

2013 vs. 2014 Market Statistics

Residential Single Family Homes



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	2013 Avg List Price	2014 Avg List Price	% Change	2013 Median List Price	2014 Median List Price	% Change	2013 Avg Sale Price	2014 Avg Sale Price	% Change	2013 Median Sale Price	2014 Median Sale Price	% Change	2013 Listings	2014 Listings	% Change	2013 Sales	2014 Sales	% Change
Bethany	454,720	440,896	-3.0%	369,900	386,500	4.5%	330,679	358,210	8.3%	300,000	312,000	4.0%	89	93	4.5%	57	41	-28.1%
Branford	515,856	495,432	-4.0%	369,000	380,000	3.0%	355,404	356,904	0.4%	299,950	315,000	5.0%	402	471	17.2%	192	194	1.0%
Cheshire	412,042	407,240	-1.2%	384,700	369,950	-3.8%	339,012	357,106	5.3%	306,000	325,000	6.2%	493	522	5.9%	263	247	-6.1%
Chester	387,751	381,768	-1.5%	314,450	327,000	4.0%	341,378	300,997	-11.8%	318,500	270,000	-15.2%	82	88	7.3%	36	48	33.3%
Clinton	401,945	416,900	3.7%	289,409	291,500	0.7%	298,132	273,774	-8.2%	270,000	240,000	-11.1%	283	360	27.2%	123	140	13.8%
Deep River	451,571	496,146	9.9%	279,900	286,000	2.2%	370,033	248,829	-32.8%	261,500	238,250	-8.9%	78	100	28.2%	36	46	27.8%
Durham	392,069	399,191	1.8%	349,000	359,900	3.1%	286,544	290,668	1.4%	287,000	282,000	-1.7%	148	147	-0.7%	61	67	9.8%
E Haddam	330,983	313,234	-5.4%	275,000	275,000	0.0%	253,516	244,767	-3.5%	248,500	245,000	-1.4%	265	279	5.3%	120	115	-4.2%
E Haven	217,036	219,322	1.1%	189,900	196,000	3.2%	171,046	182,748	6.8%	162,000	170,000	4.9%	474	476	0.4%	203	233	14.8%
Essex	719,311	594,967	-17.3%	525,000	426,900	-18.7%	528,784	522,199	-1.2%	436,500	393,250	-9.9%	187	208	11.2%	72	104	44.4%
Guilford	572,604	554,613	-3.1%	429,000	419,000	-2.3%	443,787	467,502	5.3%	384,000	380,000	-1.0%	529	545	3.0%	251	240	-4.4%
Haddam	338,884	355,340	4.9%	324,900	329,000	1.3%	288,343	300,205	4.1%	267,500	275,000	2.8%	180	205	13.9%	83	83	0.0%
Hamden	243,601	244,507	0.4%	219,900	225,000	2.3%	229,247	211,122	-7.9%	207,750	190,000	-8.5%	793	954	20.3%	456	460	0.9%
Killingworth	477,981	473,193	-1.0%	399,000	399,900	0.2%	363,579	382,179	5.1%	325,950	351,000	7.7%	147	194	32.0%	60	83	38.3%
Madison	703,419	708,451	0.7%	549,000	499,000	-9.1%	554,669	545,152	-1.7%	449,000	439,000	-2.2%	493	555	12.6%	250	233	-6.8%
Meriden	173,508	171,215	-1.3%	169,900	164,900	-2.9%	154,599	144,269	-6.7%	152,600	140,000	-8.3%	774	848	9.6%	403	380	-5.7%
Middlefield	316,647	307,008	-3.0%	271,950	253,000	-7.0%	233,619	267,810	14.6%	235,000	227,500	-3.2%	78	93	19.2%	36	40	11.1%
Middletown	251,323	245,345	-2.4%	230,950	229,900	-0.5%	226,967	228,165	0.5%	213,950	218,000	1.9%	642	696	8.4%	332	380	14.5%
Milford	374,583	389,109	3.9%	309,000	315,000	1.9%	302,628	317,570	4.9%	275,000	285,000	3.6%	831	914	10.0%	419	472	12.6%
N Branford	307,966	296,922	-3.6%	289,900	286,500	-1.2%	280,786	268,742	-4.3%	265,000	266,000	0.4%	169	202	19.5%	88	111	26.1%
New Haven	229,591	248,626	8.3%	184,900	199,900	8.1%	212,612	214,389	0.8%	159,000	174,000	9.4%	621	640	3.1%	342	295	-13.7%
North Haven	341,373	331,319	-2.9%	299,000	296,750	-0.8%	279,788	277,901	-0.7%	264,000	265,000	0.4%	344	422	22.7%	215	203	-5.6%
Old Lyme	511,210	540,596	5.7%	375,000	419,450	11.9%	430,374	394,169	-8.4%	360,000	331,000	-8.1%	235	284	20.9%	101	132	30.7%
Old Saybrook	617,001	666,249	8.0%	399,000	399,950	0.2%	472,924	437,791	-7.4%	335,500	337,500	0.6%	268	336	25.4%	136	162	19.1%
Orange	422,139	422,011	0.0%	369,900	364,500	-1.5%	365,593	379,402	3.8%	340,000	340,500	0.1%	206	248	20.4%	125	126	0.8%
Southington	322,331	322,872	0.2%	284,950	289,900	1.7%	285,960	296,633	3.7%	266,675	274,000	2.7%	701	763	8.8%	434	444	2.3%
W Haven	193,531	186,429	-3.7%	178,500	175,000	-2.0%	158,353	157,899	-0.3%	155,000	155,000	0.0%	584	617	5.7%	318	333	4.7%
Wallingford	296,739	294,441	-0.8%	259,900	262,500	1.0%	269,167	251,271	-6.6%	239,000	235,000	-1.7%	562	629	11.9%	332	318	-4.2%
Westbrook	569,528	549,273	-3.6%	424,900	396,750	-6.6%	386,467	359,621	-6.9%	339,000	326,600	-3.7%	183	212	15.8%	71	74	4.2%
Woodbridge	500,063	494,520	-1.1%	421,100	425,450	1.0%	449,046	420,438	-6.4%	395,000	394,500	-0.1%	198	212	7.1%	118	92	-22.0%
Totals / Avg's	401,577	398,905	-0.7%	324,564	321,670	-0.9%	322,101	315,281	-2.1%	283,963	279,837	-1.5%	11039	12313	11.5%	5733	5896	2.8%

2013 vs. 2014 Market Statistics Condominiums



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	2013 Avg List Price	2014 Avg List Price	% Change	2013 Median List Price	2014 Median List Price	% Change	2013 Avg Sale Price	2014 Avg Sale Price	% Change	2013 Median Sale Price	2014 Median Sale Price	% Change	2013 Listings	2014 Listings	% Change	2013 Sales	2014 Sales	% Change
Branford	214,388	198,972	-7.2%	179,900	169,700	-5.7%	180,246	185,976	3.2%	158,000	162,250	2.7%	297	317	6.7%	165	168	1.8%
Cheshire	220,513	249,738	13.3%	189,950	209,900	10.5%	198,678	220,274	10.9%	170,000	177,000	4.1%	116	111	-4.3%	79	66	-16.5%
Clinton	157,038	156,803	-0.1%	159,900	140,000	-12.4%	144,607	110,600	-23.5%	160,000	100,000	-37.5%	33	50	51.5%	14	21	50.0%
E Haven	176,574	181,488	2.8%	134,900	149,900	11.1%	131,674	139,583	6.0%	114,000	116,000	1.8%	178	158	-11.2%	67	82	22.4%
Essex	244,171	292,019	19.6%	224,900	239,000	6.3%	242,227	207,786	-14.2%	225,000	221,500	-1.6%	21	21	0.0%	11	14	27.3%
Guilford	265,013	250,389	-5.5%	175,000	209,950	20.0%	237,607	235,670	-0.8%	167,250	170,000	1.6%	83	86	3.6%	46	42	-8.7%
Hamden	145,365	139,535	-4.0%	132,950	126,000	-5.2%	127,934	122,552	-4.2%	120,000	105,500	-12.1%	244	296	21.3%	140	128	-8.6%
Madison	353,422	333,602	-5.6%	315,000	299,900	-4.8%	353,316	354,127	0.2%	292,500	295,000	0.9%	59	79	33.9%	44	39	-11.4%
Meriden	118,347	108,726	-8.1%	117,000	104,950	-10.3%	107,562	92,967	-13.6%	110,000	87,500	-20.5%	229	216	-5.7%	99	112	13.1%
Middletown	143,362	124,440	-13.2%	126,900	114,900	-9.5%	117,190	113,441	-3.2%	110,000	110,000	0.0%	209	221	5.7%	112	127	13.4%
Milford	242,452	240,616	-0.8%	195,000	209,000	7.2%	206,101	206,117	0.0%	180,000	182,950	1.6%	227	251	10.6%	140	132	-5.7%
N Branford	185,582	172,820	-6.9%	170,950	164,900	-3.5%	160,073	172,532	7.8%	159,950	161,000	0.7%	44	49	11.4%	26	22	-15.4%
New Haven	195,342	172,538	-11.7%	169,000	149,000	-11.8%	176,060	164,340	-6.7%	161,500	112,400	-30.4%	374	324	-13.4%	172	144	-16.3%
North Haven	228,509	210,391	-7.9%	240,950	235,000	-2.5%	182,235	204,034	12.0%	216,000	219,000	1.4%	36	33	-8.3%	17	25	47.1%
Old Saybrook	330,274	387,409	17.3%	319,000	395,000	23.8%	322,778	320,050	-0.8%	345,000	324,500	-5.9%	47	34	-27.7%	19	20	5.3%
Southington	193,790	193,511	-0.1%	189,900	189,900	0.0%	182,158	178,564	-2.0%	180,000	159,000	-11.7%	170	169	-0.6%	126	106	-15.9%
W Haven	135,900	124,511	-8.4%	139,900	110,000	-21.4%	122,373	109,027	-10.9%	110,000	90,500	-17.7%	141	136	-3.5%	62	81	30.6%
Wallingford	213,540	205,193	-3.9%	195,700	180,000	-8.0%	197,503	186,224	-5.7%	172,100	166,000	-3.5%	214	245	14.5%	115	118	2.6%
Totals / Avg's	209,088	207,928	-0.6%	187,600	188,722	0.6%	188,351	184,659	-2.0%	175,072	164,450	-6.1%	2722	2796	2.7%	1454	1447	-0.5%