



WINDHAM COUNTY 2004 SALES BY TOWN
For Single Family Homes*



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	23	\$4,848,068	\$210,786	\$192,268	87	97.99%
Brooklyn	101	\$25,842,308	\$255,864	\$229,000	72	100.20%
Canterbury	54	\$12,456,100	\$230,669	\$210,500	58	98.08%
Chaplin	8	\$1,742,600	\$217,825	\$230,950	65	96.24%
Eastford	26	\$5,546,000	\$213,308	\$216,950	75	1.55%
Hampton	14	\$4,099,300	\$292,807	\$263,500	118	96.61%
Killingly	234	\$47,620,295	\$203,506	\$188,000	51	98.27%
Plainfield	226	\$44,373,233	\$196,342	\$187,000	55	97.79%
Pomfret	49	\$13,885,392	\$283,375	\$264,000	88	95.16%
Putnam	81	\$14,931,675	\$184,342	\$174,000	60	96.81%
Scotland	15	\$3,257,600	\$217,173	\$223,000	68	98.84%
Sterling	64	\$15,131,297	\$236,427	\$233,900	48	98.47%
Thompson	113	\$26,101,071	\$230,983	\$216,000	66	96.52%
Windham	29	\$5,285,352	\$182,254	\$176,000	50	97.83%
Woodstock	98	\$29,498,496	\$301,005	\$259,950	87	96.72%

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**WINDHAM COUNTY 2004 SALES BY TOWN
For Condominiums***



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	5	\$331,490	\$66,298	\$69,000	19	100.70%
Brooklyn	0					
Canterbury	0					
Chaplin	0					
Eastford	0					
Hampton	0					
Killingly	17	\$1,783,900	\$104,935	\$89,900	43	97.03%
Plainfield	17	\$1,726,700	\$101,571	\$95,000	45	97.79%
Pomfret	2	\$294,900	\$147,450	\$147,450	50	98.37%
Putnam	20	\$3,113,546	\$155,677	\$155,250	58	107.37%
Scotland	0					
Sterling	0					
Thompson	2	\$338,900	\$169,450	\$169,450	55	100.00%
Windham	3	\$344,400	\$114,800	\$140,000	93	95.75%
Woodstock	11	\$1,724,650	\$156,786	\$157,000	36	97.97%

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**WINDHAM COUNTY 2004 SALES BY TOWN
For Mobile Homes***



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	0					
Brooklyn	0					
Canterbury	1	\$120,500	\$120,500	\$120,500	8	100.42%
Chaplin	1	\$75,000	\$75,000	\$75,000	11	93.87%
Eastford	0					
Hampton	0					
Killingly	7	\$247,300	\$35,329	\$29,900	54	97.32%
Plainfield	6	\$320,000	\$53,333	\$37,000	74	90.96%
Pomfret	1	\$80,000	\$80,000	\$80,000	227	80.08%
Putnam	0					
Scotland	1	\$70,000	\$70,000	\$70,000	11	93.33%
Sterling	0					
Thompson	7	\$345,500	\$49,357	\$50,500	75	93.68%
Windham	9	\$414,400	\$46,044	\$47,000	68	97.44%
Woodstock	4	\$225,400	\$56,350	\$37,750	170	98.04%

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**WINDHAM COUNTY 2004 SALES BY TOWN
For Land (Residential)***



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	4	\$315,500	\$78,875	\$62,750	108	90.84%
Brooklyn	20	\$1,291,300	\$64,565	\$74,500	60	95.69%
Canterbury	14	\$1,648,200	\$117,729	\$79,450	114	90.69%
Chaplin	0					
Eastford	14	\$953,880	\$68,134	\$61,700	184	94.63%
Hampton	5	\$280,500	\$56,100	\$57,000	109	93.05%
Killingly	30	\$2,996,950	\$99,898	\$76,250	106	93.26%
Plainfield	14	\$915,400	\$65,386	\$62,750	41	94.13%
Pomfret	9	\$930,900	\$103,433	\$100,000	137	90.22%
Putnam	9	\$1,201,000	\$133,444	\$105,000	6	92.25%
Scotland	4	\$382,000	\$95,500	\$142,500	52	88.86%
Sterling	14	\$1,071,900	\$76,564	\$72,250	28	91.63%
Thompson	9	\$1,618,150	\$179,794	\$90,000	75	83.32%
Windham	5	\$306,900	\$61,380	\$59,900	270	90.40%
Woodstock	44	\$4,913,600	\$111,673	\$79,950	122	92.98%

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WINDHAM COUNTY 2004 SALES BY TOWN
For Multi Family Properties*



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	0					
Brooklyn	6	\$1,001,000	\$166,833	\$159,500	65	93.92%
Canterbury	0					
Chaplin	0					
Eastford	1	\$182,500	\$182,500	\$182,500	8	100.00%
Hampton	2	\$425,000	\$212,500	\$212,500	55	98.88%
Killingly	57	\$9,286,055	\$162,913	\$154,500	45	95.34%
Plainfield	24	\$5,454,100	\$227,254	\$157,000	63	96.73%
Pomfret	1	\$253,500	\$253,500	\$253,500	288	97.54%
Putnam	31	\$4,913,901	\$158,513	\$165,000	32	98.13%
Scotland	0					
Sterling	4	\$624,500	\$156,125	\$156,250	58	98.52%
Thompson	7	\$1,177,000	\$168,143	\$160,000	41	98.72%
Windham	2	\$339,900	\$169,950	\$169,950	122	94.47%
Woodstock	0					

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**WINDHAM COUNTY 2004 SALES BY TOWN
For Commercial Properties***



	2004 Units	2004 Volume	2004 Average Sale Price	2004 Median Sale Price	Days on Market	% Sale Price to List Price
Ashford	2	\$282,500	\$141,250	\$141,250	458	80.71%
Brooklyn	1	\$150,000	\$150,000	\$150,000	59	88.29%
Canterbury	1	\$195,000	\$195,000	\$195,000	88	86.67%
Chaplin	0					
Eastford	0					
Hampton	0					
Killingly	3	\$515,000	\$171,667	\$235,000	201	75.52%
Plainfield	7	\$931,900	\$133,129	\$139,900	345	88.78%
Pomfret	1	\$175,000	\$175,000	\$175,000	255	24.14%
Putnam	6	\$849,500	\$141,583	\$99,750	210	95.35%
Scotland	0					
Sterling	0					
Thompson	1	\$600,000	\$600,000	\$600,000	71	93.76%
Windham	1	\$275,000	\$275,000	\$275,000	284	69.62%
Woodstock	3	\$1,974,000	\$658,000	\$305,000	198	97.77%

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