



State of the Real Estate Market 2nd QT 2009

Residential • Condominiums • Multi-Family

	Listings	Avg Listing Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	List to Sales Ratio	Avg Days to Close
BETHANY	56	\$411,775	387,500	16	77	\$370,456	\$349,000	93.1%	58
BRANFORD	352	\$369,061	259,000	121	88	\$290,255	235,000	94.0%	53
CHESHIRE	300	\$394,635	352,000	106	90	\$335,519	\$325,000	94.9%	55
CHESTER	43	\$477,633	369,900	18	138	\$346,822	\$305,000	93.1%	50
CLINTON	192	\$439,440	320,000	53	116	\$301,670	278,000	94.5%	49
DEEP RIVER	50	\$477,531	\$304,000	15	142	\$320,543	227,000	92.1%	51
DURHAM	80	\$440,047	399,900	18	76	\$285,453	\$252,500	96.1%	50
E HAVEN	328	\$246,461	217,500	136	111	\$191,180	179,000	94.5%	54
ESSEX	104	\$606,725	\$422,000	23	100	\$383,117	335,000	94.7%	52
GUILFORD	305	\$557,481	449,000	107	94	\$420,557	390,000	91.9%	50
HADDAM	114	\$387,017	349,000	35	93	\$268,183	230,000	94.4%	53
HAMDEN	625	\$256,407	234,900	274	84	\$217,955	203,000	95.0%	51
KILLINGWORTH	75	\$544,276	455,000	25	116	\$478,896	410,000	91.9%	62
MADISON	318	\$693,975	489,900	86	114	\$541,376	\$425,000	91.4%	55
MERIDEN	667	\$181,049	174,900	256	93	\$148,419	150,000	95.7%	50
MIDDLEFIELD	40	\$310,669	267,500	11	48	\$266,932	250,000	96.4%	60
MIDDLETOWN	489	\$230,755	209,900	188	81	\$211,042	195,000	96.5%	47
MILFORD	593	\$399,939	299,900	190	95	\$284,468	252,000	94.4%	48
N BRANFORD	127	\$304,963	279,900	48	103	\$255,175	\$231,000	95.8%	69
NEW HAVEN	1047	\$225,794	189,900	386	83	\$154,669	108,000	94.0%	44
NORTH HAVEN	202	\$365,451	\$316,500	66	69	\$323,109	280,000	96.8%	54
OLD LYME	116	\$602,430	499,000	39	138	\$441,179	425,000	92.6%	43
OLD SAYBROOK	165	\$649,887	439,000	47	114	\$478,101	350,000	89.0%	55
ORANGE	129	\$476,300	418,000	33	98	\$388,971	349,000	95.0%	51
SOUTHINGTON	432	\$300,480	279,000	149	83	\$265,033	261,501	96.1%	53
W HAVEN	508	\$208,678	199,900	222	85	\$158,638	157,500	94.4%	47
WALLINGFORD	452	\$297,412	275,000	169	101	\$239,721	227,000	95.0%	52
WESTBROOK	109	\$491,141	451,000	20	148	\$398,020	359,900	91.6%	39
WOODBIDGE	127	\$562,360	479,000	43	115	\$475,312	420,000	93.0%	59