Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Old Saybrook

Middlesex County

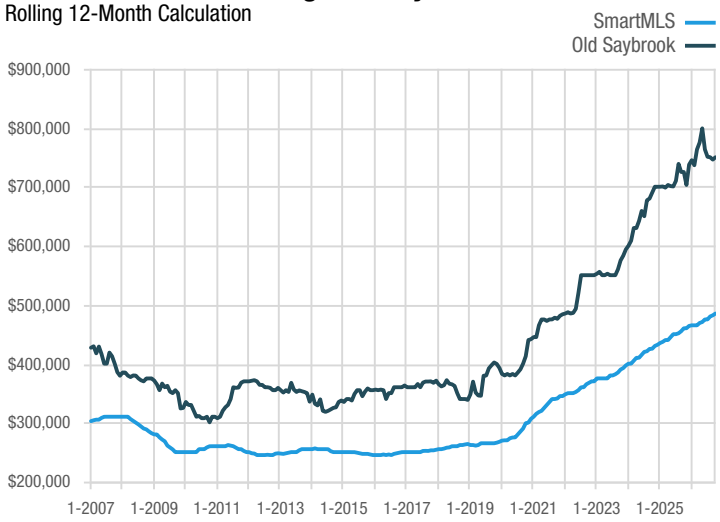
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**12**	- 20.0%	180	**167**	- 7.2%
Pending Sales	10	**10**	0.0%	105	**112**	+ 6.7%
Closed Sales	12	**9**	- 25.0%	103	**112**	+ 8.7%
Days on Market Until Sale	53	**38**	- 28.3%	30	**35**	+ 16.7%
Median Sales Price*	$747,200	**$825,000**	+ 10.4%	$737,500	**$750,000**	+ 1.7%
Average Sales Price*	$845,608	**$981,782**	+ 16.1%	$904,072	**$937,870**	+ 3.7%
Percent of List Price Received*	96.3%	**94.4%**	- 2.0%	99.5%	**99.1%**	- 0.4%
Inventory of Homes for Sale	38	**42**	+ 10.5%	—	**—**	—
Months Supply of Inventory	3.5	**3.8**	+ 8.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	26	**22**	- 15.4%
Pending Sales	0	**2**	—	19	**21**	+ 10.5%
Closed Sales	0	**1**	—	19	**20**	+ 5.3%
Days on Market Until Sale	—	**8**	—	33	**56**	+ 69.7%
Median Sales Price*	—	**$969,000**	—	$565,000	**$660,000**	+ 16.8%
Average Sales Price*	—	**$969,000**	—	$548,158	**$714,200**	+ 30.3%
Percent of List Price Received*	—	**100.0%**	—	98.4%	**100.7%**	+ 2.3%
Inventory of Homes for Sale	8	**2**	- 75.0%	—	**—**	—
Months Supply of Inventory	3.4	**0.8**	- 76.5%	—	**—**	—

* 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.

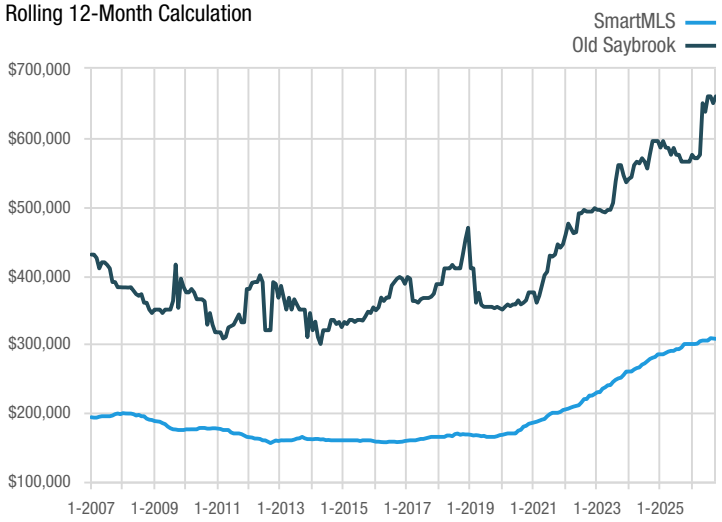
Median Sales Price - Single Family

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 November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.