

THE RAVEIS REPORT

January - December 2024 VS January - December 2025

MIDDLESEX COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2025	2024	2025	2024		2024	2025	
Chester	\$550,613	\$544,216	\$727,039	\$727,039	33.59%	32	45	40.63%
Clinton	\$835,495	\$651,263	\$563,741	\$563,741	-13.44%	137	150	9.49%
Cromwell	\$547,137	\$509,298	\$530,109	\$530,109	4.09%	121	122	0.83%
Deep River	\$519,983	\$550,316	\$570,501	\$570,501	3.67%	38	49	28.95%
Durham	\$824,716	\$491,697	\$524,725	\$524,725	6.72%	61	47	-22.95%
East Haddam	\$760,321	\$457,959	\$506,193	\$506,193	10.53%	115	134	16.52%
East Hampton	\$540,137	\$429,651	\$494,145	\$494,145	15.01%	124	153	23.39%
Essex	\$1,101,514	\$951,460	\$888,306	\$888,306	-6.64%	92	89	-3.26%
Haddam	\$833,836	\$450,290	\$536,629	\$536,629	19.17%	84	90	7.14%
Killingworth	\$753,740	\$578,071	\$750,261	\$750,261	29.79%	45	50	11.11%
Middlefield	\$545,963	\$433,666	\$478,062	\$478,062	10.24%	37	34	-8.11%
Middletown	\$459,877	\$386,742	\$403,960	\$403,960	4.45%	276	317	14.86%
Old Saybrook	\$1,474,489	\$921,156	\$890,715	\$890,715	-3.30%	144	125	-13.19%
Portland	\$450,830	\$420,111	\$458,884	\$458,884	9.23%	74	73	-1.35%
Westbrook	\$703,305	\$747,666	\$920,668	\$920,668	23.14%	62	62	0.00%
COUNTYWIDE AVERAGE	\$712,503	\$561,275	\$577,337	\$577,337	2.86%	1,442	1,540	6.80%
						TOTAL UNITS	TOTAL UNITS	
Clinton	\$534,658	\$241,276	\$429,020	\$429,020	77.81%	17	25	47.06%
Cromwell	\$264,104	\$261,527	\$285,995	\$285,995	9.36%	106	84	-20.75%
Deep River	\$199,000	\$234,570	\$240,557	\$240,557	2.55%	10	7	-30.00%
East Haddam		\$309,688	\$322,000	\$322,000	3.98%	8	5	-37.50%
East Hampton		\$243,706	\$285,059	\$285,059	16.97%	17	17	0.00%
Middletown	\$223,751	\$222,110	\$236,736	\$236,736	6.58%	154	164	6.49%
Old Saybrook	\$577,633	\$608,626	\$621,524	\$621,524	2.12%	11	21	90.91%
Westbrook	\$549,000	\$467,650	\$456,921	\$456,921	-2.29%	10	14	40.00%
COUNTYWIDE AVERAGE	\$331,808	\$263,640	\$304,613	\$304,613	15.54%	357	374	4.76%
						TOTAL UNITS	TOTAL UNITS	

Condominiums

* Active at the time MLS report was run - Source: SMARTMLS Countywide averages based on all towns in county.