



State of the Real Estate Market 2nd 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 | 65 | \$395,437 | \$385,332 | \$339,900 | 29 | 94 | \$340,503 | \$315,000 | 90.1% | 94.9% | 51 |
| BRANFORD | 440 | \$378,376 | \$372,919 | \$279,900 | 141 | 107 | \$264,198 | \$225,000 | 90.3% | 94.5% | 55 |
| CHESHIRE | 330 | \$368,108 | \$360,983 | \$319,900 | 161 | 87 | \$306,951 | \$280,000 | 92.6% | 95.7% | 55 |
| CHESTER | 37 | \$421,499 | \$412,156 | \$395,000 | 15 | 123 | \$393,800 | \$370,000 | 88.7% | 92.5% | 45 |
| CLINTON | 220 | \$476,993 | \$464,948 | \$313,950 | 70 | 93 | \$340,027 | \$250,000 | 90.5% | 93.4% | 64 |
| DEEP RIVER | 46 | \$495,173 | \$483,766 | \$348,700 | 28 | 133 | \$228,614 | \$222,000 | 88.5% | 94.6% | 47 |
| DURHAM | 90 | \$373,694 | \$369,808 | \$349,950 | 38 | 83 | \$320,566 | \$299,500 | 91.3% | 92.6% | 52 |
| E HAVEN | 374 | \$236,989 | \$232,039 | \$214,950 | 165 | 67 | \$188,157 | \$174,000 | 92.2% | 95.5% | 59 |
| ESSEX | 104 | \$652,937 | \$641,616 | \$463,950 | 37 | 152 | \$333,795 | \$270,000 | 87.3% | 93.6% | 55 |
| GUILFORD | 334 | \$596,695 | \$583,713 | \$447,000 | 129 | 110 | \$455,914 | \$390,000 | 87.5% | 92.9% | 55 |
| HADDAM | 94 | \$414,884 | \$403,941 | \$368,000 | 39 | 109 | \$281,318 | \$259,000 | 92.0% | 96.7% | 65 |
| HAMDEN | 634 | \$262,733 | \$257,084 | \$229,000 | 297 | 77 | \$221,584 | \$206,000 | 92.4% | 95.8% | 61 |
| KILLINGWORTH | 98 | \$547,953 | \$535,344 | \$414,900 | 20 | 129 | \$426,158 | \$375,000 | 91.4% | 98.3% | 80 |
| MADISON | 343 | \$810,336 | \$797,162 | \$519,965 | 132 | 105 | \$553,305 | \$401,500 | 87.9% | 92.0% | 59 |
| MERIDEN | 712 | \$185,145 | \$179,685 | \$169,900 | 335 | 68 | \$152,896 | \$157,500 | 92.4% | 96.2% | 56 |
| MIDDLEFIELD | 24 | \$334,633 | \$324,717 | \$349,950 | 12 | 77 | \$319,500 | \$262,000 | 93.3% | 95.4% | 40 |
| MIDDLETOWN | 483 | \$231,147 | \$225,894 | \$204,900 | 230 | 83 | \$202,189 | \$185,000 | 92.2% | 96.4% | 57 |
| MILFORD | 677 | \$388,514 | \$379,472 | \$299,900 | 266 | 77 | \$299,409 | \$267,500 | 91.4% | 94.5% | 58 |
| N BRANFORD | 104 | \$296,760 | \$287,992 | \$279,900 | 45 | 101 | \$260,620 | \$248,000 | 89.7% | 94.7% | 62 |
| NEW HAVEN | 1010 | \$228,998 | \$222,861 | \$179,900 | 456 | 85 | \$175,558 | \$139,000 | 90.1% | 94.8% | 55 |
| NORTH HAVEN | 215 | \$377,087 | \$367,804 | \$299,900 | 99 | 78 | \$291,394 | \$262,000 | 92.8% | 95.8% | 54 |
| OLD LYME | 115 | \$615,466 | \$599,686 | \$450,000 | 37 | 119 | \$431,681 | \$390,000 | 91.8% | 94.4% | 69 |
| OLD SAYBROOK | 199 | \$589,200 | \$579,224 | \$439,000 | 68 | 147 | \$363,475 | \$316,250 | 84.1% | 92.4% | 65 |
| ORANGE | 147 | \$469,657 | \$461,470 | \$395,000 | 55 | 58 | \$386,626 | \$355,000 | 93.8% | 96.2% | 50 |
| SOUTHINGTON | 484 | \$301,881 | \$296,561 | \$264,900 | 222 | 77 | \$256,250 | \$241,500 | 94.7% | 96.9% | 60 |
| W HAVEN | 532 | \$212,040 | \$206,506 | \$198,995 | 223 | 76 | \$177,506 | \$174,500 | 90.8% | 95.1% | 54 |
| WALLINGFORD | 520 | \$293,395 | \$288,418 | \$259,900 | 219 | 72 | \$240,261 | \$226,000 | 93.7% | 96.3% | 60 |
| WESTBROOK | 119 | \$469,840 | \$460,469 | \$399,500 | 30 | 99 | \$364,322 | \$331,500 | 90.6% | 93.5% | 51 |
| WOODBIDGE | 120 | \$585,415 | \$571,596 | \$494,900 | 45 | 104 | \$439,602 | \$425,500 | 91.0% | 94.6% | 61 |