



NEW LONDON COUNTY 2002 SALES BY TOWN For Single Family Homes*



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|------------|-------------------|--------------------|----------------------|----------------|
| Bozrah | 8 | \$157,500 | \$164,063 | 100.00% | 74 |
| Colchester | 68 | \$227,250 | \$225,987 | 98.06% | 123 |
| East Lyme | 199 | \$229,000 | \$270,271 | 95.26% | 116 |
| Franklin | 15 | \$180,000 | \$189,963 | 98.67% | 154 |
| Griswold | 111 | \$152,400 | \$161,983 | 97.70% | 115 |
| Groton | 280 | \$200,000 | \$260,063 | 95.52% | 117 |
| Lebanon | 25 | \$184,000 | \$194,608 | 99.04% | 162 |
| Ledyard | 235 | \$189,900 | \$208,373 | 97.84% | 107 |
| Lisbon | 42 | \$170,720 | \$190,449 | 96.81% | 131 |
| Lyme | 97 | \$293,000 | \$356,514 | 96.04% | 141 |
| Montville | 240 | \$166,500 | \$182,848 | 98.61% | 113 |
| New London | 176 | \$133,500 | \$156,059 | 95.05% | 106 |
| North Stonington | 55 | \$215,000 | \$221,299 | 97.03% | 100 |
| Norwich | 335 | \$135,000 | \$143,808 | 96.57% | 100 |
| Preston | 44 | \$172,750 | \$194,989 | 96.99% | 90 |
| Salem | 61 | \$218,000 | \$237,717 | 98.23% | 171 |
| Sprague | 22 | \$169,450 | \$208,227 | 100.00% | 89 |
| Stonington | 202 | \$281,250 | \$351,690 | 96.38% | 125 |
| Voluntown | 33 | \$170,000 | \$162,280 | 97.33% | 139 |
| Waterford | 242 | \$203,450 | \$247,530 | 97.61% | 124 |

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**NEW LONDON COUNTY 2002 SALES BY TOWN
For Multifamily Homes***



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|------------|-------------------|--------------------|----------------------|----------------|
| Bozrah | 3 | \$124,900 | \$133,433 | 97.71% | 138 |
| Colchester | 1 | \$190,000 | \$190,000 | 97.49% | 68 |
| East Lyme | 9 | \$208,000 | \$211,889 | 90.09% | 224 |
| Franklin | 0 | | | | |
| Griswold | 17 | \$130,000 | \$131,818 | 94.35% | 184 |
| Groton | 18 | \$162,750 | \$168,966 | 94.65% | 113 |
| Lebanon | 0 | | | | |
| Ledyard | 0 | | | | |
| Lisbon | 1 | \$149,000 | \$149,000 | 100.00% | 99 |
| Lyme | 1 | \$160,000 | \$160,000 | 88.94% | 209 |
| Montville | 7 | \$165,000 | \$149,857 | 98.36% | 110 |
| New London | 94 | \$123,700 | \$128,868 | 96.53% | 136 |
| North Stonington | 0 | | | | |
| Norwich | 109 | \$130,000 | \$125,106 | 96.00% | 119 |
| Preston | 0 | | | | |
| Salem | 0 | | | | |
| Sprague | 13 | \$134,900 | \$121,069 | 97.49% | 126 |
| Stonington | 18 | \$174,950 | \$226,122 | 92.96% | 145 |
| Voluntown | 1 | \$125,000 | \$125,000 | 100.00% | 84 |
| Waterford | 4 | \$133,950 | \$131,350 | 94.47% | 90 |

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**NEW LONDON COUNTY 2002 SALES BY TOWN
For Condominiums***



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|-------------------|--------------------------|---------------------------|-----------------------------|-----------------------|
| Bozrah | 0 | | | | |
| Colchester | 3 | \$139,000 | \$116,333 | 98.48% | 65 |
| East Lyme | 68 | \$104,450 | \$127,401 | 97.31% | 71 |
| Franklin | 0 | | | | |
| Griswold | 43 | \$49,900 | \$58,533 | 91.77% | 85 |
| Groton | 117 | \$100,000 | \$123,964 | 97.96% | 93 |
| Lebanon | 0 | | | | |
| Ledyard | 24 | \$99,450 | \$102,250 | 99.28% | 92 |
| Lisbon | 0 | | | | |
| Lyme | 4 | \$310,250 | \$259,375 | 92.14% | 161 |
| Montville | 28 | \$75,000 | \$83,118 | 97.82% | 74 |
| New London | 43 | \$68,000 | \$86,391 | 98.86% | 128 |
| North Stonington | 0 | | | | |
| Norwich | 86 | \$84,400 | \$92,494 | 96.95% | 122 |
| Preston | 0 | | | | |
| Salem | 9 | \$45,000 | \$45,122 | 92.78% | 84 |
| Sprague | 0 | | | | |
| Stonington | 33 | \$285,000 | \$271,618 | 97.00% | 144 |
| Voluntown | 0 | | | | |
| Waterford | 48 | \$132,750 | \$134,010 | 98.71% | 79 |

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**NEW LONDON COUNTY 2002 SALES BY TOWN
For Mobile Homes***



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|-------------------|--------------------------|---------------------------|-----------------------------|-----------------------|
| Bozrah | 0 | | | | |
| Colchester | 2 | \$57,000 | \$57,000 | 95.40 | 66 |
| East Lyme | 0 | | | | |
| Franklin | 0 | | | | |
| Griswold | 6 | \$29,450 | \$43,233 | 96.50% | 122 |
| Groton | 24 | \$25,500 | \$26,275 | 91.83% | 95 |
| Lebanon | 0 | | | | |
| Ledyard | 3 | \$24,900 | \$29,667 | 89.99% | 55 |
| Lisbon | 3 | \$26,000 | \$43,300 | 96.36% | 93 |
| Lyme | 0 | | | | |
| Montville | 17 | \$34,000 | \$42,524 | 93.57% | 68 |
| New London | 0 | | | | |
| North Stonington | 0 | | | | |
| Norwich | 9 | \$30,000 | \$29,244 | 92.45% | 109 |
| Preston | 0 | | | | |
| Salem | 0 | | | | |
| Sprague | 0 | | | | |
| Stonington | 7 | \$25,000 | \$30,557 | 94.52% | 73 |
| Voluntown | 0 | | | | |
| Waterford | 4 | \$22,000 | \$21,750 | 92.55% | 109 |

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**NEW LONDON COUNTY 2002 SALES BY TOWN
For Residential Land***



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|-------------------|--------------------------|---------------------------|-----------------------------|-----------------------|
| Bozrah | 4 | \$55,000 | \$49,500 | 91.08% | 143 |
| Colchester | 2 | \$51,750 | \$51,750 | 90.87% | 156 |
| East Lyme | 21 | \$105,000 | \$122,633 | 92.49% | 194 |
| Franklin | 4 | \$52,500 | \$235,578 | 59.42% | 216 |
| Griswold | 22 | \$31,000 | \$39,864 | 89.76% | 156 |
| Groton | 25 | \$55,000 | \$170,844 | 93.43% | 237 |
| Lebanon | 3 | \$56,200 | \$55,367 | 89.33% | 23 |
| Ledyard | 12 | \$55,000 | \$77,492 | 98.85% | 182 |
| Lisbon | 3 | \$150,000 | \$169,227 | 100.00% | 58 |
| Lyme | 9 | \$185,000 | \$177,711 | 90.63% | 284 |
| Montville | 37 | \$65,000 | \$64,565 | 97.11% | 192 |
| New London | 2 | \$116,250 | \$116,250 | 97.32% | 702 |
| North Stonington | 29 | \$85,000 | \$127,243 | 94.44% | 172 |
| Norwich | 25 | \$35,000 | \$48,420 | 85.67% | 268 |
| Preston | 7 | \$53,000 | \$65,686 | 87.68% | 585 |
| Salem | 12 | \$52,500 | \$55,767 | 86.36% | 364 |
| Sprague | 11 | \$35,000 | \$36,364 | 86.15% | 165 |
| Stonington | 28 | \$92,750 | \$198,107 | 95.00% | 254 |
| Voluntown | 5 | \$53,000 | \$71,760 | 93.27% | 167 |
| Waterford | 21 | \$92,500 | \$106,795 | 95.81% | 164 |

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NEW LONDON COUNTY 2002 SALES BY TOWN For Commercial Properties*



| | # of Sales | Median Sale Price | Average Sale Price | % Sale to List Price | Days on Market |
|------------------|------------|-------------------|--------------------|----------------------|----------------|
| Bozrah | 0 | | | | |
| Colchester | 0 | | | | |
| East Lyme | 3 | \$223,000 | \$238,592 | 82.37% | 222 |
| Franklin | 1 | \$1,200,000 | \$1,200,000 | 85.71% | 80 |
| Griswold | 2 | \$450,000 | \$450,000 | 45.57% | 86 |
| Groton | 8 | \$181,150 | \$350,038 | 97.24% | 265 |
| Lebanon | 0 | | | | |
| Ledyard | 0 | | | | |
| Lisbon | 0 | | | | |
| Lyme | 1 | \$325,000 | \$325,000 | 67.01% | 817 |
| Montville | 5 | \$220,000 | \$246,400 | 85.63% | 358 |
| New London | 6 | \$235,000 | \$246,917 | 88.48% | 324 |
| North Stonington | 1 | \$410,000 | \$410,000 | 78.10% | 282 |
| Norwich | 12 | \$138,500 | \$200,075 | 62.53% | 200 |
| Preston | 0 | | | | |
| Salem | 1 | \$360,000 | \$360,000 | 93.51% | 155 |
| Sprague | 0 | | | | |
| Stonington | 8 | \$235,000 | \$188,363 | 80.85% | 232 |
| Voluntown | 0 | | | | |
| Waterford | 2 | \$136,000 | \$136,000 | 95.81% | 396 |

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