



State of the Real Estate Market 2009 vs 2010

2nd 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	411,775	388,203	-5.7%	387,500	349,900	-9.7%	370,456	340,503	-8.1%	349,000	315,000	-9.7%	56	63	12.5%	16	29	81.3%
BRANFORD	512,608	502,281	-2.0%	399,900	389,900	-2.5%	378,517	338,571	-10.6%	340,000	289,000	-15.0%	167	217	29.9%	59	65	10.2%
CHESHIRE	445,058	409,617	-8.0%	394,900	349,950	-11.4%	372,631	351,015	-5.8%	362,500	322,050	-11.2%	233	246	5.6%	78	116	48.7%
CHESTER	481,566	412,156	-14.4%	369,900	395,000	6.8%	361,906	393,800	8.8%	322,500	370,000	14.7%	41	37	-9.8%	16	15	-6.3%
CLINTON	484,226	509,811	5.3%	335,900	334,500	-0.4%	311,030	377,347	21.3%	287,000	267,500	-6.8%	161	190	18.0%	50	58	16.0%
DEEP RIVER	553,593	577,622	4.3%	389,000	369,950	-4.9%	320,543	264,829	-17.4%	227,000	275,000	21.1%	40	36	-10.0%	15	21	40.0%
DURHAM	440,555	392,398	-10.9%	399,900	348,000	-13.0%	285,453	328,808	15.2%	252,500	319,500	26.5%	79	70	-11.4%	18	34	88.9%
E HAVEN	261,762	246,520	-5.8%	229,000	223,900	-2.2%	191,480	191,397	0.0%	185,000	184,500	-0.3%	221	254	14.9%	91	119	30.8%
ESSEX	655,745	676,243	3.1%	434,900	479,000	10.1%	432,556	370,514	-14.3%	380,000	353,750	-6.9%	91	95	4.4%	18	28	55.6%
GUILFORD	611,205	641,516	5.0%	489,000	485,000	-0.8%	459,176	487,726	6.2%	429,900	416,000	-3.2%	256	283	10.5%	89	114	28.1%
HADDAM	390,054	405,986	4.1%	349,900	379,450	8.4%	271,453	281,318	3.6%	230,000	259,000	12.6%	111	92	-17.1%	34	39	14.7%
HAMDEN	283,472	285,528	0.7%	249,900	249,450	-0.2%	242,133	236,910	-2.2%	220,000	219,000	-0.5%	428	452	5.6%	192	215	12.0%
KILLINGWORTH	544,276	535,344	-1.6%	455,000	414,900	-8.8%	478,896	426,158	-11.0%	410,000	375,000	-8.5%	75	98	30.7%	25	20	-20.0%
MADISON	746,826	845,595	13.2%	529,000	550,000	4.0%	562,790	592,816	5.3%	442,000	415,000	-6.1%	276	307	11.2%	77	115	49.4%
MERIDEN	201,251	203,723	1.2%	190,000	189,900	-0.1%	171,507	178,017	3.8%	172,000	175,000	1.7%	403	434	7.7%	166	209	25.9%
MIDDLEFIELD	319,661	335,377	4.9%	285,000	279,950	-1.8%	276,250	319,500	15.7%	270,000	262,000	-3.0%	35	22	-37.1%	9	12	33.3%
MIDDLETOWN	277,352	268,666	-3.1%	259,900	245,000	-5.7%	238,821	232,015	-2.8%	229,000	216,250	-5.6%	286	291	1.7%	124	148	19.4%
MILFORD	455,873	423,287	-7.1%	339,000	327,000	-3.5%	315,593	329,048	4.3%	280,000	292,250	4.4%	413	480	16.2%	137	182	32.8%
N BRANFORD	337,057	322,972	-4.2%	329,900	304,450	-7.7%	285,083	284,041	-0.4%	249,900	267,250	6.9%	97	80	-17.5%	35	34	-2.9%
NEW HAVEN	259,459	270,305	4.2%	214,900	214,900	0.0%	195,474	199,417	2.0%	175,000	166,950	-4.6%	393	379	-3.6%	140	194	38.6%
NORTH HAVEN	376,778	375,834	-0.3%	319,900	317,800	-0.7%	326,440	298,151	-8.7%	280,400	262,000	-6.6%	180	199	10.6%	63	91	44.4%
OLD LYME	616,051	606,304	-1.6%	499,900	472,450	-5.5%	447,324	437,283	-2.2%	425,000	390,000	-8.2%	108	112	3.7%	37	36	-2.7%
OLD SAYBROOK	659,089	603,528	-8.4%	443,000	449,000	1.4%	488,426	364,722	-25.3%	357,000	311,250	-12.8%	152	177	16.4%	44	60	36.4%
ORANGE	487,512	463,724	-4.9%	424,900	393,950	-7.3%	395,033	369,964	-6.3%	349,000	342,500	-1.9%	110	128	16.4%	32	48	50.0%
SOUTHINGTON	337,283	324,672	-3.7%	309,000	289,900	-6.2%	283,762	275,029	-3.1%	273,000	257,000	-5.9%	305	374	22.6%	116	167	44.0%
W HAVEN	212,424	215,753	1.6%	199,900	199,900	0.0%	161,171	187,089	16.1%	165,000	177,250	7.4%	338	365	8.0%	162	158	-2.5%
WALLINGFORD	337,529	321,252	-4.8%	319,900	299,900	-6.3%	255,988	266,861	4.2%	237,500	249,450	5.0%	289	333	15.2%	116	136	17.2%
WESTBROOK	509,337	474,592	-6.8%	434,000	399,900	-7.9%	398,020	364,988	-8.3%	360,000	325,000	-9.7%	88	106	20.5%	20	29	45.0%
WOODBIDGE	564,443	578,837	2.6%	479,000	495,000	3.3%	475,312	445,401	-6.3%	420,000	432,750	3.0%	126	117	-7.1%	43	44	2.3%
Totals/Avg's	440,477	435,091	-1.2%	360,755	351,652	-2.5%	336,318	328,732	-2.3%	299,317	293,352	-2.0%	5558	6037	8.6%	2022	2536	25.4%