Local Market Update – February 2024

A Research Tool Provided by SmartMLS

Old Saybrook

Middlesex County

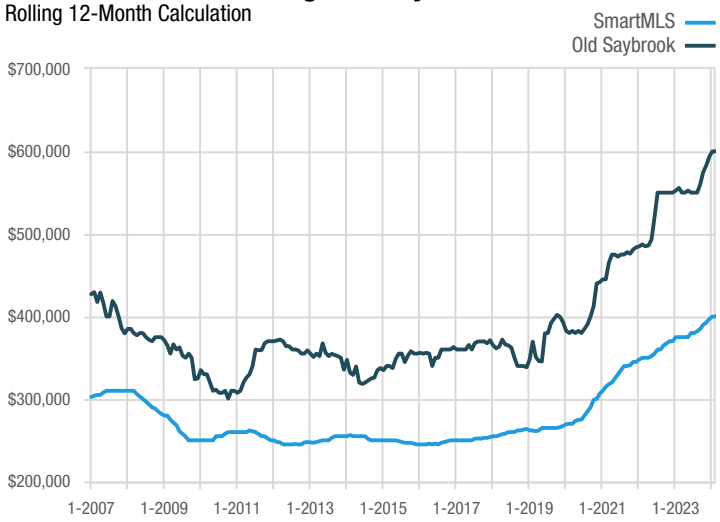
Single Family	February			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 2-2023**	**Thru 2-2024**	**% Change**
New Listings	12	**10**	- 16.7%	22	**22**	0.0%
Pending Sales	10	**5**	- 50.0%	20	**12**	- 40.0%
Closed Sales	10	**5**	- 50.0%	19	**14**	- 26.3%
Days on Market Until Sale	42	**133**	+ 216.7%	39	**71**	+ 82.1%
Median Sales Price*	$577,500	**$700,000**	+ 21.2%	$550,000	**$622,074**	+ 13.1%
Average Sales Price*	$673,993	**$1,024,390**	+ 52.0%	$641,891	**$757,353**	+ 18.0%
Percent of List Price Received*	97.6%	**100.9%**	+ 3.4%	98.6%	**101.2%**	+ 2.6%
Inventory of Homes for Sale	22	**22**	0.0%	—	—	—
Months Supply of Inventory	1.9	**2.1**	+ 10.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 2-2023**	**Thru 2-2024**	**% Change**
New Listings	3	**3**	0.0%	7	**4**	- 42.9%
Pending Sales	3	**1**	- 66.7%	5	**2**	- 60.0%
Closed Sales	1	**0**	- 100.0%	1	**1**	0.0%
Days on Market Until Sale	5	—	—	5	**7**	+ 40.0%
Median Sales Price*	$505,000	—	—	$505,000	**$565,000**	+ 11.9%
Average Sales Price*	$505,000	—	—	$505,000	**$565,000**	+ 11.9%
Percent of List Price Received*	95.3%	—	—	95.3%	**102.9%**	+ 8.0%
Inventory of Homes for Sale	2	**3**	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	**1.6**	+ 100.0%	—	—	—

* 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.

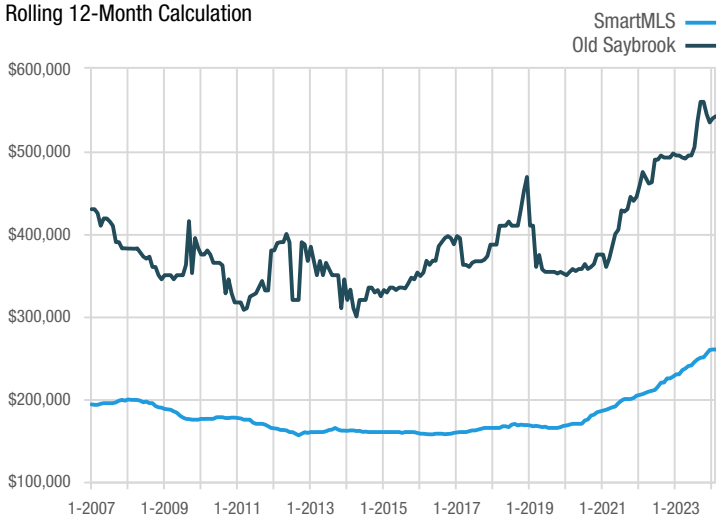
Median Sales Price - Single Family

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.