

## Old Saybrook

Middlesex County

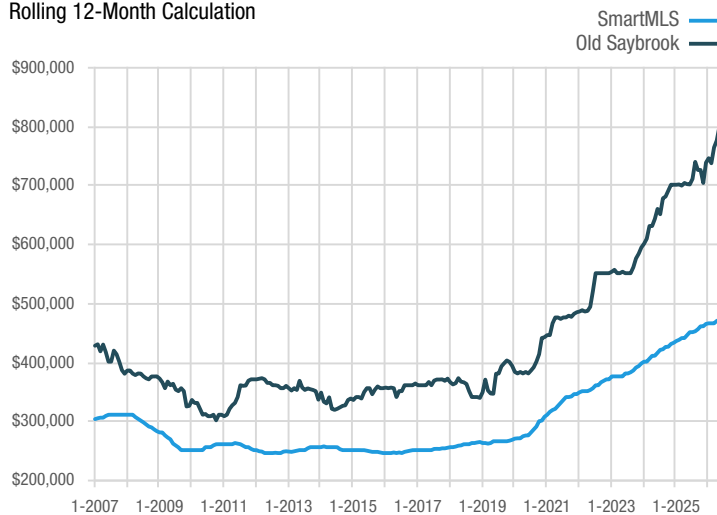
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	26	11	- 57.7%	92	74	- 19.6%
Pending Sales	14	15	+ 7.1%	47	43	- 8.5%
Closed Sales	15	15	0.0%	44	38	- 13.6%
Days on Market Until Sale	14	18	+ 28.6%	24	36	+ 50.0%
Median Sales Price*	\$699,000	<b>\$750,000</b>	+ 7.3%	\$702,000	<b>\$802,500</b>	+ 14.3%
Average Sales Price*	\$740,883	<b>\$807,667</b>	+ 9.0%	\$760,983	<b>\$939,026</b>	+ 23.4%
Percent of List Price Received*	100.8%	<b>100.7%</b>	- 0.1%	101.7%	<b>99.7%</b>	- 2.0%
Inventory of Homes for Sale	43	41	- 4.7%	—	—	—
Months Supply of Inventory	3.4	4.1	+ 20.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	13	11	- 15.4%
Pending Sales	3	3	0.0%	10	9	- 10.0%
Closed Sales	3	3	0.0%	10	10	0.0%
Days on Market Until Sale	35	40	+ 14.3%	33	45	+ 36.4%
Median Sales Price*	\$575,000	<b>\$735,000</b>	+ 27.8%	\$560,500	<b>\$617,500</b>	+ 10.2%
Average Sales Price*	\$588,667	<b>\$718,333</b>	+ 22.0%	\$561,450	<b>\$638,000</b>	+ 13.6%
Percent of List Price Received*	97.5%	<b>101.1%</b>	+ 3.7%	100.8%	<b>98.9%</b>	- 1.9%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

\* 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.

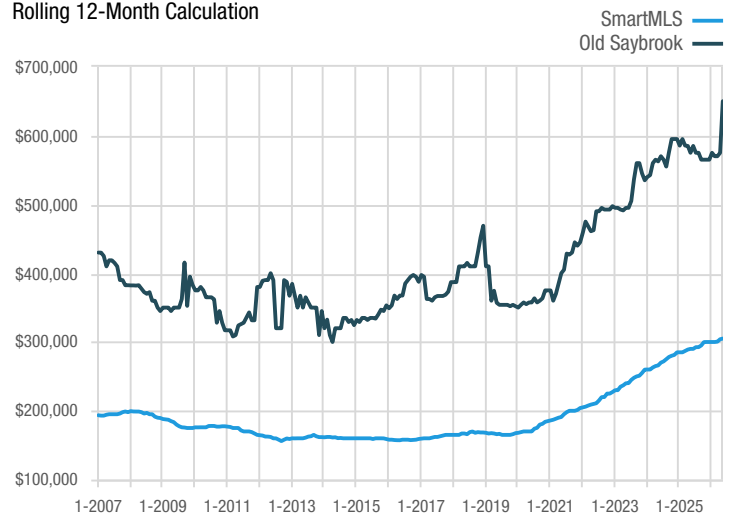
### Median Sales Price - Single Family

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.