

East Haddam

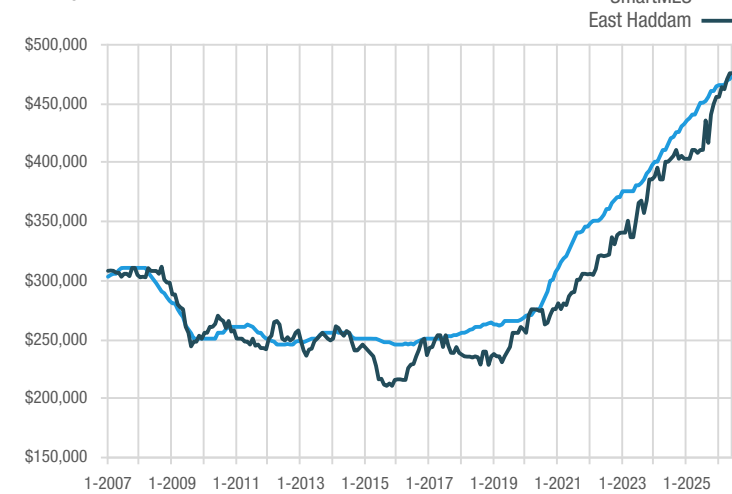
Middlesex County

Single Family	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	32	11	- 65.6%	105	70	- 33.3%
Pending Sales	10	13	+ 30.0%	52	55	+ 5.8%
Closed Sales	8	10	+ 25.0%	43	45	+ 4.7%
Days on Market Until Sale	15	43	+ 186.7%	24	42	+ 75.0%
Median Sales Price*	\$478,250	\$480,500	+ 0.5%	\$416,000	\$475,000	+ 14.2%
Average Sales Price*	\$490,813	\$597,180	+ 21.7%	\$481,135	\$567,149	+ 17.9%
Percent of List Price Received*	109.4%	97.5%	- 10.9%	103.4%	100.5%	- 2.8%
Inventory of Homes for Sale	53	32	- 39.6%	—	—	—
Months Supply of Inventory	5.3	2.8	- 47.2%	—	—	—

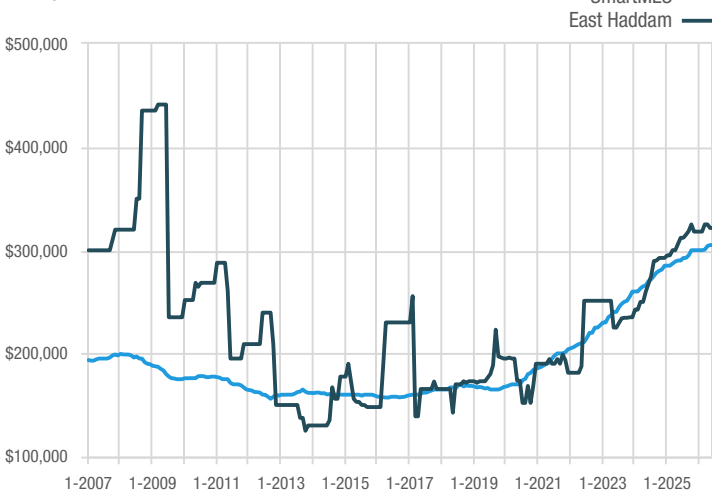
Townhouse/Condo	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	1	—	1	4	+ 300.0%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Days on Market Until Sale	9	5	- 44.4%	57	36	- 36.8%
Median Sales Price*	\$325,000	\$329,000	+ 1.2%	\$318,500	\$325,000	+ 2.0%
Average Sales Price*	\$325,000	\$329,000	+ 1.2%	\$318,500	\$316,333	- 0.7%
Percent of List Price Received*	100.0%	111.5%	+ 11.5%	99.5%	104.4%	+ 4.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.