



Fourth Quarter SOLD Comparisons - 2004 vs. 2003*

	2004 4Q units	2004 4Q Volume	2004 4Q Average Sale Price	2004 4Q Median Sale Price	Days on Market	% of Sale Price to List Price
Single Family	1080	\$305,946,375	\$283,284	\$232,000	67	95.68%
Condo	191	\$32,016,902	\$167,628	\$149,900	83	97.94%
Mobile	26	\$1,151,400	\$44,285	\$38,500	32	92.02%
Land (Residential)	122	\$17,441,455	\$142,963	\$90,000	95	89.10%
Multifamily	148	\$29,908,933	\$202,087	\$189,900	65	94.82%
Commercial	22	\$5,877,800	\$267,173	\$192,500	252	80.52%
TOTALS	1589	\$392,342,865	\$246,912	\$206,900	73	95.21%

	2003 4Q units	2003 4Q Volume	2003 4Q Average Sale Price	2003 4Q Median Sale Price	Days on Market	% of Sale Price to List Price
Single Family	1079	\$270,134,397	\$250,356	\$209,900	69	99.44%
Condo	171	\$24,986,195	\$146,118	\$130,000	54	99.01%
Mobile	28	\$1,006,290	\$35,939	\$32,450	76	90.64%
Land (Residential)	93	\$11,875,281	\$127,691	\$79,900	160	94.62%
Multifamily	142	\$24,152,566	\$170,088	\$159,900	61	95.89%
Commercial	29	\$8,801,600	\$303,503	\$275,000	194	88.69%
TOTALS	1542	\$340,956,329	\$221,113	\$180,000	75	96.70%

2004 vs. 2003

Single Family	0.09%	13.26%	13.15%	10.53%	-2.90%	-3.78%
Condo	11.70%	28.14%	14.72%	15.31%	53.70%	-1.08%
Mobile	-7.14%	14.42%	23.22%	18.64%	-57.89%	1.52%
Land	31.18%	46.87%	11.96%	12.64%	-40.63%	-5.83%
Multifamily	4.23%	23.83%	18.81%	18.76%	6.56%	-1.12%
Commercial	-24.14%	-33.22%	-11.97%	-30.00%	29.90%	-9.21%
All	3.05%	15.07%	11.67%	14.94%	-2.67%	-1.54%

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