



# State of the Real Estate Market 2009 vs 2010

# 1st Quarter Residential • Condominiums • Multi-Family

	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	391,784	365,699	-6.7%	269,900	269,900	0.0%	310,132	263,928	-14.9%	250,000	218,000	-12.8%	163	197	20.9%	40	51	27.5%
CHESHIRE	406,109	368,751	-9.2%	367,000	324,900	-11.5%	332,773	281,276	-15.5%	276,000	280,000	1.4%	134	155	15.7%	32	67	109.4%
CHESTER	526,200	405,745	-22.9%	475,000	375,000	-21.1%	345,000	263,667	-23.6%	330,000	230,000	-30.3%	15	17	13.3%	5	3	-40.0%
CLINTON	475,302	468,649	-1.4%	325,000	319,900	-1.6%	280,688	438,500	56.2%	276,500	240,000	-13.2%	77	97	26.0%	16	27	68.8%
DEEP RIVER	495,852	389,565	-21.4%	349,900	348,700	-0.3%	205,563	235,554	14.6%	185,000	232,500	25.7%	23	20	-13.0%	4	13	225.0%
DURHAM	418,889	367,783	-12.2%	399,900	349,950	-12.5%	277,750	281,200	1.2%	277,750	249,000	-10.4%	36	56	55.6%	2	15	650.0%
E HAVEN	250,454	222,806	-11.0%	214,915	212,900	-0.9%	189,233	179,535	-5.1%	175,000	167,500	-4.3%	153	189	23.5%	57	65	14.0%
ESSEX	603,435	516,741	-14.4%	425,000	449,000	5.6%	261,429	357,242	36.6%	200,000	317,250	58.6%	44	43	-2.3%	7	12	71.4%
GUILFORD	524,386	576,806	10.0%	444,500	439,000	-1.2%	417,216	399,012	-4.4%	397,000	333,000	-16.1%	148	166	12.2%	38	42	10.5%
HADDAM	386,669	400,586	3.6%	364,900	389,900	6.9%	305,650	274,100	-10.3%	287,000	261,000	-9.1%	51	47	-7.8%	10	15	50.0%
HAMDEN	262,954	254,570	-3.2%	228,900	225,000	-1.7%	200,918	209,229	4.1%	194,000	199,000	2.6%	291	313	7.6%	103	96	-6.8%
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	676,880	697,856	3.1%	499,900	479,000	-4.2%	651,018	529,175	-18.7%	476,500	400,000	-16.1%	164	169	3.0%	35	53	51.4%
MERIDEN	179,329	176,832	-1.4%	171,128	174,900	2.2%	136,704	146,383	7.1%	139,500	155,000	11.1%	310	372	20.0%	100	140	40.0%
MIDDLEFIELD	268,752	352,343	31.1%	259,900	276,000	6.2%	371,333	318,250	-14.3%	387,000	292,500	-24.4%	13	15	15.4%	3	4	33.3%
MIDDLETOWN	229,338	225,879	-1.5%	202,000	213,450	5.7%	194,960	215,431	10.5%	190,000	198,900	4.7%	230	250	8.7%	67	83	23.9%
MILFORD	415,735	398,780	-4.1%	296,900	309,900	4.4%	296,485	299,671	1.1%	267,000	255,000	-4.5%	284	328	15.5%	73	110	50.7%
N BRANFORD	300,651	292,325	-2.8%	277,000	299,000	7.9%	258,341	249,608	-3.4%	232,500	263,000	13.1%	58	53	-8.6%	17	13	-23.5%
NEW HAVEN	228,378	228,572	0.1%	192,545	179,000	-7.0%	123,976	156,549	26.3%	85,000	107,000	25.9%	542	495	-8.7%	136	169	24.3%
NORTH HAVEN	337,546	412,905	22.3%	314,900	334,900	6.4%	368,572	293,009	-20.5%	275,000	260,000	-5.5%	86	107	24.4%	16	33	106.3%
OLD LYME	605,313	637,063	5.2%	524,000	489,450	-6.6%	475,220	451,714	-4.9%	437,500	413,750	-5.4%	54	58	7.4%	10	14	40.0%
OLD SAYBROOK	751,535	562,151	-25.2%	464,000	399,950	-13.8%	405,635	402,156	-0.9%	298,000	330,000	10.7%	84	84	0.0%	17	25	47.1%
ORANGE	508,450	495,136	-2.6%	434,900	389,900	-10.3%	386,636	404,552	4.6%	340,000	358,000	5.3%	71	58	-18.3%	11	20	81.8%
SOUTHINGTON	289,218	306,513	6.0%	276,000	264,900	-4.0%	259,938	252,705	-2.8%	264,900	235,000	-11.3%	206	246	19.4%	57	79	38.6%
W HAVEN	205,149	207,366	1.1%	195,000	199,900	2.5%	164,345	166,353	1.2%	165,000	150,000	-9.1%	252	246	-2.4%	78	91	16.7%
WALLINGFORD	295,504	292,576	-1.0%	284,900	262,950	-7.7%	226,222	232,911	3.0%	205,000	220,750	7.7%	184	246	33.7%	75	80	6.7%
WESTBROOK	475,283	475,137	0.0%	448,500	399,900	-10.8%	346,980	485,521	39.9%	315,000	381,000	21.0%	53	50	-5.7%	5	7	40.0%
WOODBIDGE	572,893	590,107	3.0%	494,000	535,000	8.3%	451,385	406,761	-9.9%	400,000	373,000	-6.8%	66	53	-19.7%	13	14	7.7%
Totals/Avg's	417,216	403,545	-3.3%	345,444	335,243	-3.0%	312,614	309,929	-0.9%	281,384	265,678	-5.6%	3834	4221	10.1%	1038	1354	30.4%