

East Haddam

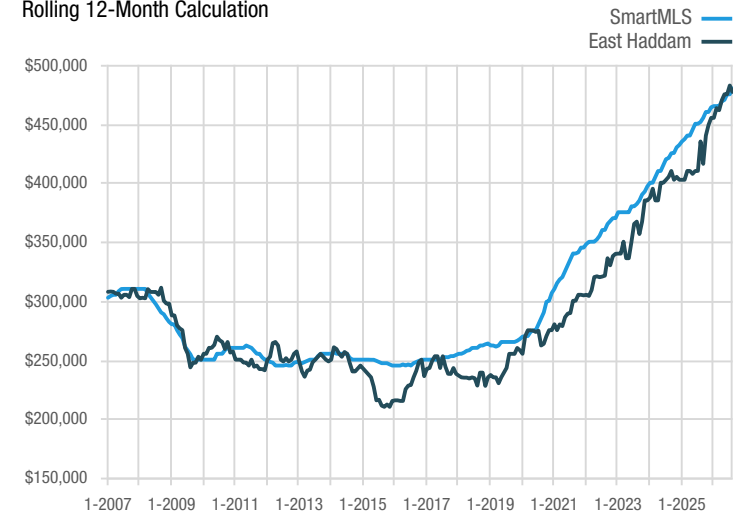
Middlesex County

Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	10	14	+ 40.0%	137	97	- 29.2%
Pending Sales	21	8	- 61.9%	90	76	- 15.6%
Closed Sales	18	10	- 44.4%	78	71	- 9.0%
Days on Market Until Sale	16	53	+ 231.3%	20	49	+ 145.0%
Median Sales Price*	\$487,500	\$479,500	- 1.6%	\$457,000	\$479,000	+ 4.8%
Average Sales Price*	\$537,989	\$541,880	+ 0.7%	\$503,963	\$552,703	+ 9.7%
Percent of List Price Received*	101.9%	98.2%	- 3.6%	102.8%	99.8%	- 2.9%
Inventory of Homes for Sale	38	30	- 21.1%	—	—	—
Months Supply of Inventory	3.5	3.1	- 11.4%	—	—	—

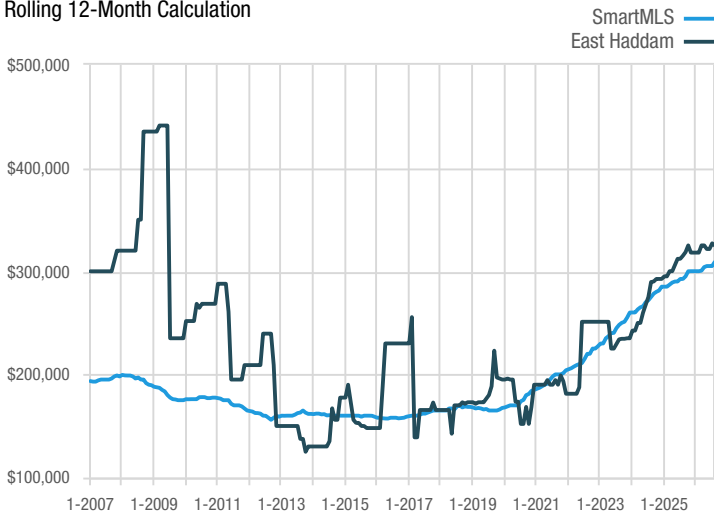
Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	5	+ 66.7%
Days on Market Until Sale	1	—	—	38	29	- 23.7%
Median Sales Price*	\$360,000	—	—	\$325,000	\$329,000	+ 1.2%
Average Sales Price*	\$360,000	—	—	\$332,333	\$328,800	- 1.1%
Percent of List Price Received*	110.8%	—	—	103.3%	103.7%	+ 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

* 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.