

East Haddam

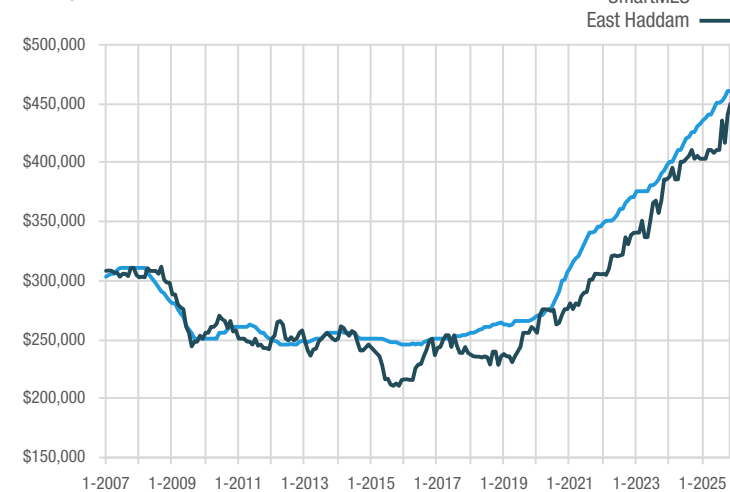
Middlesex County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	8	- 11.1%	137	175	+ 27.7%
Pending Sales	11	13	+ 18.2%	107	127	+ 18.7%
Closed Sales	9	11	+ 22.2%	102	125	+ 22.5%
Days on Market Until Sale	22	45	+ 104.5%	33	32	- 3.0%
Median Sales Price*	\$500,000	\$510,000	+ 2.0%	\$405,000	\$460,000	+ 13.6%
Average Sales Price*	\$485,692	\$620,355	+ 27.7%	\$460,849	\$508,496	+ 10.3%
Percent of List Price Received*	99.3%	99.3%	0.0%	101.7%	101.4%	- 0.3%
Inventory of Homes for Sale	25	32	+ 28.0%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

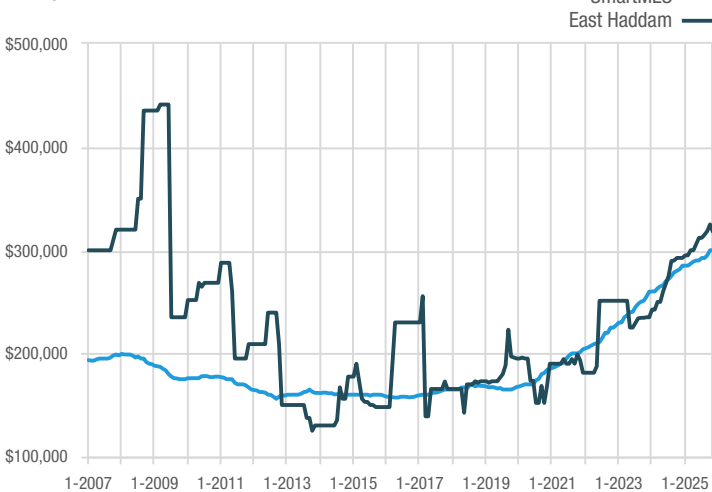
Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	9	6	- 33.3%
Pending Sales	1	1	0.0%	8	5	- 37.5%
Closed Sales	0	2	—	8	5	- 37.5%
Days on Market Until Sale	—	7	—	19	26	+ 36.8%
Median Sales Price*	—	\$306,500	—	\$292,500	\$318,000	+ 8.7%
Average Sales Price*	—	\$306,500	—	\$309,688	\$322,000	+ 4.0%
Percent of List Price Received*	—	100.5%	—	102.5%	102.2%	- 0.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

\* 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.