



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% |

*Sales reported by the members of the Eastern Connecticut REALTORS® Information Service, Inc. do not represent all sales. Information deemed reliable but not guaranteed.



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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