

Old Saybrook

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	14	- 12.5%	165	155	- 6.1%
Pending Sales	10	12	+ 20.0%	95	102	+ 7.4%
Closed Sales	12	20	+ 66.7%	91	103	+ 13.2%
Days on Market Until Sale	28	37	+ 32.1%	27	35	+ 29.6%
Median Sales Price*	\$647,500	\$707,500	+ 9.3%	\$730,000	\$746,000	+ 2.2%
Average Sales Price*	\$989,792	\$828,375	- 16.3%	\$911,782	\$934,033	+ 2.4%
Percent of List Price Received*	97.2%	99.5%	+ 2.4%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	42	46	+ 9.5%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	3	0.0%	23	21	- 8.7%
Pending Sales	1	3	+ 200.0%	19	19	0.0%
Closed Sales	1	2	+ 100.0%	19	19	0.0%
Days on Market Until Sale	3	35	+ 1,066.7%	33	58	+ 75.8%
Median Sales Price*	\$825,000	\$682,500	- 17.3%	\$565,000	\$650,000	+ 15.0%
Average Sales Price*	\$825,000	\$682,500	- 17.3%	\$548,158	\$700,789	+ 27.8%
Percent of List Price Received*	103.3%	102.9%	- 0.4%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

* 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.

