



# State of the Real Estate Market 2009 vs 2010

# 2nd 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	411,775	385,332	-6.4%	387,500	339,900	-12.3%	370,456	340,503	-8.1%	349,000	315,000	-9.7%	56	65	16.1%	16	29	81.3%
BRANFORD	369,061	372,919	1.0%	259,000	279,900	8.1%	290,255	264,198	-9.0%	235,000	225,000	-4.3%	352	440	25.0%	121	141	16.5%
CHESHIRE	394,635	360,983	-8.5%	352,000	319,900	-9.1%	335,519	306,951	-8.5%	325,000	280,000	-13.8%	300	330	10.0%	106	161	51.9%
CHESTER	477,633	412,156	-13.7%	369,900	395,000	6.8%	346,822	393,800	13.5%	305,000	370,000	21.3%	43	37	-14.0%	18	15	-16.7%
CLINTON	439,440	464,948	5.8%	320,000	313,950	-1.9%	301,670	340,027	12.7%	278,000	250,000	-10.1%	192	220	14.6%	53	70	32.1%
DEEP RIVER	477,531	483,766	1.3%	304,000	348,700	14.7%	320,543	228,614	-28.7%	227,000	222,000	-2.2%	50	46	-8.0%	15	28	86.7%
DURHAM	440,047	369,808	-16.0%	399,900	349,950	-12.5%	285,453	320,566	12.3%	252,500	299,500	18.6%	80	90	12.5%	18	38	111.1%
E HAVEN	246,461	232,039	-5.9%	217,500	214,950	-1.2%	191,180	188,157	-1.6%	179,000	174,000	-2.8%	328	374	14.0%	136	165	21.3%
ESSEX	606,725	641,616	5.8%	422,000	463,950	9.9%	383,117	333,795	-12.9%	335,000	270,000	-19.4%	104	104	0.0%	23	37	60.9%
GUILFORD	557,481	583,713	4.7%	449,000	447,000	-0.4%	420,557	455,914	8.4%	390,000	390,000	0.0%	305	334	9.5%	107	129	20.6%
HADDAM	387,017	403,941	4.4%	349,000	368,000	5.4%	268,183	281,318	4.9%	230,000	259,000	12.6%	114	94	-17.5%	35	39	11.4%
HAMDEN	256,407	257,084	0.3%	234,900	229,000	-2.5%	217,955	221,584	1.7%	203,000	206,000	1.5%	625	634	1.4%	274	297	8.4%
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	693,975	797,162	14.9%	489,900	519,965	6.1%	541,376	553,305	2.2%	425,000	401,500	-5.5%	318	343	7.9%	86	132	53.5%
MERIDEN	181,049	179,685	-0.8%	174,900	169,900	-2.9%	148,419	152,896	3.0%	150,000	157,500	5.0%	667	712	6.7%	256	335	30.9%
MIDDLEFIELD	310,669	324,717	4.5%	267,500	349,950	30.8%	266,932	319,500	19.7%	250,000	262,000	4.8%	40	24	-40.0%	11	12	9.1%
MIDDLETOWN	230,755	225,894	-2.1%	209,900	204,900	-2.4%	211,042	202,189	-4.2%	195,000	185,000	-5.1%	489	483	-1.2%	188	230	22.3%
MILFORD	399,939	379,472	-5.1%	299,900	299,900	0.0%	284,468	299,409	5.3%	252,000	267,500	6.2%	593	677	14.2%	190	266	40.0%
N BRANFORD	304,963	287,992	-5.6%	279,900	279,900	0.0%	255,175	260,620	2.1%	231,000	248,000	7.4%	127	104	-18.1%	48	45	-6.3%
NEW HAVEN	225,794	222,861	-1.3%	189,900	179,900	-5.3%	154,669	175,558	13.5%	108,000	139,000	28.7%	1047	1010	-3.5%	386	456	18.1%
NORTH HAVEN	365,451	367,804	0.6%	316,500	299,900	-5.2%	323,109	291,394	-9.8%	280,000	262,000	-6.4%	202	215	6.4%	66	99	50.0%
OLD LYME	602,430	599,686	-0.5%	499,000	450,000	-9.8%	441,179	431,681	-2.2%	425,000	390,000	-8.2%	116	115	-0.9%	39	37	-5.1%
OLD SAYBROOK	649,887	579,224	-10.9%	439,000	439,000	0.0%	478,101	363,475	-24.0%	350,000	316,250	-9.6%	165	199	20.6%	47	68	44.7%
ORANGE	476,300	461,470	-3.1%	418,000	395,000	-5.5%	388,971	386,626	-0.6%	349,000	355,000	1.7%	129	147	14.0%	33	55	66.7%
SOUTHINGTON	300,480	296,561	-1.3%	279,000	264,900	-5.1%	265,033	256,250	-3.3%	261,501	241,500	-7.6%	432	484	12.0%	149	222	49.0%
W HAVEN	208,678	206,506	-1.0%	199,900	198,995	-0.5%	158,638	177,506	11.9%	157,500	174,500	10.8%	508	532	4.7%	222	223	0.5%
WALLINGFORD	297,412	288,418	-3.0%	275,000	259,900	-5.5%	239,721	240,261	0.2%	227,000	226,000	-0.4%	452	520	15.0%	169	219	29.6%
WESTBROOK	491,141	460,469	-6.2%	451,000	399,500	-11.4%	398,020	364,322	-8.5%	359,900	331,500	-7.9%	109	119	9.2%	20	30	50.0%
WOODBIDGE	562,360	571,596	1.6%	479,000	494,900	3.3%	475,312	439,602	-7.5%	420,000	425,500	1.3%	127	120	-5.5%	43	45	4.7%
Totals/Avg's	410,682	405,282	-1.3%	337,517	334,193	-1.0%	318,647	310,903	-2.4%	281,359	276,491	-1.7%	8145	8670	6.4%	2900	3643	25.6%