



NEW LONDON 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
Bozrah	15	\$3,254,908	\$216,994	\$195,000	58	96.63%
Colchester	88	\$22,570,165	\$256,479	\$256,000	61	96.12%
East Lyme	223	\$79,802,372	\$357,858	\$299,900	81	96.18%
Franklin	14	\$3,644,800	\$260,343	\$242,500	53	96.90%
Griswold	162	\$36,197,756	\$223,443	\$200,000	80	98.68%
Groton	295	\$102,507,482	\$347,483	\$265,000	70	94.70%
Lebanon	34	\$7,301,822	\$214,759	\$239,950	89	95.47%
Ledyard	252	\$63,445,785	\$251,769	\$237,750	58	98.14%
Lisbon	48	\$11,572,240	\$241,088	\$246,500	43	95.78%
Lyme	93	\$41,927,400	\$450,832	\$385,000	116	94.39%
Montville	258	\$60,983,774	\$236,371	\$224,500	69	98.38%
New London	211	\$47,268,745	\$224,022	\$179,000	61	94.68%
North Stonington	62	\$17,559,632	\$283,220	\$259,450	64	97.42%
Norwich	397	\$72,696,549	\$183,115	\$173,900	56	97.52%
Old Lyme	76	\$30,413,000	\$400,171	\$345,000	108	94.02%
Preston	59	\$16,090,923	\$272,728	\$249,900	67	96.09%
Salem	63	\$21,052,183	\$334,162	\$314,900	67	98.75%
Sprague	25	\$5,489,100	\$219,564	\$192,000	52	98.64%
Stonington	239	\$115,076,813	\$481,493	\$350,000	94	94.53%
Voluntown	37	\$9,733,020	\$263,055	\$237,500	65	96.67%
Waterford	246	\$72,869,890	\$296,219	\$255,000	72	96.17%

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NEW LONDON 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
Bozrah	0					
Colchester	17	\$2,515,300	\$147,959	\$132,900	37	98.73%
East Lyme	51	\$8,766,300	\$171,888	\$134,900	40	96.99%
Franklin	0					
Griswold	24	\$2,842,900	\$118,454	\$142,500	126	99.13%
Groton	136	\$21,297,303	\$156,598	\$149,900	56	97.69%
Lebanon	0					
Ledyard	29	\$3,951,206	\$136,248	\$134,900	70	97.84%
Lisbon	0					
Lyme	1	\$190,000	\$190,000	\$190,000	13	97.44%
Montville	13	\$1,317,600	\$101,354	\$95,000	18	97.35%
New London	64	\$7,860,704	\$122,824	\$103,500	68	98.92%
North Stonington	0					
Norwich	149	\$22,688,742	\$152,273	\$149,900	135	98.74%
Old Lyme	1	\$190,000	\$190,000	\$190,000	123	97.44%
Preston	0					
Salem	13	\$919,800	\$70,754	\$69,500	61	98.65%
Sprague	0					
Stonington	46	\$15,746,702	\$342,320	\$340,500	76	98.07%
Voluntown	0					
Waterford	56	\$8,942,300	\$159,684	\$154,450	32	98.42%

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**NEW LONDON 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
Bozrah	0					
Colchester	0					
East Lyme	0					
Franklin	0					
Griswold	8	\$529,250	\$66,156	\$35,000	75	88.90%
Groton	21	\$577,290	\$27,490	\$23,000	58	93.88%
Lebanon	0					
Ledyard	7	\$364,000	\$52,000	\$40,000	42	88.07%
Lisbon	1	\$61,000	\$61,000	\$61,000	8	81.44%
Lyme	0					
Montville	11	\$354,400	\$32,218	\$32,000	80	93.29%
New London	0					
North Stonington	1	\$153,600	\$153,600	\$153,600	20	96.06%
Norwich	6	\$184,000	\$30,667	\$30,000	39	88.03%
Old Lyme	0					
Preston	0					
Salem	1	\$50,000	\$50,000	\$50,000	54	100.00%
Sprague	0					
Stonington	11	\$315,500	\$28,682	\$26,500	106	90.61%
Voluntown	0					
Waterford	4	\$152,900	\$38,225	\$34,950	107	99.35%

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NEW LONDON 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
Bozrah	5	\$554,000	\$110,800	\$75,000	94	88.08%
Colchester	3	\$486,500	\$162,167	\$200,000	185	67.15%
East Lyme	20	\$3,128,900	\$156,445	\$159,900	179	97.78%
Franklin	0					
Griswold	18	\$2,760,500	\$153,361	\$90,000	152	88.63%
Groton	14	\$2,733,860	\$195,276	\$175,000	121	91.26%
Lebanon	8	\$437,830	\$54,729	\$62,450	75	71.35%
Ledyard	41	\$5,620,200	\$137,078	\$105,000	120	95.87%
Lisbon	2	\$101,100	\$50,550	\$50,550	30	78.43%
Lyme	8	\$1,970,105	\$246,263	\$279,950	137	77.59%
Montville	21	\$2,612,900	\$124,424	\$75,000	66	82.74%
New London	8	\$938,501	\$117,313	\$57,250	30	71.95%
North Stonington	14	\$2,003,500	\$143,107	\$142,500	109	95.43%
Norwich	22	\$1,876,100	\$85,277	\$75,000	259	95.10%
Old Lyme	4	\$800,104	\$200,026	\$162,450	55	74.78%
Preston	12	\$163,600	\$13,633	\$108,000	30	84.69%
Salem	22	\$2,939,800	\$133,627	\$92,250	237	71.62%
Sprague	9	\$2,171,800	\$241,311	\$160,000	98	94.27%
Stonington	19	\$8,093,900	\$425,995	\$275,000	193	88.12%
Voluntown	7	\$583,900	\$83,414	\$69,900	98	85.53%
Waterford	15	\$3,198,500	\$213,233	\$114,000	173	84.37%

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NEW LONDON 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
Bozrah	1	\$229,000	\$229,000	\$229,000	21	91.78%
Colchester	3	\$719,900	\$239,967	\$264,900	41	94.12%
East Lyme	4	\$1,100,000	\$275,000	\$210,000	57	87.66%
Franklin	0					
Griswold	19	\$3,151,300	\$165,858	\$165,000	43	96.96%
Groton	26	\$5,637,000	\$216,808	\$225,000	43	97.10%
Lebanon	0					
Ledyard	2	\$405,000	\$202,500	\$202,500	45	98.78%
Lisbon	0					
Lyme	0					
Montville	11	\$2,185,400	\$198,673	\$185,000	46	84.39%
New London	108	\$20,401,820	\$188,906	\$180,000	55	96.55%
North Stonington	1	\$159,000	\$159,000	\$159,000	197	85.95%
Norwich	135	\$25,592,893	\$189,577	\$187,500	88	96.77%
Old Lyme	0					
Preston	0					
Salem	0					
Sprague	12	\$2,067,900	\$172,325	\$158,000	72	97.01%
Stonington	24	\$7,021,900	\$262,500	\$73	92	
Voluntown	0					
Waterford	8	\$1,937,700	\$242,213	\$199,900	40	97.71%

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NEW LONDON 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
Bozrah	0					
Colchester	0					
East Lyme	2	\$680,000	\$340,000	\$340,000	37	90.69%
Franklin	1	\$260,000	\$260,000	\$260,000	132	86.96%
Griswold	5	\$2,155,000	\$431,000	\$320,000	115	78.23%
Groton	6	\$6,151,500	\$1,025,250	\$850,000	202	95.47%
Lebanon	0					
Ledyard	1	\$225,000	\$225,000	\$225,000	71	112.56%
Lisbon	0					
Lyme	0					
Montville	2	\$556,500	\$278,250	\$278,250	55	92.75%
New London	11	\$3,238,900	\$294,445	\$270,000	353	88.47%
North Stonington	3	\$267,000	\$89,000	\$93,500	81	84.09%
Norwich	11	\$2,316,000	\$210,545	\$210,000	220	90.38%
Old Lyme	0					
Preston	1	\$150,000	\$150,000	\$150,000	630	24.00%
Salem	0					
Sprague	1	\$750,000	\$750,000	\$750,000	1	93.75%
Stonington	3	\$1,414,900	\$471,633	\$258,000	274	97.65%
Voluntown	0					
Waterford	6	\$1,120,001	\$186,667	\$155,000	150	70.53%

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