



State of the Real Estate Market

1st Quarter 2010 Residential

	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	33	\$409,788	\$404,642	\$359,900	8	114	\$369,238	\$324,500	89.2%	95.4%	48
BRANFORD	87	\$503,837	\$500,957	\$359,900	23	124	\$364,330	\$300,000	88.7%	94.4%	63
CHESHIRE	113	\$433,368	\$428,262	\$369,900	44	127	\$333,764	\$335,825	91.4%	95.9%	55
CHESTER	17	\$412,215	\$405,745	\$375,000	3	153	\$263,667	\$230,000	73.7%	88.5%	53
CLINTON	77	\$549,134	\$543,055	\$349,000	24	70	\$470,833	\$260,000	90.5%	92.1%	92
DEEP RIVER	15	\$479,213	\$476,240	\$368,900	12	162	\$242,867	\$235,250	87.1%	95.9%	46
DURHAM	39	\$396,692	\$396,507	\$337,900	13	102	\$281,654	\$249,000	90.5%	94.3%	49
E HAVEN	126	\$234,690	\$232,503	\$219,450	49	71	\$181,113	\$172,600	91.8%	96.2%	53
ESSEX	39	\$537,135	\$546,830	\$459,000	9	121	\$400,211	\$374,900	93.9%	97.8%	47
GUILFORD	142	\$645,220	\$640,566	\$468,950	37	124	\$425,136	\$350,000	85.1%	91.9%	51
HADDAM	46	\$407,247	\$402,340	\$394,450	15	117	\$274,100	\$261,000	91.0%	95.3%	57
HAMDEN	225	\$284,647	\$280,729	\$239,900	76	86	\$221,339	\$209,000	90.2%	96.1%	54
KILLINGWORTH	58	\$615,000	\$608,921	\$449,900	5	241	\$424,700	\$260,000	78.7%	95.9%	64
MADISON	152	\$744,135	\$737,302	\$529,450	47	140	\$565,785	\$445,000	84.4%	91.6%	60
MERIDEN	217	\$216,121	\$207,726	\$195,900	82	63	\$165,432	\$171,925	92.3%	96.1%	60
MIDDLEFIELD	14	\$364,221	\$357,796	\$280,500	4	100	\$318,250	\$292,500	90.0%	93.1%	42
MIDDLETOWN	153	\$271,888	\$269,900	\$245,000	56	77	\$242,357	\$221,875	92.5%	96.8%	60
MILFORD	226	\$452,525	\$448,249	\$329,900	71	92	\$319,824	\$284,000	87.1%	90.9%	57
N BRANFORD	41	\$331,601	\$327,498	\$319,024	9	132	\$290,379	\$294,500	90.5%	93.2%	47
NEW HAVEN	189	\$275,182	\$271,867	\$209,900	76	85	\$180,813	\$143,500	90.3%	96.1%	59
NORTH HAVEN	99	\$425,654	\$423,498	\$335,000	30	85	\$300,080	\$260,000	91.0%	95.8%	59
OLD LYME	55	\$656,723	\$652,175	\$490,000	14	94	\$451,714	\$413,750	91.7%	94.7%	62
OLD SAYBROOK	77	\$586,593	\$581,012	\$444,400	20	195	\$403,095	\$316,250	77.3%	89.4%	63
ORANGE	49	\$503,455	\$499,977	\$385,000	17	75	\$371,206	\$325,000	90.6%	94.9%	50
SOUTHINGTON	190	\$335,671	\$335,371	\$291,000	57	72	\$274,431	\$257,000	94.6%	97.3%	60
W HAVEN	167	\$219,849	\$216,482	\$200,000	64	69	\$174,859	\$163,500	91.2%	95.6%	53
WALLINGFORD	152	\$333,563	\$329,550	\$299,900	51	82	\$263,719	\$260,000	93.2%	96.5%	58
WESTBROOK	44	\$503,520	\$497,246	\$399,900	7	94	\$485,521	\$381,000	88.2%	90.8%	46
WOODBIDGE	51	\$597,255	\$601,512	\$539,000	14	88	\$406,761	\$373,000	89.9%	93.9%	54