

## Median Home Sales Prices for Single Family Units--1978 through 2006

### Not Adjusted For Inflation

Municipalities	1978	1982	1986	1991*	1994	1998	2002	2006**
Andover	\$36,571	\$67,687	\$105,027	\$142,656	\$152,500	\$143,860	\$157,900	\$248,000
Avon	\$72,500	\$112,499	\$210,000	\$280,000	\$233,950	\$279,250	\$365,000	\$495,000
Bloomfield	\$50,833	\$70,624	\$104,000	\$142,750	\$124,225	\$127,500	\$150,000	\$222,900
Bolton	\$43,000	\$81,249	\$119,900	\$160,000	\$140,000	\$180,750	\$242,000	\$279,750
Canton	\$65,000	\$78,749	\$126,000	\$136,750	\$146,000	\$185,000	\$228,000	\$350,000
East Granby	\$50,625	\$78,333	\$113,450	\$172,500	\$161,500	\$170,000	\$187,950	\$300,000
East Hartford	\$42,500	\$61,249	\$86,800	\$130,000	\$112,000	\$102,000	\$123,650	\$185,000
East Windsor	\$52,500	\$57,499	\$105,000	\$141,000	\$124,000	\$134,500	\$185,000	\$230,000
Ellington	\$45,000	\$69,734	\$94,950	\$153,000	\$128,000	\$129,900	\$203,000	\$320,000
Enfield	\$38,345	\$54,614	\$84,900	\$129,000	\$119,000	\$115,000	\$138,700	\$200,000
Farmington	\$54,642	\$90,714	\$152,000	\$220,250	\$203,500	\$225,000	\$270,000	\$370,000
Glastonbury	\$68,750	\$84,666	\$149,000	\$204,000	\$195,000	\$202,000	\$273,000	\$390,500
Granby	\$65,715	\$80,083	\$125,000	\$180,000	\$157,600	\$178,000	\$262,000	\$307,000
Hartford	\$43,437	\$58,499	\$80,000	\$118,250	\$89,200	\$83,000	\$97,200	\$160,000
Hebron	\$45,850	\$68,333	\$120,000	\$165,000	\$145,500	\$182,000	\$209,000	\$294,000
Manchester	\$46,800	\$66,666	\$93,500	\$133,500	\$119,000	\$109,000	\$138,000	\$205,000
Marlborough	\$51,250	\$67,249	\$111,000	\$157,500	\$156,700	\$162,000	\$202,250	\$298,500
Newington	\$51,240	\$67,726	\$104,500	\$148,500	\$134,100	\$126,000	\$166,860	\$240,000
Rocky Hill	\$61,250	\$64,791	\$135,305	\$170,000	\$140,500	\$147,000	\$190,000	\$280,000
Simsbury	\$75,161	\$97,999	\$157,750	\$212,875	\$191,000	\$210,750	\$268,000	\$347,000
Somers	\$63,333	\$77,499	\$125,000	\$175,950	\$157,000	\$165,000	\$220,000	\$302,000
South Windsor	\$55,000	\$74,166	\$128,500	\$175,000	\$148,500	\$173,500	\$208,450	\$301,000
Suffield	\$53,750	\$78,749	\$127,000	\$180,000	\$160,000	\$169,200	\$220,000	\$299,950
Tolland	\$45,833	\$72,856	\$100,250	\$154,000	\$155,365	\$174,000	\$247,150	\$310,000
Vernon	\$43,799	\$64,641	\$99,000	\$148,000	\$121,000	\$121,250	\$154,900	\$224,540
West Hartford	\$60,682	\$87,332	\$137,000	\$178,000	\$159,500	\$142,000	\$215,000	\$300,000
Wethersfield	\$62,500	\$72,479	\$126,000	\$155,000	\$145,450	\$144,950	\$174,000	\$255,000
Windsor	\$51,923	\$71,428	\$108,500	\$155,000	\$136,961	\$130,900	\$163,500	\$228,950
Windsor Locks	\$40,714	\$58,218	\$86,000	\$129,900	\$120,950	\$115,500	\$136,950	\$199,450
<b>Capitol Region</b>	<b>\$52,500</b>	<b>\$72,677</b>	<b>\$116,000</b>	<b>\$158,000</b>	<b>\$143,000</b>	<b>\$142,500</b>	<b>\$179,900</b>	<b>\$259,900</b>

### Adjusted For Inflation

1978	1982	1986	1991*	1994	1998	2002	2006**
\$119,712	\$153,108	\$204,855	\$216,937	\$213,067	\$183,379	\$182,978	\$248,000
\$237,323	\$254,473	\$409,604	\$425,796	\$326,866	\$355,962	\$422,971	\$495,000
\$166,397	\$159,752	\$202,851	\$217,080	\$173,563	\$162,525	\$173,824	\$222,900
\$140,757	\$183,786	\$233,864	\$243,312	\$195,603	\$230,403	\$280,435	\$279,750
\$212,772	\$178,131	\$245,762	\$207,956	\$203,986	\$235,821	\$264,212	\$350,000
\$165,717	\$177,190	\$221,284	\$262,321	\$225,642	\$216,700	\$217,801	\$300,000
\$139,120	\$138,545	\$169,303	\$197,691	\$156,482	\$130,020	\$143,289	\$185,000
\$171,854	\$130,063	\$204,802	\$214,419	\$173,248	\$171,448	\$214,382	\$230,000
\$147,304	\$157,739	\$185,200	\$232,667	\$178,837	\$165,584	\$235,241	\$320,000
\$125,519	\$123,537	\$165,597	\$196,171	\$166,262	\$146,591	\$160,729	\$200,000
\$178,866	\$205,195	\$296,475	\$334,935	\$284,323	\$286,809	\$312,882	\$370,000
\$225,047	\$191,515	\$290,624	\$310,223	\$272,447	\$257,491	\$316,359	\$390,500
\$215,112	\$181,148	\$243,812	\$273,726	\$220,193	\$226,898	\$303,612	\$307,000
\$142,187	\$132,325	\$156,040	\$179,823	\$124,627	\$105,801	\$112,638	\$160,000
\$150,086	\$154,570	\$234,059	\$250,916	\$203,287	\$231,996	\$242,194	\$294,000
\$153,196	\$150,799	\$182,371	\$203,014	\$166,262	\$138,943	\$159,918	\$205,000
\$167,762	\$152,118	\$216,505	\$239,511	\$218,935	\$206,502	\$234,372	\$298,500
\$167,730	\$153,196	\$203,827	\$225,824	\$187,360	\$160,613	\$193,361	\$240,000
\$200,497	\$146,558	\$263,912	\$258,519	\$196,301	\$187,382	\$220,176	\$280,000
\$246,033	\$221,674	\$307,691	\$323,719	\$266,858	\$268,644	\$310,565	\$347,000
\$207,315	\$175,303	\$243,812	\$267,567	\$219,355	\$210,326	\$254,941	\$302,000
\$180,038	\$167,764	\$250,639	\$266,123	\$207,479	\$221,161	\$241,557	\$301,000
\$175,946	\$178,131	\$247,713	\$273,726	\$223,546	\$215,680	\$254,941	\$299,950
\$150,030	\$164,801	\$195,537	\$234,188	\$217,070	\$221,799	\$286,403	\$310,000
\$143,372	\$146,218	\$193,099	\$225,064	\$169,057	\$154,558	\$179,502	\$224,540
\$198,637	\$197,545	\$267,218	\$270,685	\$222,848	\$181,008	\$249,147	\$300,000
\$204,588	\$163,948	\$245,762	\$235,709	\$203,217	\$184,769	\$201,635	\$255,000
\$169,965	\$161,570	\$211,629	\$235,709	\$191,357	\$166,859	\$189,468	\$228,950
\$133,274	\$131,689	\$167,743	\$197,539	\$168,987	\$147,229	\$158,701	\$199,450
<b>\$171,854</b>	<b>\$164,396</b>	<b>\$226,257</b>	<b>\$240,271</b>	<b>\$199,794</b>	<b>\$181,646</b>	<b>\$208,472</b>	<b>\$259,900</b>

### Rate of Change Each Year as Compared to 2005, Adjusted for Inflation

1978	1982	1986	1991*	1994	1998	2002	2006**
107.2%	62.0%	21.1%	14.3%	16.4%	35.2%	35.5%	0.0%
108.6%	94.5%	20.8%	16.3%	51.4%	39.1%	17.0%	0.0%
34.0%	39.5%	9.9%	2.7%	28.4%	37.1%	28.2%	0.0%
98.7%	52.2%	19.6%	15.0%	43.0%	21.4%	-0.2%	0.0%
64.5%	96.5%	42.4%	68.3%	71.6%	48.4%	32.5%	0.0%
81.0%	69.3%	35.6%	14.4%	33.0%	38.4%	37.7%	0.0%
33.0%	33.5%	9.3%	-6.4%	18.2%	42.3%	29.1%	0.0%
33.8%	76.8%	12.3%	7.3%	32.8%	34.2%	7.3%	0.0%
117.2%	102.9%	72.8%	37.5%	78.9%	93.3%	36.0%	0.0%
59.3%	61.9%	20.8%	2.0%	20.3%	36.4%	24.4%	0.0%
106.9%	80.3%	24.8%	10.5%	30.1%	29.0%	18.3%	0.0%
73.5%	103.9%	34.4%	25.9%	43.3%	51.7%	23.4%	0.0%
42.7%	69.5%	25.9%	12.2%	39.4%	35.3%	1.1%	0.0%
12.5%	20.9%	2.5%	-11.0%	28.4%	51.2%	42.0%	0.0%
95.9%	90.2%	25.6%	17.2%	44.6%	26.7%	21.4%	0.0%
33.8%	35.9%	12.4%	1.0%	23.3%	47.5%	28.2%	0.0%
77.9%	96.2%	37.9%	24.6%	36.3%	44.6%	27.4%	0.0%
43.1%	56.7%	17.7%	6.3%	28.1%	49.4%	24.1%	0.0%
39.7%	91.1%	6.1%	8.3%	42.6%	49.4%	27.2%	0.0%
41.0%	56.5%	12.8%	7.2%	30.0%	29.2%	11.7%	0.0%
45.7%	72.3%	23.9%	12.9%	37.7%	43.6%	18.5%	0.0%
67.2%	79.4%	20.1%	13.1%	45.1%	36.1%	24.6%	0.0%
70.5%	68.4%	21.1%	9.6%	34.2%	39.1%	17.7%	0.0%
106.6%	88.1%	58.5%	32.4%	42.8%	39.8%	8.2%	0.0%
56.6%	53.6%	16.3%	-0.2%	32.8%	45.3%	25.1%	0.0%
51.0%	51.9%	12.3%	10.8%	34.6%	65.7%	20.4%	0.0%
24.6%	55.5%	3.8%	8.2%	25.5%	38.0%	26.5%	0.0%
34.7%	41.7%	8.2%	-2.9%	19.6%	37.2%	20.8%	0.0%
49.7%	51.5%	18.9%	1.0%	18.0%	35.5%	25.7%	0.0%
51.2%	58.1%	14.9%	8.2%	30.1%	43.1%	24.7%	0.0%

\* Data is presented in 4-year intervals except that single-family data for 1990 was not available therefore 1991 data was used.

\*\* Most recent data

Sources:

1978-1982: CROG Staff report, using single-family sales in months of April, May, and June only. Derived from the Greater Hartford Board of Realtors, the North Central CT Board of Realtors, The Manchester Board of Realtors, and the Commercial Record.

As all houses were not sold through a multiple listing service, the survey did not reflect all single family houses sold during this time period. Effort was made to avoid double counting, though some may be included.

1986: CROG Sales Prices of Single-Family, Two-Family, and Condominium Housing. Source was municipal tax assessors records for January-June of each year.

1991-2006: CROG Home Sales Price Reports, Sales gathered by CROG from municipal assessors records for entire year from July 1 to June 30. Some early years towns may not have reported sales of new homes. Since 2001, clarified with towns we wanted all sales.

Inflation Adjustment source: Bureau of Labor Statistics (<http://data.bls.gov/cgi-bin/survey/most?cu>). CPI-U Northeast Region, All items 1982-84=100 - CUUR0100SA0. Retrieved October 5, 2006.