



State of the Real Estate Market 2009 vs 2010

1st Quarter Residential Homes

	2009 Avg List Price	2010 Avg List Price	% Change	2009 Median List Price	2010 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
BETHANY	404,241	404,642	0.1%	374,900	359,900	-4.0%	430,625	369,238	-14.3%	424,000	324,500	-23.5%	14	33	135.7%	4	8	100.0%
BRANFORD	552,609	500,957	-9.3%	409,900	359,900	-12.2%	389,555	364,330	-6.5%	381,500	300,000	-21.4%	80	87	8.8%	19	23	21.1%
CHESHIRE	455,072	428,262	-5.9%	405,000	369,900	-8.7%	369,810	333,764	-9.7%	365,000	335,825	-8.0%	104	113	8.7%	22	44	100.0%
CHESTER	528,143	405,745	-23.2%	470,000	375,000	-20.2%	345,000	263,667	-23.6%	330,000	230,000	-30.3%	14	17	21.4%	5	3	-40.0%
CLINTON	536,548	543,055	1.2%	344,000	349,000	1.5%	280,688	470,833	67.7%	276,500	260,000	-6.0%	62	77	24.2%	16	24	50.0%
DEEP RIVER	585,733	476,240	-18.7%	454,000	368,900	-18.7%	205,563	242,867	18.1%	185,000	235,250	27.2%	18	15	-16.7%	4	12	200.0%
DURHAM	419,431	396,507	-5.5%	399,900	337,900	-15.5%	277,750	281,654	1.4%	277,750	249,000	-10.4%	35	39	11.4%	2	13	550.0%
E HAVEN	266,092	232,503	-12.6%	229,000	219,450	-4.2%	177,923	181,113	1.8%	175,000	172,600	-1.4%	108	126	16.7%	39	49	25.6%
ESSEX	646,214	546,830	-15.4%	464,999	459,000	-1.3%	286,250	400,211	39.8%	290,000	374,900	29.3%	39	39	0.0%	4	9	125.0%
GUILFORD	568,384	640,566	12.7%	474,900	468,950	-1.3%	431,904	425,136	-1.6%	407,500	350,000	-14.1%	123	142	15.4%	34	37	8.8%
HADDAM	389,495	402,340	3.3%	364,900	394,450	8.1%	305,650	274,100	-10.3%	287,000	261,000	-9.1%	49	46	-6.1%	10	15	50.0%
HAMDEN	294,692	280,729	-4.7%	249,000	239,900	-3.7%	223,150	221,339	-0.8%	213,000	209,000	-1.9%	191	225	17.8%	66	76	15.2%
KILLINGWORTH	613,025	608,921	-0.7%	442,500	449,900	1.7%	391,071	424,700	8.6%	410,000	260,000	-36.6%	28	58	107.1%	7	5	-28.6%
MADISON	744,348	737,302	-0.9%	595,000	529,450	-11.0%	673,943	565,785	-16.0%	575,000	445,000	-22.6%	138	152	10.1%	33	47	42.4%
MERIDEN	200,206	207,726	3.8%	194,000	195,900	1.0%	163,753	165,432	1.0%	169,900	171,925	1.2%	184	217	17.9%	59	82	39.0%
MIDDLEFIELD	274,989	357,796	30.1%	264,900	280,500	5.9%	371,333	318,250	-14.3%	387,000	292,500	-24.4%	11	14	27.3%	3	4	33.3%
MIDDLETOWN	288,156	269,900	-6.3%	275,000	245,000	-10.9%	221,201	242,357	9.6%	200,000	221,875	10.9%	124	153	23.4%	41	56	36.6%
MILFORD	484,327	448,249	-7.4%	339,000	329,900	-2.7%	323,147	319,824	-1.0%	285,000	284,000	-0.4%	191	226	18.3%	58	71	22.4%
N BRANFORD	349,821	327,498	-6.4%	339,900	319,024	-6.1%	275,199	290,379	5.5%	236,000	294,500	24.8%	39	41	5.1%	14	9	-35.7%
NEW HAVEN	255,485	271,867	6.4%	199,900	209,900	5.0%	133,263	180,813	35.7%	135,000	143,500	6.3%	187	189	1.1%	42	76	81.0%
NORTH HAVEN	346,235	423,498	22.3%	319,900	335,000	4.7%	368,572	300,080	-18.6%	276,000	260,000	-5.8%	75	99	32.0%	16	30	87.5%
OLD LYME	621,763	652,175	4.9%	529,900	490,000	-7.5%	483,022	451,714	-6.5%	470,000	413,750	-12.0%	49	55	12.2%	9	14	55.6%
OLD SAYBROOK	767,182	581,012	-24.3%	472,000	444,400	-5.8%	405,635	403,095	-0.6%	298,000	316,250	6.1%	80	77	-3.8%	17	20	17.6%
ORANGE	539,279	499,977	-7.3%	459,000	385,000	-16.1%	386,636	371,206	-4.0%	340,000	325,000	-4.4%	53	49	-7.5%	11	17	54.5%
SOUTHINGTON	322,051	335,371	4.1%	314,900	291,000	-7.6%	281,843	274,431	-2.6%	280,000	257,000	-8.2%	138	190	37.7%	44	57	29.5%
W HAVEN	206,909	216,482	4.6%	195,000	200,000	2.6%	157,396	174,859	11.1%	165,000	163,500	-0.9%	174	167	-4.0%	53	64	20.8%
WALLINGFORD	329,988	329,550	-0.1%	315,000	299,900	-4.8%	243,910	263,719	8.1%	235,000	260,000	10.6%	117	152	29.9%	50	51	2.0%
WESTBROOK	480,606	497,246	3.5%	448,500	399,900	-10.8%	346,980	485,521	39.9%	315,000	381,000	21.0%	45	44	-2.2%	5	7	40.0%
WOODBIDGE	572,893	601,512	5.0%	494,000	539,000	9.1%	451,385	406,761	-9.9%	400,000	373,000	-6.8%	66	51	-22.7%	13	14	7.7%
Totals/Avg's	449,790	435,326	-3.2%	373,755	353,311	-5.5%	324,212	326,454	0.7%	303,074	281,547	-7.1%	2536	2893	14.1%	700	937	33.9%