



NEW LONDON COUNTY 2005 SALES BY TOWN For Single Family Homes*



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	14	\$3,206,300	\$229,021	\$222,000	67	97.66%
Colchester	110	\$26,827,150	\$243,883	\$270,500	116	97.55%
East Lyme	211	\$84,093,011	\$398,545	\$330,000	74	96.96%
Franklin	16	\$4,453,950	\$278,372	\$255,000	78	94.33%
Griswold	122	\$32,850,925	\$269,270	\$245,900	68	98.61%
Groton	275	\$100,536,887	\$365,589	\$278,000	64	95.16%
Lebanon	40	\$9,639,271	\$240,982	\$232,950	54	98.51%
Ledyard	251	\$73,356,533	\$292,257	\$275,000	61	98.17%
Lisbon	45	\$13,046,770	\$289,928	\$275,000	69	95.91%
Lyme	20	\$11,482,000	\$574,100	\$470,000	127	94.47%
Montville	189	\$49,558,632	\$262,215	\$242,000	48	98.15%
New London	177	\$42,325,940	\$239,130	\$204,500	62	96.64%
North Stonington	59	\$20,124,065	\$341,086	\$330,000	80	96.56%
Norwich	345	\$73,618,485	\$213,387	\$200,000	73	97.25%
Old Lyme	98	\$44,247,300	\$451,503	\$389,950	124	93.75%
Preston	40	\$11,210,176	\$280,254	\$240,000	69	96.03%
Salem	57	\$19,181,100	\$336,511	\$301,000	79	98.28%
Sprague	33	\$9,714,300	\$294,373	\$300,000	134	98.52%
Stonington	215	\$111,524,433	\$518,718	\$412,325	83	96.17%
Voluntown	35	\$8,579,904	\$245,140	\$232,000	53	98.60%
Waterford	238	\$70,165,424	\$294,813	\$262,625	65	96.72%

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NEW LONDON COUNTY 2005 SALES BY TOWN For Condominiums*



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	0					
Colchester	6	\$984,400	\$164,067	\$164,500	65	97.88%
East Lyme	59	\$13,697,937	\$232,168	\$205,000	35	99.44%
Franklin	0					
Griswold	15	\$1,625,700	\$108,380	\$112,000	35	95.96%
Groton	137	\$27,764,198	\$202,658	\$174,500	91	98.27%
Lebanon	0					
Ledyard	52	\$7,206,899	\$138,594	\$139,900	38	99.43%
Lisbon	0					
Lyme	0					
Montville	12	\$1,453,400	\$121,117	\$119,950	33	99.39%
New London	63	\$10,381,000	\$164,778	\$130,000	117	99.57%
North Stonington	0					
Norwich	185	\$29,023,627	\$156,884	\$159,900	121	98.63%
Old Lyme	3	\$1,104,000	\$368,000	\$375,000	68	99.73%
Preston	0					
Salem	13	\$1,042,500	\$80,192	\$89,900	45	95.29%
Sprague	0					
Stonington	29	\$11,382,200	\$392,490	\$370,000	69	98.17%
Voluntown	0					
Waterford	60	\$11,831,688	\$197,195	\$184,950	45	99.19%

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NEW LONDON COUNTY 2005 SALES BY TOWN For Mobile Homes*



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	0					
Colchester	1	\$110,000	\$110,000			
East Lyme	0					
Franklin	0					
Griswold	3	\$172,500	\$57,500	\$55,500	63	98.57%
Groton	29	\$1,241,300	\$42,803	\$38,000	40	94.02%
Lebanon	0					
Ledyard	8	\$555,900	\$69,488	\$62,500	35	96.31%
Lisbon	1	\$49,900	\$49,900			
Lyme	0					
Montville	13	\$1,192,500	\$91,731	\$48,000	39	88.29%
New London	0					
North Stonington	1	\$162,000	\$162,000			
Norwich	13	\$580,400	\$44,646	\$42,000	54	93.58%
Old Lyme	0					
Preston	0					
Salem	0					
Sprague	0					
Stonington	11	\$435,000	\$39,545	\$43,000	36	93.51%
Voluntown	0					
Waterford	3	\$219,900	\$73,300	\$30,000	70	96.07%

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NEW LONDON COUNTY 2005 SALES BY TOWN For Land (Residential)*



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	4	268,400	67,100	65,000	125	88.17%
Colchester	3	250,000	83,333	60,000	148	76.03%
East Lyme	21	398,770	18,989	176,500	101	96.50%
Franklin	1	82,000	82,000			
Griswold	5	2,739,900	547,980	199,900	226	130.79%
Groton	27	5,988,899	221,811	130,000	48	97.38%
Lebanon	4	253,000	63,250	61,500	46	86.70%
Ledyard	18	2,968,300	164,906	99,000	136	91.66%
Lisbon	0					
Lyme	1	350,000	350,000			
Montville	14	1,622,181	115,870	99,500	92	116.81%
New London	9	1,196,500	132,944	118,000	112	90.69%
North Stonington	19	3,986,900	209,837	137,500	133	79.94%
Norwich	29	5,597,795	193,027	100,000	107	92.67%
Old Lyme	3	664,000	221,333	199,000	456	91.84%
Preston	21	3,023,400	143,971	135,000	35	91.73%
Salem	6	609,500	101,583	105,000	114	96.30%
Sprague	2	911,000	455,500			
Stonington	19	3,868,900	203,626	175,000	146	90.35%
Voluntown	3	508,000	169,333	165,000	86	83.28%
Waterford	9	1,394,000	154,889	95,000	108	92.32%

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**NEW LONDON COUNTY 2005 SALES BY TOWN
For Multi Family Properties***



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	2	\$370,000	\$185,000			
Colchester	2	\$529,300	\$264,650			
East Lyme	8	\$2,380,900	\$297,613	\$285,450	45	90.71%
Franklin	0					
Griswold	11	\$2,729,400	\$248,127	\$215,000	68	96.61%
Groton	35	\$9,920,900	\$283,454	\$267,000	41	96.01%
Lebanon	0					
Ledyard	0					
Lisbon	0					
Lyme	0					
Montville	7	\$1,711,800	\$244,543	\$255,000	55	95.71%
New London	154	\$38,560,147	\$250,391	\$240,000	84	96.51%
North Stonington	0					
Norwich	145	\$33,590,320	\$231,657	\$225,000	63	96.71%
Old Lyme	0					
Preston	2	\$424,900	\$212,450			
Salem	0					
Sprague	10	\$3,139,900	\$313,990	\$209,450	32	95.88%
Stonington	14	\$4,744,300	\$338,879	\$310,000	125	95.60%
Voluntown	0					
Waterford	5	\$1,411,000	\$282,200	\$330,000	56	93.46%

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NEW LONDON COUNTY 2005 SALES BY TOWN For Commercial Properties*



	2005 Units	2005 Volume	2005 Average Sale Price	2005 Median Sale Price	Days on Market	% Sale Price to List Price
Bozrah	0					
Colchester	0					
East Lyme	2	\$1,090,000	\$545,000			
Franklin	3	\$637,900	\$212,633	\$165,000	298	89.99%
Griswold	1	\$35,000	\$35,000			
Groton	9	\$1,760,150	\$195,572	\$162,700	203	88.95%
Lebanon	0					
Ledyard	0					
Lisbon	2	\$515,000	\$257,500			
Lyme	0					
Montville	5	\$1,159,500	\$231,900	\$265,000	142	88.99%
New London	16	\$10,002,700	\$625,169	\$317,300	250	90.28%
North Stonington	1	\$2,450,000	\$2,450,000			
Norwich	21	\$9,388,300	\$447,062	\$197,000	312	93.24%
Old Lyme	0					
Preston	1	\$595,000	\$595,000			
Salem	1	\$60,000	\$60,000			
Sprague	2	\$439,900	\$219,950			
Stonington	12	\$4,885,000	\$407,083	\$332,500	194	90.23%
Voluntown	0					
Waterford	6	\$2,395,000	\$399,167	\$237,500	\$352	84.19%

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