

Old Saybrook

Middlesex County

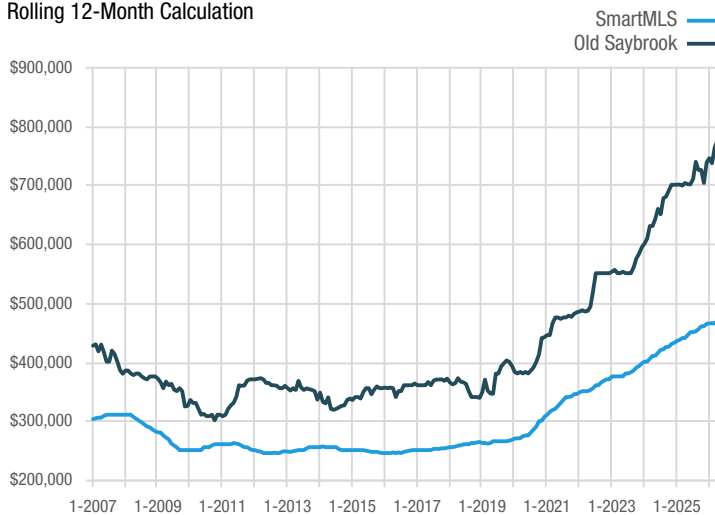
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	25	26	+ 4.0%	66	63	- 4.5%
Pending Sales	11	7	- 36.4%	33	28	- 15.2%
Closed Sales	7	8	+ 14.3%	29	23	- 20.7%
Days on Market Until Sale	26	17	- 34.6%	29	48	+ 65.5%
Median Sales Price*	\$875,000	\$1,060,000	+ 21.1%	\$705,000	\$840,000	+ 19.1%
Average Sales Price*	\$931,157	\$1,239,375	+ 33.1%	\$771,379	\$1,024,696	+ 32.8%
Percent of List Price Received*	105.1%	101.4%	- 3.5%	102.2%	99.1%	- 3.0%
Inventory of Homes for Sale	37	43	+ 16.2%	—	—	—
Months Supply of Inventory	3.1	4.3	+ 38.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	2	0.0%	12	10	- 16.7%
Pending Sales	3	0	- 100.0%	7	6	- 14.3%
Closed Sales	4	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	17	—	—	32	47	+ 46.9%
Median Sales Price*	\$553,750	—	—	\$555,000	\$570,000	+ 2.7%
Average Sales Price*	\$598,125	—	—	\$549,786	\$603,571	+ 9.8%
Percent of List Price Received*	103.9%	—	—	102.2%	97.9%	- 4.2%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

* 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.

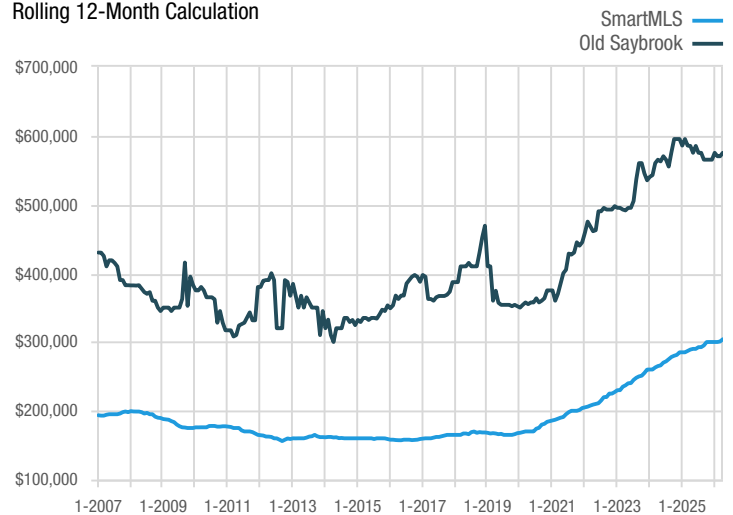
Median Sales Price - Single Family

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.