

Old Saybrook

Middlesex County

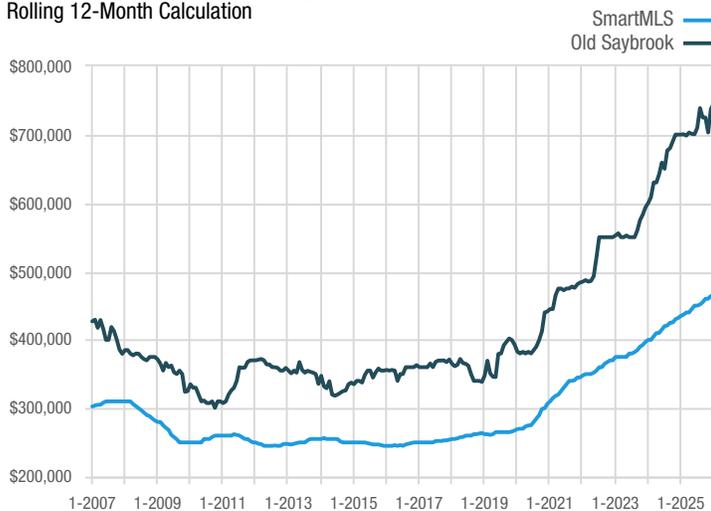
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	61	71	+ 16.4%	61	71	+ 16.4%
Median Sales Price*	\$743,722	\$880,000	+ 18.3%	\$743,722	\$880,000	+ 18.3%
Average Sales Price*	\$725,879	\$900,188	+ 24.0%	\$725,879	\$900,188	+ 24.0%
Percent of List Price Received*	97.6%	99.0%	+ 1.4%	97.6%	99.0%	+ 1.4%
Inventory of Homes for Sale	17	21	+ 23.5%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	0	2	—	0	2	—
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	48	52	+ 8.3%	48	52	+ 8.3%
Median Sales Price*	\$390,500	\$640,000	+ 63.9%	\$390,500	\$640,000	+ 63.9%
Average Sales Price*	\$390,500	\$640,000	+ 63.9%	\$390,500	\$640,000	+ 63.9%
Percent of List Price Received*	100.0%	95.8%	- 4.2%	100.0%	95.8%	- 4.2%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

* 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.

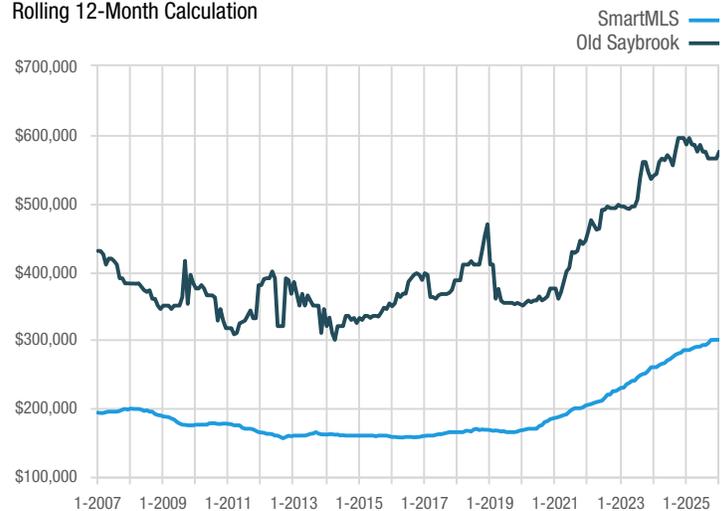
Median Sales Price - Single Family

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.