

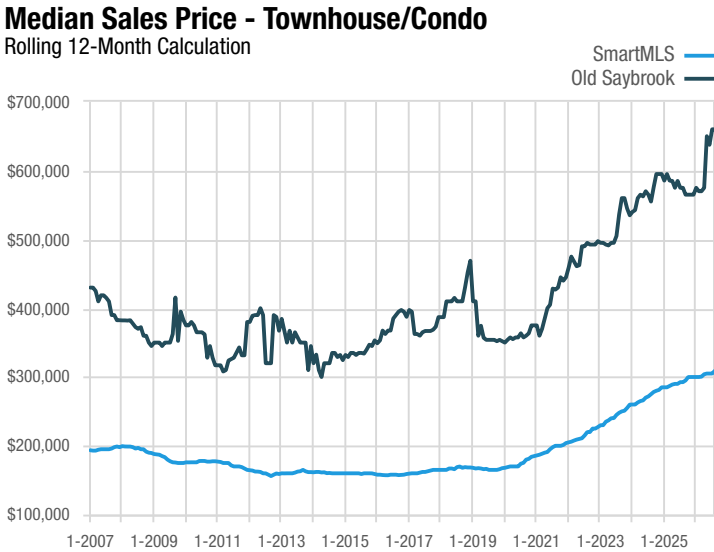
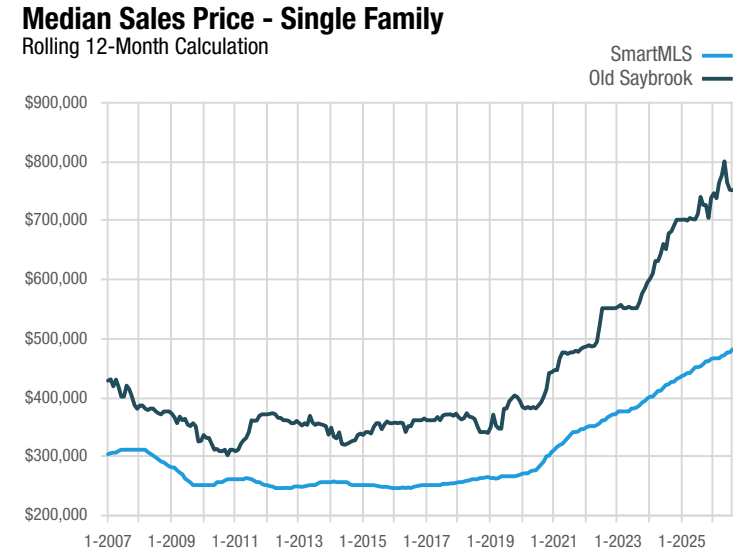
Old Saybrook

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	12	17	+ 41.7%	149	140	- 6.0%
Pending Sales	11	18	+ 63.6%	85	91	+ 7.1%
Closed Sales	10	9	- 10.0%	79	83	+ 5.1%
Days on Market Until Sale	36	41	+ 13.9%	26	34	+ 30.8%
Median Sales Price*	\$787,500	\$704,000	- 10.6%	\$737,500	\$750,000	+ 1.7%
Average Sales Price*	\$1,007,450	\$1,236,278	+ 22.7%	\$899,932	\$959,493	+ 6.6%
Percent of List Price Received*	95.8%	101.2%	+ 5.6%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	43	46	+ 7.0%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	1	0.0%	20	18	- 10.0%
Pending Sales	2	3	+ 50.0%	18	16	- 11.1%
Closed Sales	3	3	0.0%	18	17	- 5.6%
Days on Market Until Sale	32	9	- 71.9%	35	61	+ 74.3%
Median Sales Price*	\$745,000	\$685,000	- 8.1%	\$560,500	\$650,000	+ 16.0%
Average Sales Price*	\$501,000	\$753,333	+ 50.4%	\$532,778	\$702,941	+ 31.9%
Percent of List Price Received*	90.4%	102.9%	+ 13.8%	98.1%	100.5%	+ 2.4%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

* 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.



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.