

Old Saybrook

Middlesex County

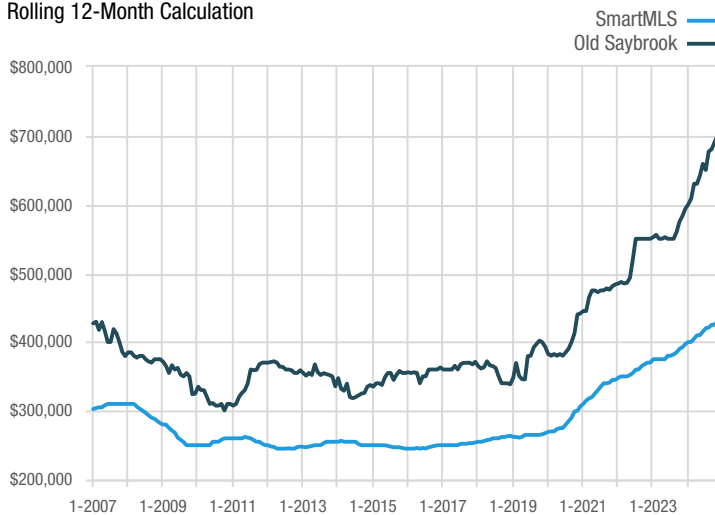
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	8	12	+ 50.0%	155	186	+ 20.0%
Pending Sales	9	17	+ 88.9%	122	132	+ 8.2%
Closed Sales	10	13	+ 30.0%	116	127	+ 9.5%
Days on Market Until Sale	18	20	+ 11.1%	34	30	- 11.8%
Median Sales Price*	\$517,500	\$890,000	+ 72.0%	\$586,750	\$700,000	+ 19.3%
Average Sales Price*	\$521,950	\$927,538	+ 77.7%	\$692,344	\$944,311	+ 36.4%
Percent of List Price Received*	97.8%	100.3%	+ 2.6%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	2	3	+ 50.0%	26	19	- 26.9%
Pending Sales	1	2	+ 100.0%	23	12	- 47.8%
Closed Sales	1	1	0.0%	21	10	- 52.4%
Days on Market Until Sale	31	40	+ 29.0%	19	12	- 36.8%
Median Sales Price*	\$545,000	\$225,000	- 58.7%	\$530,000	\$622,500	+ 17.5%
Average Sales Price*	\$545,000	\$225,000	- 58.7%	\$523,019	\$611,989	+ 17.0%
Percent of List Price Received*	99.1%	84.9%	- 14.3%	102.3%	99.9%	- 2.3%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	2.8	+ 115.4%	—	—	—

* 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.

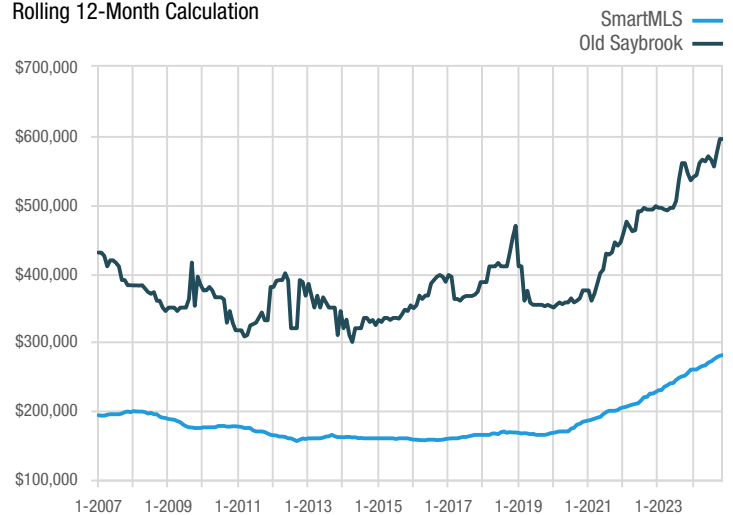
Median Sales Price - Single Family

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.