



State of the Real Estate Market 2009

Residential • Condominiums • Multi-Family

	Listings	Avg Original List Price	Avg Final List Price	Median List Price	Sales	DOM	Avg Sales Price	Median Sales Price	Original List to Sales Ratio	Final List to Sales Ratio	Avg Days to Close
BETHANY	107	413,034	399,575	384,900	38	81	345,018	326,250	88.5%	93.8%	50
BRANFORD	637	375,371	363,804	259,900	309	94	287,159	231,500	90.2%	94.0%	54
CHESHIRE	547	379,258	369,131	329,900	281	87	328,149	305,000	92.1%	95.6%	55
CHESTER	75	461,479	451,917	389,000	39	114	345,074	310,000	90.3%	94.4%	49
CLINTON	338	426,061	413,952	304,500	126	107	324,111	274,500	87.0%	93.8%	52
DEEP RIVER	89	464,945	450,388	299,000	34	112	341,278	226,000	89.0%	94.0%	60
DURHAM	138	430,689	418,954	386,450	58	98	311,446	277,400	91.7%	95.3%	53
E HAVEN	631	240,509	232,848	214,500	324	91	194,605	185,250	88.4%	94.8%	56
ESSEX	181	584,440	565,997	391,400	72	141	487,322	381,250	86.9%	93.3%	51
GUILFORD	512	573,673	558,850	429,900	223	101	419,088	349,500	88.3%	92.6%	52
HADDAM	196	391,010	378,832	349,000	75	79	277,142	243,750	90.4%	95.8%	54
HAMDEN	1111	251,293	244,009	224,900	641	79	219,848	204,450	91.6%	95.2%	54
KILLINGWORTH	126	551,114	533,513	437,000	46	117	424,650	368,750	89.2%	93.4%	56
MADISON	522	712,392	691,847	479,450	196	115	529,105	425,000	86.5%	92.5%	51
MERIDEN	1312	182,566	177,135	169,900	683	84	155,512	155,000	91.5%	96.3%	57
MIDDLEFIELD	66	311,384	302,068	254,900	37	88	266,805	245,000	91.9%	95.8%	56
MIDDLETOWN	914	235,683	229,000	204,900	500	78	207,599	190,000	92.9%	96.3%	50
MILFORD	1043	389,244	377,166	289,900	525	87	285,085	252,000	89.6%	94.9%	52
N BRANFORD	206	304,867	294,757	279,000	119	84	249,644	232,500	90.9%	95.7%	60
NEW HAVEN	1874	212,701	204,034	169,900	880	79	161,650	130,000	87.7%	94.4%	48
NORTH HAVEN	361	357,558	346,281	299,900	170	76	297,766	277,500	92.1%	96.2%	54
OLD LYME	210	608,706	586,961	462,450	89	134	440,524	400,000	86.7%	94.3%	43
OLD SAYBROOK	303	651,425	625,422	429,000	119	110	444,833	335,000	84.7%	91.2%	52
ORANGE	215	470,781	455,651	399,900	91	84	396,994	366,750	91.4%	94.9%	50
SOUTHINGTON	788	296,188	290,386	264,900	425	81	260,860	252,000	94.0%	96.4%	54
W HAVEN	950	214,862	207,426	199,108	501	84	170,143	225,000	88.5%	94.7%	50
WALLINGFORD	788	291,247	284,438	259,900	424	85	245,868	169,000	91.8%	95.5%	54
WESTBROOK	193	558,525	537,485	433,000	61	128	472,102	370,000	86.4%	91.1%	47
WOODBIDGE	205	565,811	547,647	440,000	99	108	446,501	400,000	86.8%	93.0%	56