

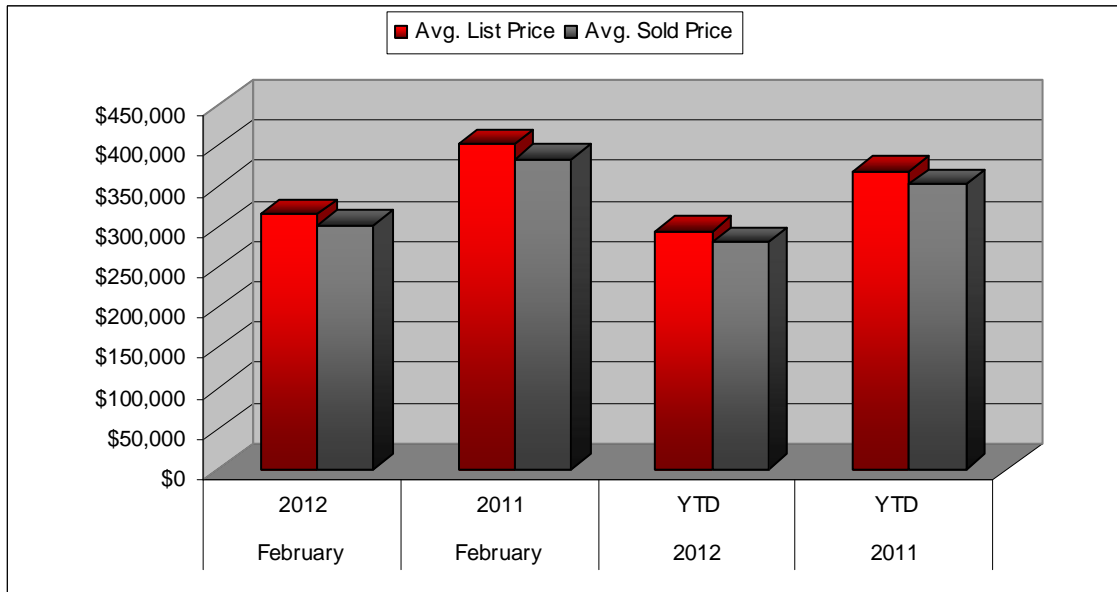


## Monroe, CT Home Sales Report February 2012

### Sales Comparison

	<b>February 2012</b>	<b>February 2011</b>	<b>2012 YTD</b>	<b>2011 YTD</b>	<b>% Chg TY/LY</b>	<b>% Chg YTD</b>
<b>Avg. List Price</b>	<b>\$316,113</b>	<b>\$402,355</b>	<b>\$294,160</b>	<b>\$368,944</b>	<b>-21%</b>	<b>-20%</b>
<b>Avg. Sold Price</b>	<b>\$301,563</b>	<b>\$383,545</b>	<b>\$280,974</b>	<b>\$353,000</b>	<b>-21%</b>	<b>-20%</b>
<b>% Sale/List Ratio</b>	<b>95%</b>	<b>95%</b>	<b>96%</b>	<b>96%</b>		
<b>Avg. Market Time</b>	<b>176</b>	<b>97</b>	<b>151</b>	<b>101</b>	<b>81%</b>	<b>50%</b>
<b># Sold</b>	<b>8</b>	<b>11</b>	<b>20</b>	<b>21</b>	<b>-27%</b>	<b>-5%</b>
<b>Median Sold Price</b>	<b>\$ 235,000</b>	<b>\$ 388,500</b>	<b>\$ 229,000</b>	<b>\$ 367,500</b>		

### Sold Price Comparison



### Monroe, CT Home Sales by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list	Mkt.Time
153	HIGHLAND	4	1	1	\$177,900	\$162,500	91%	109
11	BIRCHWOOD	7	3	1	\$199,900	\$195,000	98%	338
16	ECHO POND	5	2	1	\$206,100	\$200,000	97%	172
51	CRESCENT	7	3	1	\$225,000	\$210,000	93%	162
120	JOCKEY HOLLOW	6	4	1	\$295,900	\$260,000	88%	224
12	MARSH POND	8	3	2	\$424,800	\$418,000	98%	84
99	SETTLERS FARM	7	3	2	\$429,800	\$412,000	96%	287
15	WINTERGREEN	9	4	3	\$569,500	\$555,000	97%	32