



State of the Real Estate Market 2009 vs 2010

1st Quarter Condominiums

	2009 Avg List Price	2010 Avg List Price	% Change	2010 Median List Price	2009 Median List Price	% Change	2009 Avg Sale Price	2010 Avg Sale Price	% Change	2009 Median Sale Price	2010 Median Sale Price	% Change	2009 Listings	2010 Listings	% Change	2009 Sales	2010 Sales	% Change
BRANFORD	232,359	226,044	-2.7%	204,000	199,900	-2.0%	216,513	178,434	-17.6%	195,000	166,000	-14.9%	79	100	26.6%	19	27	42.1%
CHESHIRE	229,502	208,638	-9.1%	209,000	189,900	-9.1%	251,290	180,865	-28.0%	212,000	163,100	-23.1%	28	42	50.0%	10	23	130.0%
CLINTON	207,108	166,992	-19.4%	204,900	173,000	-15.6%		179,833			180,000		13	18	38.5%		3	
DEEP RIVER	172,280	140,699	-18.3%	169,000	161,898	-4.2%		147,800			147,800		5	4	-20.0%		1	
DURHAM	399,900	310,725	-22.3%	399,900	364,900	-8.8%		356,500			356,500		1	16	1500.0%		1	
E HAVEN	186,395	193,602	3.9%	164,000	169,900	3.6%	219,253	179,668	-18.1%	177,000	166,200	-6.1%	40	52	30.0%	17	14	-17.6%
ESSEX	227,450	223,375	-1.8%	207,500	222,250	7.1%	228,333	228,333	0.0%	180,000	215,000	19.4%	4	4	0.0%	3	3	0.0%
GUILFORD	296,792	186,065	-37.3%	226,000	154,900	-31.5%	331,500	205,690	-38.0%	320,000	183,450	-42.7%	24	23	-4.2%	3	5	66.7%
HADDAM	317,450			317,450									2					
HAMDEN	195,883	181,452	-7.4%	186,000	174,900	-6.0%	154,339	164,817	6.8%	146,750	140,000	-4.6%	84	75	-10.7%	28	15	-46.4%
MADISON	318,783	348,931	9.5%	297,000	352,100	18.6%	272,750	242,400	-11.1%	272,750	270,950	-0.7%	26	16	-38.5%	2	6	200.0%
MERIDEN	144,262	125,615	-12.9%	139,750	129,900	-7.0%	119,667	127,543	6.6%	118,500	129,800	9.5%	58	100	72.4%	20	37	85.0%
MIDDLEFIELD	234,450			234,450									2					
MIDDLETOWN	155,668	152,172	-2.2%	149,900	149,900	0.0%	151,959	155,939	2.6%	150,500	142,500	-5.3%	82	78	-4.9%	22	20	-9.1%
MILFORD	272,224	278,014	2.1%	227,000	245,000	7.9%	178,634	258,820	44.9%	168,000	224,000	33.3%	91	97	6.6%	14	37	164.3%
N BRANFORD	195,269	172,150	-11.8%	182,000	175,450	-3.6%	179,667	157,875	-12.1%	172,000	155,500	-9.6%	18	12	-33.3%	3	4	33.3%
NEW HAVEN	245,248	225,087	-8.2%	234,900	189,900	-19.2%	147,198	190,148	29.2%	102,900	154,000	49.7%	151	127	-15.9%	31	27	-12.9%
NORTH HAVEN	278,309	260,486	-6.4%	300,000	234,900	-21.7%		222,300			282,000		11	7	-36.4%		3	
OLD LYME	405,375	360,000	-11.2%	355,000	415,000	16.9%	405,000		-100.0%	405,000		-100.0%	4	3	-25.0%	1		
OLD SAYBROOK	402,215	354,686	-11.8%	402,215	385,900	-4.1%		415,500			373,500		2	7	250.0%		4	
ORANGE	417,678	478,643	14.6%	384,000	504,900	31.5%		593,513			613,631		18	8	-55.6%		3	
SOUTHINGTON	219,774	208,762	-5.0%	214,900	219,900	2.3%	187,950	195,404	4.0%	182,750	209,950	14.9%	61	55	-9.8%	12	18	50.0%
W HAVEN	169,361	166,580	-1.6%	147,900	136,250	-7.9%	160,340	122,175	-23.8%	169,000	135,750	-19.7%	43	40	-7.0%	10	8	-20.0%
WALLINGFORD	219,948	227,117	3.3%	203,000	209,900	3.4%	195,052	174,022	-10.8%	187,500	180,000	-4.0%	58	85	46.6%	22	27	22.7%
WESTBROOK	355,633	291,800	-17.9%	440,000	285,000	-35.2%							3	5	66.7%			
Totals/Avg's	259,973	238,593	-8.2%	247,991	236,763	-4.5%	212,465	222,742	4.8%	197,478	218,554	10.7%	908	974	7.3%	217	286	31.8%