



State of the Real Estate Market 2009 vs 2010

2nd 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	234,070	232,708	-0.6%	202,900	194,900	-3.9%	198,668	198,449	-0.1%	180,000	179,900	-0.1%	176	207	17.6%	59	73	23.7%
CHESHIRE	215,796	217,212	0.7%	209,900	195,000	-7.1%	227,108	193,365	-14.9%	192,500	185,000	-3.9%	65	83	27.7%	26	45	73.1%
CLINTON	194,049	164,105	-15.4%	194,000	168,000	-13.4%	145,667	159,650	9.6%	152,000	149,900	-1.4%	28	26	-7.1%	3	12	300.0%
E HAVEN	189,023	188,470	-0.3%	169,900	159,900	-5.9%	191,959	180,871	-5.8%	176,500	151,500	-14.2%	91	101	11.0%	43	40	-7.0%
ESSEX	248,967	276,111	10.9%	237,500	228,500	-3.8%	205,140	219,556	7.0%	180,000	215,000	19.4%	12	9	-25.0%	5	9	80.0%
GUILFORD	267,325	242,550	-9.3%	209,900	179,950	-14.3%	226,906	214,147	-5.6%	173,500	161,250	-7.1%	47	46	-2.1%	16	15	-6.3%
HAMDEN	194,459	181,772	-6.5%	182,500	163,400	-10.5%	164,298	183,810	11.9%	166,000	167,000	0.6%	162	150	-7.4%	63	69	9.5%
MADISON	346,664	377,723	9.0%	299,000	363,500	21.6%	358,167	288,275	-19.5%	320,000	273,450	-14.5%	42	33	-21.4%	9	16	77.8%
MERIDEN	137,222	126,463	-7.8%	138,000	132,900	-3.7%	117,076	111,940	-4.4%	118,500	115,900	-2.2%	135	169	25.2%	44	77	75.0%
MIDDLETOWN	160,653	149,935	-6.7%	149,900	148,375	-1.0%	156,962	147,221	-6.2%	151,000	140,000	-7.3%	164	154	-6.1%	53	70	32.1%
MILFORD	268,163	264,709	-1.3%	224,700	229,950	2.3%	200,246	232,854	16.3%	197,500	217,000	9.9%	171	182	6.4%	52	81	55.8%
N BRANFORD	199,144	171,392	-13.9%	179,500	174,950	-2.5%	174,654	188,227	7.8%	172,000	172,000	0.0%	28	24	-14.3%	13	11	-15.4%
NEW HAVEN	227,903	208,312	-8.6%	205,900	177,000	-14.0%	170,933	189,607	10.9%	127,500	154,450	21.1%	272	252	-7.4%	81	100	23.5%
NORTH HAVEN	272,773	251,300	-7.9%	299,900	234,900	-21.7%	253,167	214,538	-15.3%	265,000	246,250	-7.1%	22	13	-40.9%	3	8	166.7%
OLD SAYBROOK	497,322	383,686	-22.8%	399,900	377,450	-5.6%	352,500	357,571	1.4%	352,500	325,000	-7.8%	9	22	144.4%	2	7	250.0%
SOUTHINGTON	208,460	193,890	-7.0%	199,900	199,900	0.0%	200,419	200,415	0.0%	208,000	212,450	2.1%	117	101	-13.7%	32	50	56.3%
W HAVEN	171,139	160,702	-6.1%	150,000	138,000	-8.0%	132,646	130,081	-1.9%	127,500	127,500	0.0%	88	88	0.0%	28	28	0.0%
WALLINGFORD	220,351	221,892	0.7%	199,900	204,900	2.5%	204,318	193,283	-5.4%	192,000	184,250	-4.0%	146	159	8.9%	45	76	68.9%
Totals/Avg's	236,305	222,941	-5.7%	214,067	203,971	-4.7%	204,491	200,214	-2.1%	191,778	187,656	-2.1%	1775	1819	2.5%	577	787	36.4%