



State of the Real Estate Market 1st Quarter 2010

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	33	\$409,788	\$404,642	\$359,900	8	114	\$369,238	\$324,500	89.2%	95.4%	48
BRANFORD	197	\$368,583	\$365,699	\$269,900	51	104	\$263,928	\$218,000	88.1%	93.6%	57
CHESHIRE	155	\$372,426	\$368,751	\$324,900	67	104	\$281,276	\$280,000	91.7%	95.8%	51
CHESTER	17	\$412,215	\$405,745	\$375,000	3	153	\$263,667	\$230,000	73.7%	88.5%	53
CLINTON	97	\$474,163	\$468,649	\$319,900	27	76	\$438,500	\$240,000	90.7%	92.4%	90
DEEP RIVER	20	\$392,545	\$389,565	\$348,700	13	158	\$235,554	\$232,500	86.9%	95.9%	44
DURHAM	56	\$368,089	\$367,783	\$349,950	15	102	\$281,200	\$249,000	92.4%	95.6%	48
E HAVEN	189	\$224,932	\$222,806	\$212,900	65	72	\$179,535	\$167,500	92.1%	96.3%	54
ESSEX	43	\$508,820	\$516,741	\$449,000	12	137	\$357,242	\$317,250	91.7%	95.6%	44
GUILFORD	166	\$581,728	\$576,806	\$439,000	42	118	\$399,012	\$333,000	85.5%	92.1%	49
HADDAM	47	\$405,389	\$400,586	\$389,900	15	117	\$274,100	\$261,000	91.0%	95.3%	57
HAMDEN	313	\$258,089	\$254,570	\$225,000	96	87	\$209,229	\$199,000	90.3%	95.6%	54
KILLINGWORTH	58	\$615,000	\$608,921	\$449,900	5	241	\$424,700	\$260,000	78.7%	95.9%	64
MADISON	169	\$704,055	\$697,856	\$479,000	53	138	\$529,175	\$400,000	84.5%	91.7%	59
MERIDEN	372	\$182,895	\$176,832	\$174,900	140	64	\$146,383	\$155,000	92.5%	96.1%	57
MIDDLEFIELD	15	\$358,340	\$352,343	\$276,000	4	100	\$318,250	\$292,500	90.0%	93.1%	42
MIDDLETOWN	250	\$227,981	\$225,879	\$213,450	83	89	\$215,431	\$198,900	92.2%	96.6%	59
MILFORD	328	\$402,279	\$398,780	\$309,900	110	96	\$299,671	\$255,000	89.3%	92.6%	59
N BRANFORD	53	\$295,857	\$292,325	\$299,000	13	98	\$249,608	\$263,000	91.4%	94.0%	49
NEW HAVEN	495	\$232,989	\$228,572	\$179,000	169	86	\$156,549	\$107,000	88.2%	94.2%	56
NORTH HAVEN	107	\$415,039	\$412,905	\$334,900	33	96	\$293,009	\$260,000	91.4%	95.9%	57
OLD LYME	58	\$640,685	\$637,063	\$489,450	14	94	\$451,714	\$413,750	91.7%	94.7%	62
OLD SAYBROOK	84	\$568,047	\$562,151	\$399,950	25	194	\$402,156	\$330,000	78.9%	90.2%	61
ORANGE	58	\$498,074	\$495,136	\$389,900	20	64	\$404,552	\$358,000	92.5%	96.0%	42
SOUTHINGTON	246	\$306,839	\$306,513	\$264,900	79	89	\$252,705	\$235,000	94.5%	97.0%	58
W HAVEN	246	\$211,009	\$207,366	\$199,900	91	78	\$166,353	\$150,000	88.9%	94.9%	55
WALLINGFORD	246	\$295,559	\$292,576	\$262,950	80	78	\$232,911	\$220,750	93.8%	96.6%	56
WESTBROOK	50	\$481,552	\$475,137	\$399,900	7	94	\$485,521	\$381,000	88.2%	90.8%	46
WOODBIDGE	53	\$586,605	\$590,107	\$535,000	14	88	\$406,761	\$373,000	89.9%	93.9%	54