

THE RAVEIS REPORT

January - December 2019 VS January - December 2020

NEW LONDON COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2020	2019	2020	2019		2020	2019	
Bozrah	\$318,875	\$233,776	\$290,421		24.23%	27	23	-14.81%
Colchester	\$334,456	\$274,162	\$298,841		9.00%	197	221	12.18%
East Lyme	\$577,234	\$365,400	\$430,436		17.80%	241	278	15.35%
Franklin	\$233,467	\$226,702	\$242,080		6.78%	24	25	4.17%
Griswold	\$295,424	\$224,467	\$268,033		19.41%	135	145	7.41%
Groton	\$573,283	\$320,860	\$432,384		34.76%	343	370	7.87%
Lebanon	\$316,218	\$242,867	\$258,804		6.56%	114	121	6.14%
Ledyard	\$262,152	\$243,525	\$268,469		10.24%	263	285	8.37%
Lisbon	\$317,367	\$253,933	\$271,567		6.94%	57	56	-1.75%
Lyme	\$2,814,814	\$667,714	\$682,015		2.14%	37	47	27.03%
Montville	\$276,076	\$223,672	\$233,157		4.24%	263	258	-1.90%
New London	\$288,493	\$195,875	\$228,941		16.88%	183	182	-0.55%
North Stonington	\$526,509	\$293,684	\$355,056		20.90%	53	66	24.53%
Norwich	\$194,502	\$155,800	\$185,711		19.20%	355	423	19.15%
Old Lyme	\$744,597	\$387,456	\$524,280		35.31%	160	196	22.50%
Preston	\$385,260	\$249,272	\$295,557		18.57%	55	79	43.64%
Salem	\$396,790	\$281,822	\$331,233		17.53%	45	74	64.44%
Sprague	\$301,900	\$198,705	\$222,127		11.79%	40	34	-15.00%
Stonington	\$1,071,311	\$430,930	\$501,626		16.41%	231	251	8.66%
Voluntown	\$542,411	\$244,741	\$272,037		11.15%	40	43	7.50%
Waterford	\$412,025	\$273,177	\$309,357		13.24%	314	354	12.74%
COUNTYWIDE AVERAGE	\$512,937	\$277,627	\$328,937		18.48%	3,177	3,531	11.14%
						TOTAL UNITS	TOTAL UNITS	
Condominiums								
Colchester	\$274,450	\$196,023	\$239,148		22.00%	26	21	-19.23%
East Lyme	\$351,880	\$243,091	\$251,597		3.50%	89	100	12.36%
Griswold	\$147,383	\$95,424	\$120,220		25.98%	9	20	122.22%
Groton	\$244,118	\$177,290	\$199,048		12.27%	68	84	23.53%
Ledyard	\$102,400	\$84,380	\$101,945		20.82%	25	20	-20.00%
Montville		\$93,300	\$111,125		19.11%	21	8	-61.90%
New London	\$171,811	\$93,524	\$110,694		18.36%	38	41	7.89%
Norwich	\$138,756	\$117,913	\$120,772		2.42%	94	116	23.40%
Old Lyme	\$378,950	\$292,875	\$258,600		-11.70%	4	5	25.00%
Salem	\$84,900	\$66,278	\$62,979		-4.98%	4	14	250.00%
Stonington	\$595,240	\$329,029	\$323,981		-1.53%	28	53	89.29%
Waterford	\$283,140	\$161,428	\$185,001		14.60%	58	55	-5.17%
COUNTYWIDE AVERAGE	\$277,138	\$168,656	\$186,784		10.75%	466	537	15.24%
						TOTAL UNITS	TOTAL UNITS	

* Active at the time MLS report was run - Source: SMARTMLS Countywide averages based on all towns in county.