

East Haddam

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	14	13	- 7.1%	151	110	- 27.2%
Pending Sales	10	14	+ 40.0%	100	90	- 10.0%
Closed Sales	19	14	- 26.3%	97	85	- 12.4%
Days on Market Until Sale	53	16	- 69.8%	27	43	+ 59.3%
Median Sales Price*	\$409,000	\$469,950	+ 14.9%	\$440,000	\$479,000	+ 8.9%
Average Sales Price*	\$440,345	\$469,343	+ 6.6%	\$491,502	\$538,973	+ 9.7%
Percent of List Price Received*	99.3%	102.1%	+ 2.8%	102.1%	100.2%	- 1.9%
Inventory of Homes for Sale	40	29	- 27.5%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	38	29	- 23.7%
Median Sales Price*	—	—	—	\$325,000	\$329,000	+ 1.2%
Average Sales Price*	—	—	—	\$332,333	\$328,800	- 1.1%
Percent of List Price Received*	—	—	—	103.3%	103.7%	+ 0.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

