Local Market Update – July 2026

A Research Tool Provided by SmartMLS

Old Saybrook

Middlesex County

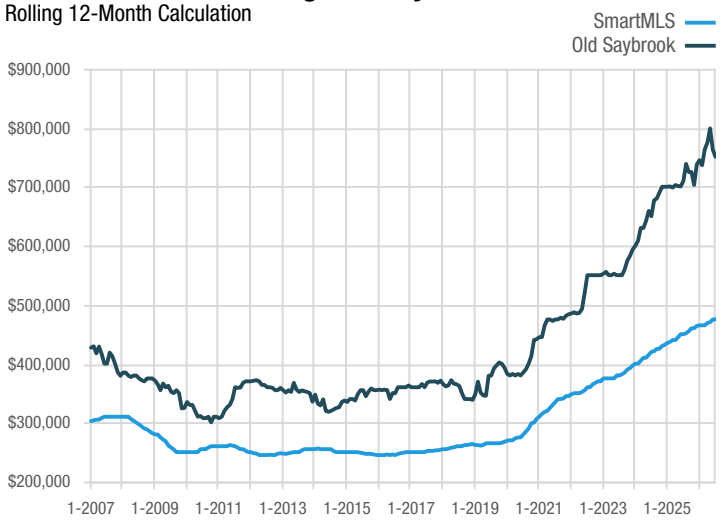
Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	21	**21**	0.0%	137	**123**	- 10.2%
Pending Sales	14	**14**	0.0%	74	**74**	0.0%
Closed Sales	14	**16**	+ 14.3%	69	**74**	+ 7.2%
Days on Market Until Sale	40	**43**	+ 7.5%	25	**33**	+ 32.0%
Median Sales Price*	$799,950	**$822,500**	+ 2.8%	$710,000	**$774,500**	+ 9.1%
Average Sales Price*	$961,707	**$1,003,119**	+ 4.3%	$884,350	**$925,830**	+ 4.7%
Percent of List Price Received*	99.6%	**98.1%**	- 1.5%	101.0%	**99.4%**	- 1.6%
Inventory of Homes for Sale	51	**49**	- 3.9%	—	**—**	—
Months Supply of Inventory	4.4	**4.7**	+ 6.8%	—	**—**	—

Townhouse/Condo	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	3	**2**	- 33.3%	19	**17**	- 10.5%
Pending Sales	4	**0**	- 100.0%	16	**14**	- 12.5%
Closed Sales	4	**0**	- 100.0%	15	**14**	- 6.7%
Days on Market Until Sale	38	**—**	—	35	**72**	+ 105.7%
Median Sales Price*	$447,500	**—**	—	$556,000	**$637,500**	+ 14.7%
Average Sales Price*	$452,500	**—**	—	$539,133	**$692,143**	+ 28.4%
Percent of List Price Received*	97.2%	**—**	—	99.7%	**100.0%**	+ 0.3%
Inventory of Homes for Sale	4	**4**	0.0%	—	**—**	—
Months Supply of Inventory	1.6	**1.6**	0.0%	—	**—**	—

* 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.

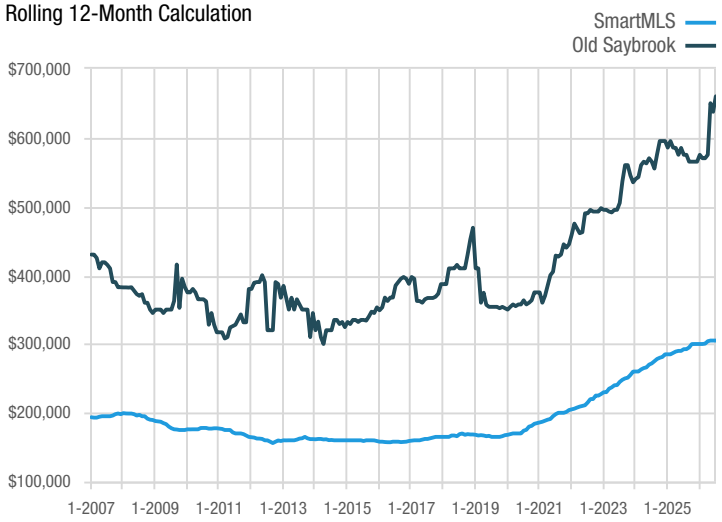
Median Sales Price - Single Family

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.

Current as of August 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.