

Old Saybrook

Middlesex County

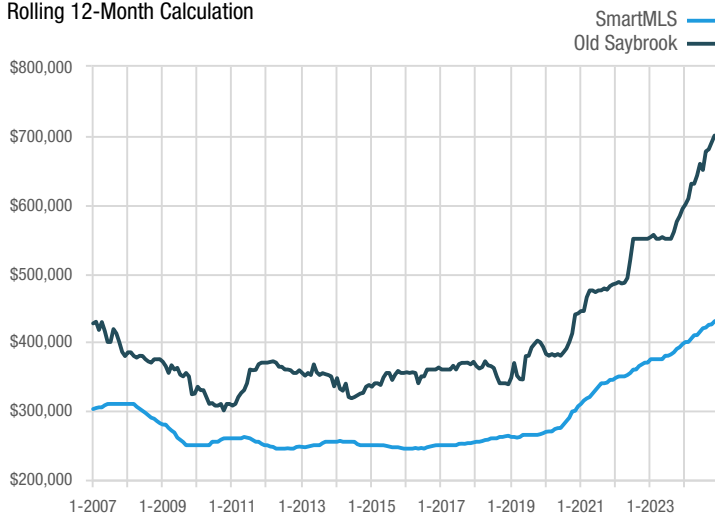
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	5	4	- 20.0%	160	190	+ 18.8%
Pending Sales	9	11	+ 22.2%	131	143	+ 9.2%
Closed Sales	12	15	+ 25.0%	128	142	+ 10.9%
Days on Market Until Sale	54	24	- 55.6%	35	30	- 14.3%
Median Sales Price*	\$702,250	\$650,000	- 7.4%	\$593,700	\$699,950	+ 17.9%
Average Sales Price*	\$913,750	\$797,600	- 12.7%	\$713,101	\$928,813	+ 30.2%
Percent of List Price Received*	94.4%	100.5%	+ 6.5%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	0	2	—	26	21	- 19.2%
Pending Sales	1	0	- 100.0%	24	12	- 50.0%
Closed Sales	3	1	- 66.7%	24	11	- 54.2%
Days on Market Until Sale	7	1	- 85.7%	17	11	- 35.3%
Median Sales Price*	\$540,000	\$575,000	+ 6.5%	\$535,000	\$595,000	+ 11.2%
Average Sales Price*	\$463,333	\$575,000	+ 24.1%	\$515,558	\$608,626	+ 18.1%
Percent of List Price Received*	105.6%	101.8%	- 3.6%	102.7%	100.1%	- 2.5%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	3.3	+ 266.7%	—	—	—

* 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.

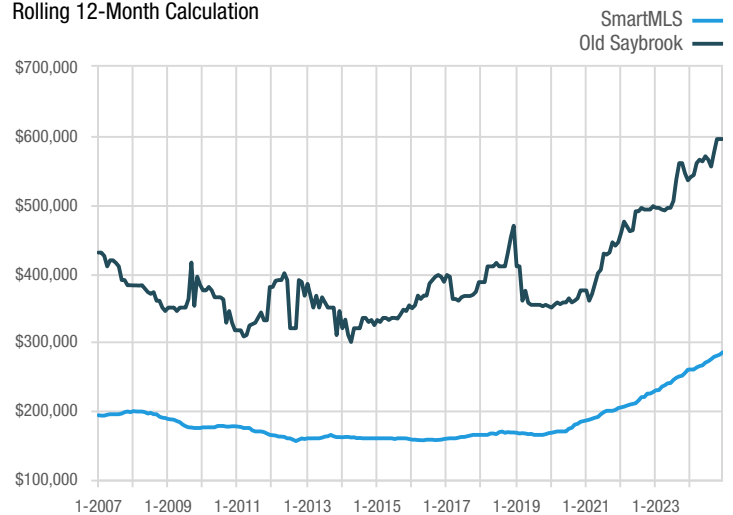
Median Sales Price - Single Family

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.