

Old Saybrook

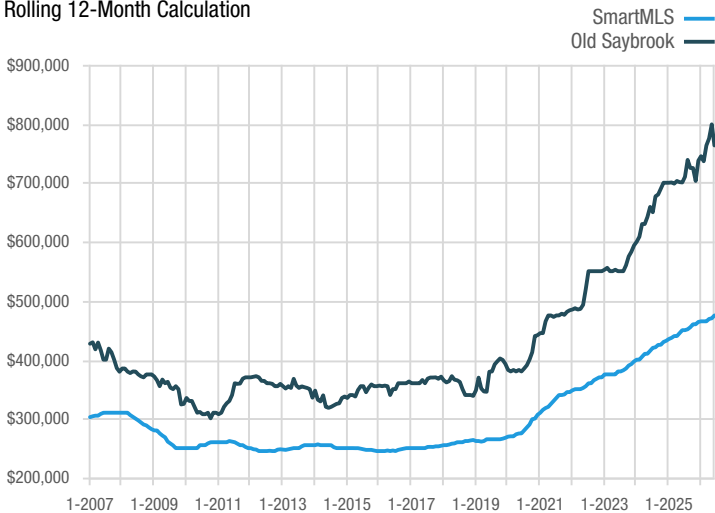
Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	24	27	+ 12.5%	116	101	- 12.9%
Pending Sales	13	16	+ 23.1%	60	60	0.0%
Closed Sales	11	20	+ 81.8%	55	58	+ 5.5%
Days on Market Until Sale	4	20	+ 400.0%	21	31	+ 47.6%
Median Sales Price*	\$745,000	\$670,500	- 10.0%	\$705,000	\$774,500	+ 9.9%
Average Sales Price*	\$1,279,364	\$838,925	- 34.4%	\$864,659	\$904,509	+ 4.6%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	46	46	0.0%	—	—	—
Months Supply of Inventory	3.7	4.5	+ 21.6%	—	—	—

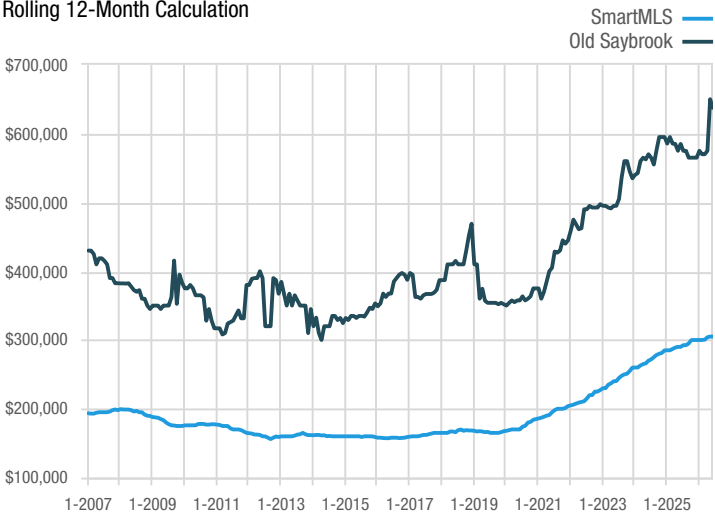
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	4	+ 33.3%	16	15	- 6.3%
Pending Sales	2	5	+ 150.0%	12	14	+ 16.7%
Closed Sales	1	4	+ 300.0%	11	14	+ 27.3%
Days on Market Until Sale	47	139	+ 195.7%	34	72	+ 111.8%
Median Sales Price*	\$662,500	\$675,000	+ 1.9%	\$565,000	\$637,500	+ 12.8%
Average Sales Price*	\$662,500	\$827,500	+ 24.9%	\$570,636	\$692,143	+ 21.3%
Percent of List Price Received*	98.1%	102.9%	+ 4.9%	100.6%	100.0%	- 0.6%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.7	1.2	- 55.6%	—	—	—

* 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.