

Old Saybrook

Middlesex County

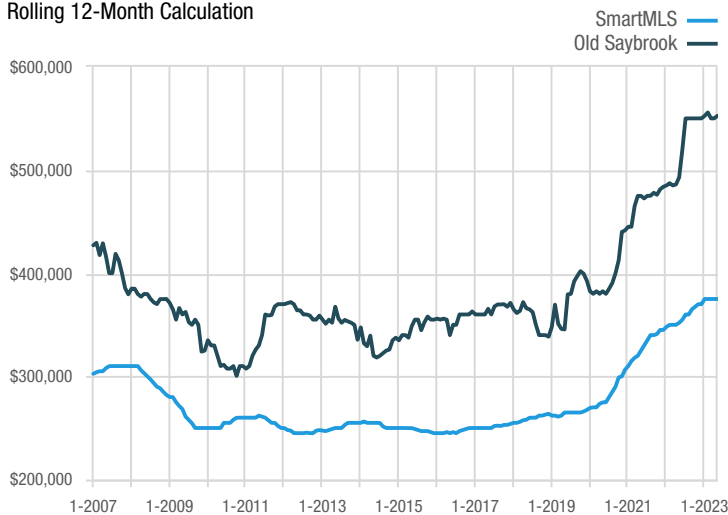
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	16	16	0.0%	121	121	0.0%
Pending Sales	13	11	- 15.4%	93	91	- 2.2%
Closed Sales	15	10	- 33.3%	91	85	- 6.6%
Days on Market Until Sale	14	11	- 21.4%	33	31	- 6.1%
Median Sales Price*	\$600,000	\$620,000	+ 3.3%	\$570,000	\$570,000	0.0%
Average Sales Price*	\$688,093	\$592,595	- 13.9%	\$663,778	\$660,957	- 0.4%
Percent of List Price Received*	100.8%	101.3%	+ 0.5%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	37	29	- 21.6%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	2	0.0%	25	20	- 20.0%
Pending Sales	2	5	+ 150.0%	18	18	0.0%
Closed Sales	1	4	+ 300.0%	16	16	0.0%
Days on Market Until Sale	5	36	+ 620.0%	18	18	0.0%
Median Sales Price*	\$660,000	\$640,000	- 3.0%	\$495,000	\$541,500	+ 9.4%
Average Sales Price*	\$660,000	\$650,750	- 1.4%	\$481,438	\$517,713	+ 7.5%
Percent of List Price Received*	103.3%	101.1%	- 2.1%	97.7%	103.2%	+ 5.6%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

* 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.

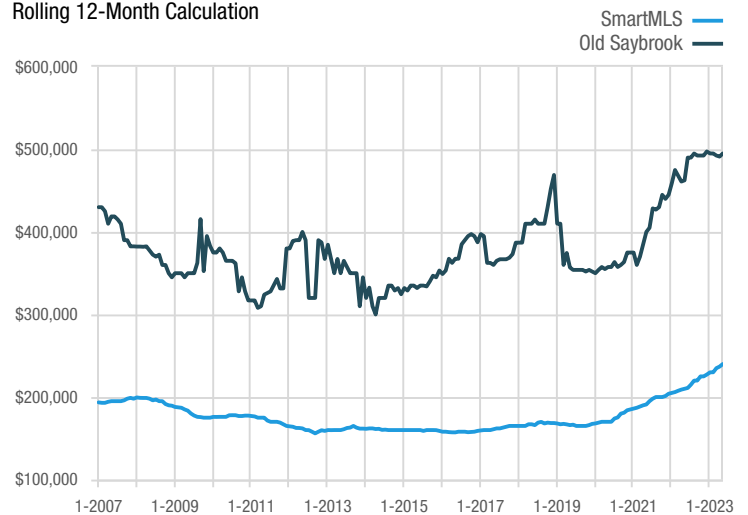
Median Sales Price - Single Family

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.