508,547	389,000	138	92	381,360	320,000	89.5%	93.5%	59
CHESHIRE	411	435,780	424,310	374,900	202	84	374,146	355,000	92.2%	95.5%	60
CHESTER	68	467,822	457,276	369,850	37	119	351,503	315,000	90.2%	94.4%	48
CLINTON	291	462,485	449,126	329,000	116	110	338,147	286,000	86.9%	93.9%	53
DEEP RIVER	69	540,376	524,529	335,000	30	112	368,810	234,625	89.0%	93.9%	61
DURHAM	131	438,173	425,735	389,900	56	89	315,337	284,500	92.0%	95.3%	53
E HAVEN	432	253,618	244,947	225,000	226	80	199,299	190,500	87.4%	94.5%	54
ESSEX	156	638,117	617,670	422,400	61	127	533,672	390,000	86.9%	93.4%	52
GUILFORD	435	626,020	610,050	464,900	186	98	458,845	390,000	88.1%	92.4%	53
HADDAM	191	393,902	381,561	349,900	74	77	278,765	246,875	90.5%	95.8%	54
HAMDEN	753	277,615	269,372	239,900	458	71	239,072	225,000	91.6%	95.2%	55
KILLINGWORTH	126	551,114	533,513	437,000	46	117	424,650	368,750	89.2%	93.4%	56
MADISON	461	756,808	735,161	499,900	177	111	549,902	442,000	86.4%	92.4%	52
MERIDEN	784	203,271	198,029	189,900	449	81	178,076	175,000	92.4%	96.7%	61
MIDDLEFIELD	57	323,769	313,507	268,900	32	80	268,416	250,000	91.3%	95.5%	57
MIDDLETOWN	546	273,795	266,773	248,450	308	77	239,493	230,000	92.9%	96.3%	50
MILFORD	719	441,554	426,326	324,900	369	81	312,421	275,000	89.3%	94.7%	52
N BRANFORD	156	337,588	325,900	324,950	89	84	276,352	249,900	90.4%	95.6%	63
NEW HAVEN	708	235,843	226,818	189,900	350	80	199,872	175,000	89.6%	94.9%	53
NORTH HAVEN	330	366,489	354,867	299,900	159	74	300,851	277,750	92.4%	96.2%	52
OLD LYME	195	617,246	594,654	469,000	85	135	445,054	400,000	86.6%	94.4%	43
OLD SAYBROOK	273	668,313	641,765	429,900	106	107	445,408	324,500	83.8%	90.6%	54
ORANGE	190	480,636	463,914	399,900	88	85	400,869	369,900	91.3%	94.9%	50
SOUTHINGTON	556	332,031	325,308	295,250	308	75	284,327	275,000	94.0%	96.4%	55
W HAVEN	645	220,972	214,094	199,900	354	77	174,381	173,000	89.6%	95.3%	50
WALLINGFORD	507	326,383	318,551	295,900	283	84	270,213	242,600	91.4%	95.4%	53
WESTBROOK	161	589,167	566,054	433,000	59	128	479,752	370,000	86.3%	91.0%	47
WOODBIDGE	204	567,114	548,862	444,500	99	108	446,501	400,000	86.8%	93.0%	56