

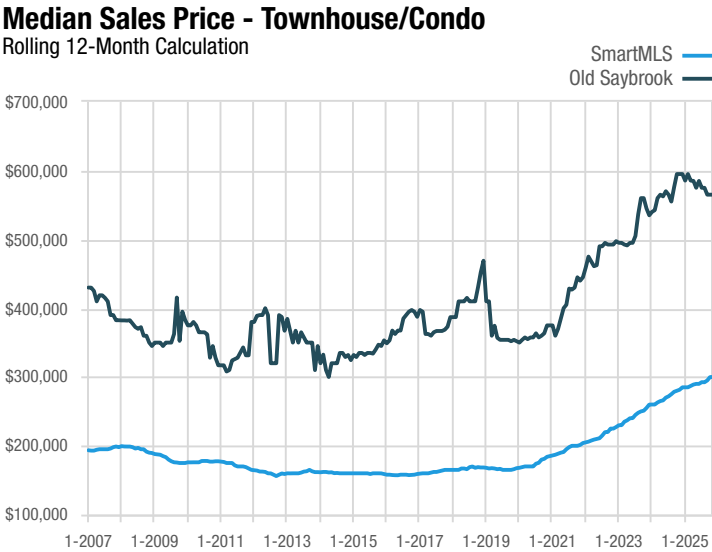
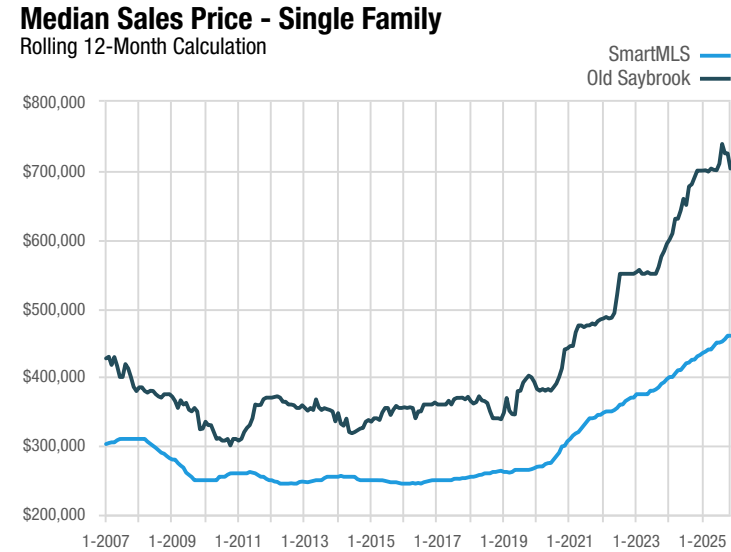
Old Saybrook

Middlesex County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	13	7	- 46.2%	186	187	+ 0.5%
Pending Sales	17	7	- 58.8%	132	112	- 15.2%
Closed Sales	13	10	- 23.1%	127	113	- 11.0%
Days on Market Until Sale	20	39	+ 95.0%	30	30	0.0%
Median Sales Price*	\$890,000	\$612,500	- 31.2%	\$700,000	\$725,000	+ 3.6%
Average Sales Price*	\$927,538	\$699,200	- 24.6%	\$944,311	\$885,942	- 6.2%
Percent of List Price Received*	100.3%	97.3%	- 3.0%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	26	34	+ 30.8%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	0	- 100.0%	19	26	+ 36.8%
Pending Sales	2	3	+ 50.0%	12	22	+ 83.3%
Closed Sales	1	3	+ 200.0%	10	22	+ 120.0%
Days on Market Until Sale	40	46	+ 15.0%	12	35	+ 191.7%
Median Sales Price*	\$225,000	\$550,000	+ 144.4%	\$622,500	\$560,500	- 10.0%
Average Sales Price*	\$225,000	\$835,333	+ 271.3%	\$611,989	\$587,318	- 4.0%
Percent of List Price Received*	84.9%	96.6%	+ 13.8%	99.9%	98.2%	- 1.7%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.8	2.0	- 28.6%	—	—	—

\* 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.



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.