

Old Saybrook

Middlesex County

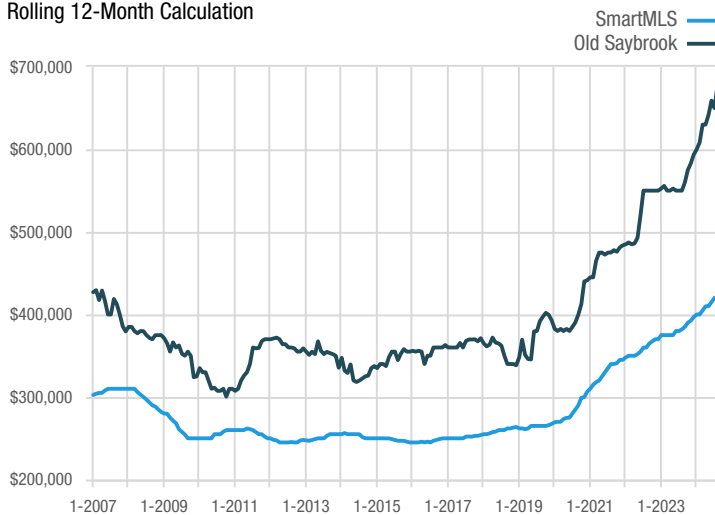
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	16	19	+ 18.8%	121	146	+ 20.7%
Pending Sales	11	12	+ 9.1%	91	88	- 3.3%
Closed Sales	10	17	+ 70.0%	85	85	0.0%
Days on Market Until Sale	13	15	+ 15.4%	32	29	- 9.4%
Median Sales Price*	\$620,000	\$680,000	+ 9.7%	\$570,000	\$685,000	+ 20.2%
Average Sales Price*	\$592,595	\$815,241	+ 37.6%	\$660,769	\$885,254	+ 34.0%
Percent of List Price Received*	101.3%	100.3%	- 1.0%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	29	46	+ 58.6%	—	—	—
Months Supply of Inventory	2.6	4.3	+ 65.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	2	3	+ 50.0%	20	13	- 35.0%
Pending Sales	4	3	- 25.0%	17	8	- 52.9%
Closed Sales	4	1	- 75.0%	16	6	- 62.5%
Days on Market Until Sale	43	10	- 76.7%	19	5	- 73.7%
Median Sales Price*	\$640,000	\$595,000	- 7.0%	\$541,500	\$585,445	+ 8.1%
Average Sales Price*	\$650,750	\$595,000	- 8.6%	\$517,713	\$595,481	+ 15.0%
Percent of List Price Received*	101.1%	99.2%	- 1.9%	103.2%	102.3%	- 0.9%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	2.7	+ 107.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

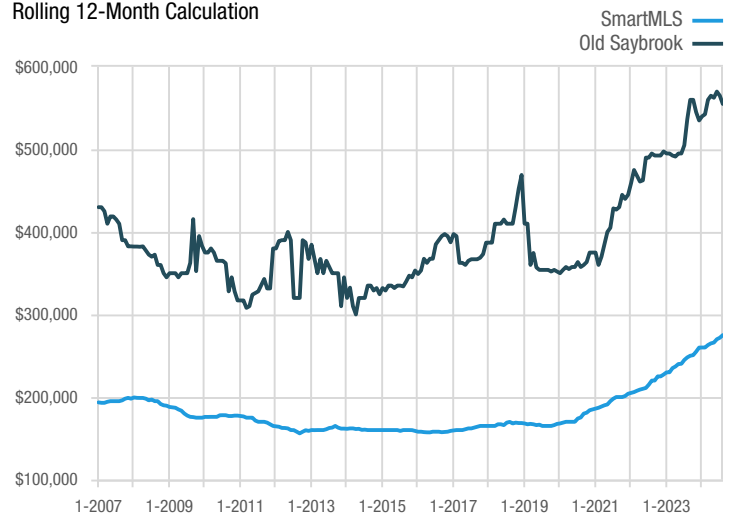
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.