
CONNECTICUT CAPITOL REGION HOME SALES PRICE REPORT

July 1, 2005 to June 30, 2006



CONNECTICUT CAPITOL REGION HOME SALES PRICE REPORT

July 1, 2005 to June 30, 2006

Acknowledgments

This report was made possible through the generous support of the Assessor's Office staff members from all Capitol Region municipalities.

Suggested Citation

Capitol Region Council of Governments (CRCOG), 2006. *Connecticut Capitol Region Home Sales Report, July 1, 2005-June 30, 2006*. CRCOG, 241 Main Street, Hartford, CT 06106. www.crcog.org

This report is available on the web at www.crcog.org. Additional paper copies may be obtained by calling CRCOG, (860) 522-2217 x29.

EXECUTIVE SUMMARY

The Connecticut Capitol Region Home Sales Price report presents residential sales price data and analysis for the 2006 fiscal year. A recent slowdown in the housing market had marginal impacts on housing sales activity in the Region during this period. The Region's overall sales price continued to increase, although some individual communities had relatively stable, or slightly declining, median sales prices. Also, the number of sales recorded was down from the record highs of 2005. Highlights of this year's report include:

The median sales price for all categories of homes sold (single-family, two-family, three-family and condominiums) increased 10.7% to \$237,900. When adjusted for inflation, the increase over the Region's 2005 median sales price was 5.3%.

The Region recorded 12,974 qualified sales. This is about 500 fewer than the record number of sales recorded in 2005, but still among the highest number of sales in a fiscal year over the last decade. The recent declines in housing sales widely reported in the media are not yet evident in the sales price data.

Seven towns now have median sales prices over \$300,000, and 30% of all sales in the Region were at prices exceeding the \$300,000 threshold. In contrast, just five years ago, only 11% of all sales prices in the Region were over \$300,000. And, in fact, three municipalities had no sales prices for any housing type over \$300,000 in FY 2001.

A Housing Affordability Index is included in this year's report. The index measures the affordability of the median sales price by housing type for each town and the Region against the regional median income, under current mortgage conditions. According to the index, the Region's overall median sales price is not affordable to those earning median income. Furthermore, the index highlights the disparities between municipalities and housing types in the availability of affordable housing.

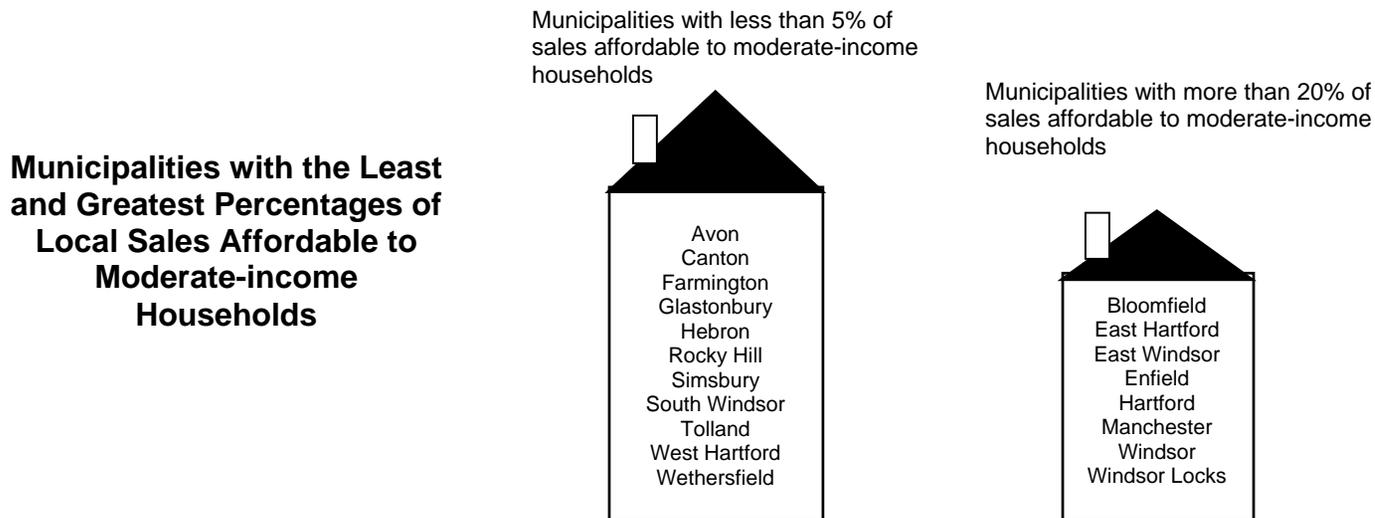


TABLE OF CONTENTS

INTRODUCTION..... 1
 METHODOLOGY 1
 ANALYSIS 2
 AFFORDABILITY OF HOMEOWNERSHIP 4

LISTING OF TABLES, FIGURES AND MAPS

Table 1: Median and Mean Home Sales Prices – July 1, 2005 to June 30, 2006..... 7
 Table 2: Number of Sales by Type of Home - July 1, 2005 to June 30, 2006..... 10
 Table 3: Median Sales Prices and Total Sales, Three-Year Median – FY 2004-2006..... 11
 Table 4: Three-Year Rolling Median Sales Price and Regional Rank – FY 2003-2005 vs. FY 2004-2006..... 12
 Table 5: Change in Median Sales Prices, 1996, 2001, 2005 and 2006 – In Current Dollars..... 13
 Table 6: Change in Median Sales Prices, 1996, 2001, 2005 and 2006 – In June 2006 Dollars..... 14
 Table 7: Sales Distribution by Price For All Categories of Homes - July 1, 2005 to June 30, 2006..... 15
 Table 8: Sales Distribution by Price For Single Family Homes - July 1, 2005 to June 30, 2006..... 16
 Table 9: Sales Distribution by Price For Two Family Homes - July 1, 2005 to June 30, 2006..... 17
 Table 10: Sales Distribution by Price For Three Family Homes - July 1, 2005 to June 30, 2006..... 18
 Table 11: Sales Distribution by Price For Condominiums - July 1, 2005 to June 30, 2006..... 19
 Table 12: Home Sales Affordability for All Sales by Municipality – July 1, 2005 to June 30, 2006..... 20
 Table 13: House Price Percentage Changes in Comparable Metropolitan Statistical Areas and Divisions, with Rankings – Period Ending June 30, 2006..... 21
 Table 14: Personal income and House Price Changes in Select Metropolitan Statistical Areas – 1999 to 2004..... 22
 Figure 1: Median Sales Price For All Categories – 1996 to 2006 – In June 2006 Dollars..... 2
 Figure 2: Market Share By Housing Type For Region – July 1, 2005 to June 30, 2006..... 3
 Figure 3: Number of Home Sales in All Categories – 1996 to 2006..... 4
 Figure 4: Number of Sales by Price Range Compared With Affordability – July 1, 2005 to June 30, 2006..... 5
 Map 1: Median Home Sales Price By Municipality – July 1, 2005 to June 30, 2006..... 8
 Map 2: Percentage of Region’s Total Affordable Sales – July 1, 2005 to June 30, 2006..... 9

INTRODUCTION

This report presents residential sales price data and analysis for the Capitol Region for fiscal year 2006. The Capitol Region Council of Governments (CRCOG) has produced this annual report since 1978 to provide a “snapshot” of the housing market for each fiscal year. The residential sales transactions that are recorded from year to year differ in many respects, such as the mix of new versus existing homes; the mix of existing versus converted condominiums; the size, style, condition, and location of units; and the size of building lots. The mix and type of units sold in 2006 will not be the same as those sold in previous years. A study that tracks identical housing stock from year-to-year would depict market trends more accurately. For this reason, one should not assume that the values for change in median sales prices that are provided in this report equate precisely to the *actual* change in residential values for any one community, or the Capitol Region. The Office of Federal Housing Enterprise Oversight (OFHEO) publishes a quarterly report that tracks repeat sales of housing stock over time.¹ In addition, the University of Connecticut (UCONN) Center for Real Estate also maintains a database of quarterly constant quality home sales prices for certain towns in the State.² Since these reports analyze or model repeat sales, they may more accurately reflect the changes in house values in various locations. Those two surveys provide useful comparisons to the Capitol Region residential sales price data contained within this study.

METHODOLOGY

Municipal assessors and CRCOG staff compiled lists of sales prices for four housing types: single-, two-, three-family homes, and condominiums. CRCOG staff followed these guidelines in recording transactions:

1. Only arms-length transactions were included. Arms-length transactions are defined as sales negotiated by unrelated parties, each acting in his or her self-interest. This eliminates transactions that are not based on fair market value.
2. Units that were sold through foreclosure or estate sales for a price deemed significantly below fair market value were not included.
3. Several housing types do not fit conventional definitions of single-, two-, and three-family home, or condominium. These types were classified as follows:³
 - a. One-half of a duplex (two-family) structure was classified as condominium;
 - b. Units that were part of a planned unit development were classified as condominium.

The CRCOG report for fiscal year 2006 includes sales of newly constructed homes, which are crucial to determining the overall sales market in a municipality. In this way, the pool of “usable” home sales transactions for the CRCOG report differs from a similar report compiled by the State of Connecticut Office of Policy and Management (OPM). These new homes are not used for the OPM report, which is also compiled annually with the help of municipal assessors. This distinction became clear during the collection of data for the CRCOG FY 2001 report, therefore prior CRCOG reports may not have included new home sales in certain communities. All reports from 2002 onward include newly constructed homes for all municipalities.

¹ Office of Federal Housing Enterprise Oversight. House Price Index, Second Quarter 2006. (September 2006). <<http://www.ofheo.gov/HPI.asp>>

² UCONN Center for Real Estate, Constant Quality Single Family Home Prices for Towns in Connecticut, First Quarter 2006. (August 2006). <<http://www.business.uconn.edu/cgi-bin/control2.pl>>

³ These guidelines are based on several factors: the developments do not conform to traditional, single-family zoning regulations; the units include shared ownership of land; and the ownership of the units may include exclusive use areas.

These guidelines were applied to data collection in as consistent a manner as possible. CRCOG staff reviewed potential discrepancies in data with municipal assessors. The median and mean sales price values were calculated based on individual home types and for all fair market sales recorded during the period. The distinction between *median* and *mean* sales prices should be noted, and is defined as follows:

- *Median* sales price is the value at which half of the sales prices are above, and half are below;
- *Mean* sales price is the value of the average sales price. The mean (or average) is calculated by adding the sales prices for a geographic area, and dividing the sum by the number of sales.

Median sales prices are not affected by very high or low values. Since such extreme values may exist within a data distribution, the median is generally considered to be a more accurate measure of central sales price than the mean. This report also provides tables that show the distribution of home sales prices across price ranges.

ANALYSIS

Housing sales prices in the Capitol Region continued to increase in FY 2006, albeit at a slower pace than in the previous year. The median sales price for all categories⁴ of homes sold in the Capitol Region between July 1, 2005 and June 30, 2006 was \$237,900. This represents a 10.7% increase from FY 2005 in real figures, or a 5.3% increase, when adjusted for inflation.⁵ Despite the overall increase in the Region’s median sales price, nine municipalities saw decreases in their individual median sales prices. At the same time, three municipalities saw sales price increases greater than that of the Region: East Granby and Ellington experienced an increase of over 10% from last year’s median sales price, while East Windsor increased almost 24%.

Also of note is the continued increase in the number of communities with median sales prices over \$300,000, from only one in 2004 (Avon) to seven ((Avon, Canton, Glastonbury, Granby, Simsbury, Somers and Tolland)) in 2006. Last year, only five towns had overall median prices in excess of \$300,000.

For the third year in a row, East Hartford has the lowest overall median sales price at \$183,750 in FY 2006.

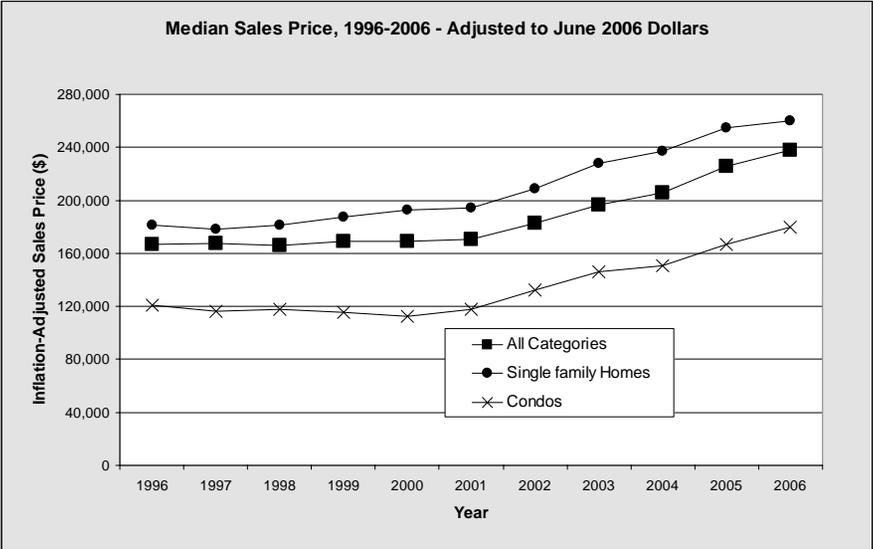


Figure 1: Median Sales Price for All Categories, 1996 to 2006. Prices are adjusted for inflation to June 2006 Dollars

⁴ “All Categories” includes single-, two-, and three-family homes, and condominiums.

⁵ The change in median sales price as adjusted for inflation (according to New England CPI figures from the federal Bureau of Labor Statistics) is important to consider, so that actual change in value can be assessed.

The Capitol Region's overall unadjusted price growth in FY 2006 (10.7%) was similar to, though slightly higher than the national rate of 10.06% for the same period, according to the Office of Federal Housing Enterprise Oversight.⁶ The Capitol Region's increase in sales prices is significantly greater than the state's rate of 8.46%, and nearly twice the rate of increase in New England (5.68%) for the same period. While the Region fared well relative to the state, New England and nation, all four measures in annual housing price growth rates declined from the growth rates reported in FY 2005. It should be noted, however, that FY 2005 growth rates were the highest experienced in at least the last decade.

The annual housing sales price changes within the Hartford Metropolitan Statistical Area (MSA) compared favorably with price increases experienced in eleven similar MSAs across the country. *Table 13* shows quarterly, annual and five-year housing sales price changes for the Hartford MSA and those MSAs identified in the MetroHartford Millennium Report as comparable based on demographic and economic characteristics. As happened with the national rate of appreciation in housing sales prices, all of these MSAs experienced a significant decrease over the second quarter of 2006. Nationally, the second quarter of 2006 marked the most significant slowdown in housing price increases since 1999. These quarterly decreases helped to lower this year's annual price appreciation rates compared to those reported in FY 2005. In fact, only Jacksonville, Raleigh-Cary, and Richmond moved up in the national ranking of MSAs by annual price increase. The lower rate of increase in housing price gains reported by CROCOG is consistent with the slow-down in housing price increases experienced in other regions across the country.

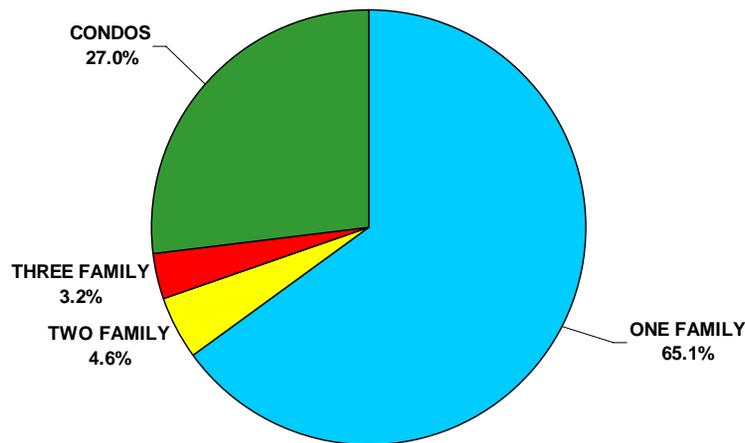


Figure 2: Market Share by Housing Type for Region, FY 2006

Figure 2 shows market share by housing type for the Region in FY 2006. Single-family homes continue to comprise the majority of sales (65.1%), followed by condominiums (27.0%), and two- and three-family homes combined (7.8%). While the market share has not changed significantly from last year, condominium sales make up a significantly larger portion of overall sales than they did a decade ago. Condominiums were once intended to be smaller, less expensive alternatives to traditional, single-family housing. Thus, the gain in market share of condos may reflect a more active pursuit of affordable housing in the Region. However, condo price increases are now outpacing single-family price increases. In fact, for the second year in a row, some towns had higher median condo prices than single-family median prices (Bloomfield, East Windsor and Windsor in FY 2005, and Bloomfield, Granby and Hebron in FY 2006). Furthermore, the housing affordability calculations discussed below, show that some communities had condo median sales prices well above what might be considered affordable (Canton, Granby, and Hebron). Much of the growth in the number of condo sales over the last few years has resulted from new high-end developments, including planned unit age-restricted housing developments. Therefore, the shift in market share of condos more likely indicates a changing lifestyle preference. In any event, the range in value of condos has expanded and likely will continue to do so as the Region's demographics continue to see growth in older-adult and senior-citizen populations, as well as smaller household sizes. Further high-end condo developments will contribute to even greater disparities in the affordability of this type of housing.

⁶ Office of Federal Housing Enterprise Oversight. House Price Index, Second Quarter 2006. (September 2006). <<http://www.ofheo.gov/HPI.asp>>

Nevertheless, condominiums remain a more affordable alternative in many communities, with a regional median sales price in FY 2006 of \$180,000. The median sales price for single-family homes in the Region was \$259,900. Two- and three-family homes sales prices were lower than single-family house prices, with medians of \$230,000 and \$239,000, respectively.

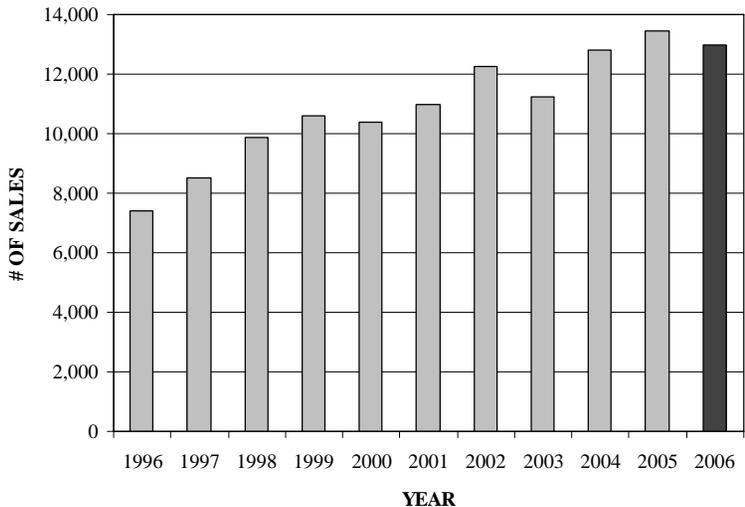


Figure 3: Number of Home Sales in All Categories, 1996-2006

Figure 3 depicts the number of home sales for all categories in the Region from 1996 to 2006. As in 2000 and 2003, the Region saw a slight decline in the number of sales over the last year. However, the number of sales is still significantly higher than it was a decade ago, reflecting continued low mortgage rates. In addition, the stability of homeownership as an investment relative to the stock market and other investments has resulted in many more sales.

Once again, CRCOG’s home sales analysis includes three-year totals for sales, median price, and regional rank (Tables 3-4). Because strict year-to-year comparisons are susceptible to short-term local market changes, statistically insignificant sample sizes, and isolated recording errors, a longer view of market conditions is preferable. These tables show the more gradual way in which towns shift in rank. Indeed, there is very little change in the rankings of the 29 Capitol Region communities by 2003-05 and 2004-06 median sales prices.

AFFORDABILITY OF HOMEOWNERSHIP

Providing a suitable supply and mix of affordable housing is both a community and regional concern. While an overall increase in sales prices may have positive benefits for a homeowner or a community tax base, it can negatively affect the affordability of homeownership in a community or the Region. A rapid or sustained increase in sales prices, which the Capitol Region has experienced over the last six years, can squeeze out potential homebuyers.

Table 12 shows the housing affordability index for all categories of housing, based on this year’s median sales price. The index is calculated using a formula developed by the National Association of Realtors that relies on median sales prices, median household income, and a national average mortgage rate. The index compares the income needed to qualify for a typical 30-year fixed-rate mortgage (6.5% interest) on a home at the median sales price, to the 2005 median household income for the MetroHartford Alliance Region, as reported by the Connecticut Economic Resource Council (CERC).⁷ A number equal to or greater than 100 in the affordability index indicates that the median sales price for the type of housing and the town is affordable to a household earning the median income. The index was used to extrapolate prices deemed affordable to median, moderate and low-income households. To be affordable, annual mortgage costs could not exceed 25% of the household income. Also, moderate and low-income households were defined as those earning 80% and 60%, respectively, of the 2005 MetroHartford Alliance Region median household income.

⁷ The MetroHartford Alliance Region includes all 29 Capitol Region municipalities, plus Berlin, Burlington, Cromwell, Mansfield and Stafford.

According to the affordability index, the Region’s median sales price for all categories of housing type was slightly more than what was affordable to those earning the 2005 median household income of \$57,069.⁸ In fact 74% of all sales in the Region exceeded affordable prices for those earning the median income. *Figure 4* shows the number of sales in the Region that were affordable to median, moderate and low-income households. A moderate-income household, earning \$44,655, could afford a \$186,000 home at current conventional, 30-year fixed mortgage rates. As is evident, though, many more houses were sold at much higher prices, meaning that moderate-income households have limited choices in homeownership and may be forced either to take on risky mortgages or to put off homeownership. Low-income households, earning \$28,535, face even more challenges. In fact, with less than 1% of all sales in the Region at prices that are currently affordable to low-income households, home-ownership for low-income households in the Region is near impossible in the current market.

In addition, a closer look at the index reveals disparities between communities, and between housing types, in affordability. For example, in Glastonbury, the affordability index for single-family homes and condos is 60 and 121, respectively. This indicates that the single-family median sales price significantly exceeds what is affordable, while the condo median sales price is well within reach for those earning the median income. In contrast, several towns (Andover, Avon, Canton, Hebron and Marlborough) had no category of housing with an affordable median sales price. If only single-family homes were considered, only 9 municipalities had affordable median sales prices in FY 2006. Even though single-family, detached homes account for nearly two-thirds of the total housing stock sold in the Region, moderate and low-income families in the Capitol Region are limited in their ability to afford these types of homes.

Other research suggests that the Hartford metropolitan area is becoming less affordable at a more rapid rate than similar regions around the nation. *Table 14* shows the latest income and house price data available for Hartford and the eleven comparable MSAs and divisions described above. Between 2000 and 2004, house prices increased six times more than per capita income increased in the Hartford MSA. Only Albany experienced a greater disparity between income and housing price gains, whereas Columbus, Des Moines and Louisville experienced relatively even gains in both income and housing prices over the same period. The continuous decline in affordable housing sales tempers the relative attractiveness of the Capitol Region that steady and solid increases in housing prices may have created.

Finally, within the Region, affordable sales were highly concentrated in only a few municipalities. Map 2 shows the percentage of affordable sales in the Region by municipality. This map highlights the concentration of affordable sales in suburban communities with older housing stocks. Just four municipalities accounted for over 46% of all the affordable sales in the Region – East Hartford, Enfield, Hartford and

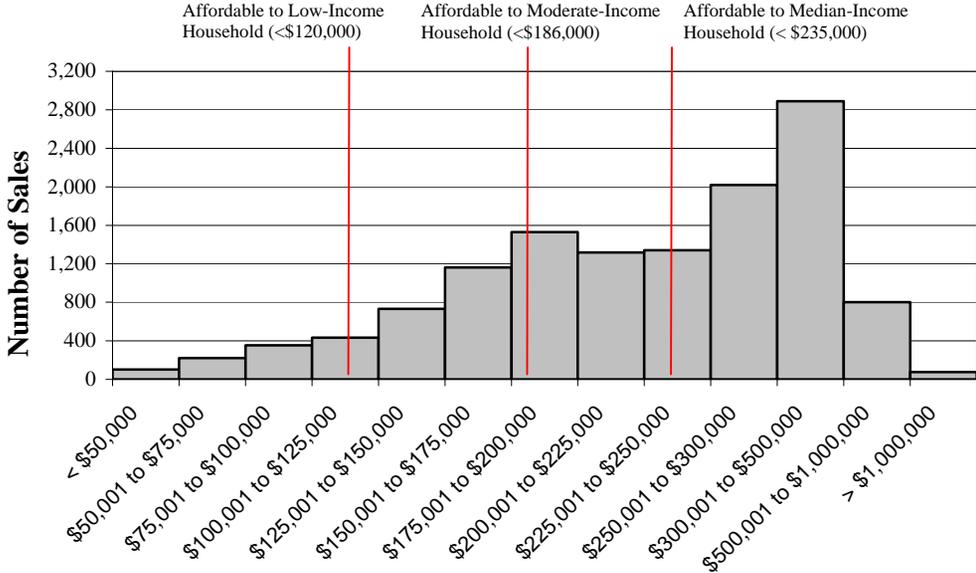


Figure 4: Number of Sales by Price Range, Compared with Affordability (All Home Type Sales, FY 2006). Moderate-Income and Low-Income are calculated as 80% and 60% of 2005 MetroHartford Alliance Region Median Household Income as reported by the Connecticut Economic Resource Center.

⁸ MetroHartford Alliance Economic Development Region 2005 Household Median Income, CERC Datafinder, September 2006. <<http://www.cerc.com/eddi.html>>

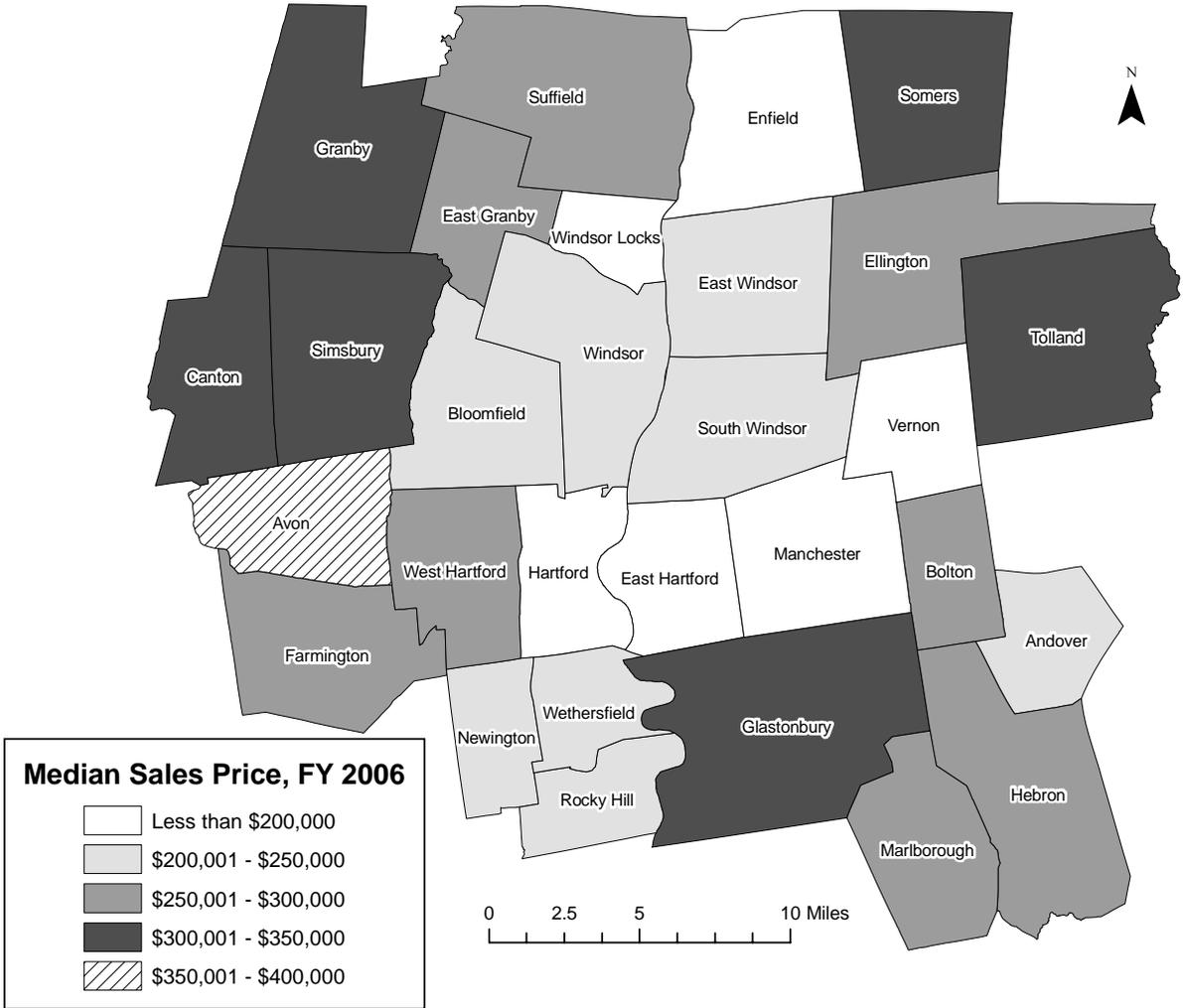
Manchester. In contrast, the five municipalities with the least amount of affordable sales (Andover, Avon, Bolton, Canton and East Granby) had less than 2.5% of the total affordable sales combined, while 7% of all sales in the Region occurred in these communities. The continued concentration of affordable housing in certain cities and towns impacts the entire Region, its overall economy, and quality of life. Workers who cannot afford to own homes in the Region may be forced to move out, especially as housing prices have outpaced income gains. Businesses are reluctant to locate, expand, or even remain in communities and regions where workers cannot find affordable housing. The concentration of affordable housing also affects transportation, inasmuch as workers may be forced to commute further distances from homes that they can afford. Finally, high housing costs can be especially threatening to younger and older residents, who may not have the means to stay in the Region.

The significant gap between median incomes and median sales prices created since 2000 would require a dramatic decrease in sales prices or increase in incomes to bridge. While the housing market appears to be slowing down nationally, and regionally, it is not expected drop off sharply enough to alleviate the need for affordable housing in the Capitol Region in the near future. ■

Table 1: MEDIAN AND MEAN HOME SALES PRICES – July 1, 2005 to June 30, 2006

<i>Municipality</i>	ONE FAMILY		TWO FAMILY		THREE FAMILY		CONDOMINIUM		ALL CATEGORIES	
	Mean	Median	Mean	Median	Mean	Median	Mean	Median	Mean	Median
Andover	\$279,429	\$248,000	No Sales	No Sales	No Sales	No Sales	No Sales	No Sales	\$279,429	\$248,000
Avon	\$582,628	\$495,000	\$249,500	\$249,500	No Sales	No Sales	\$291,778	\$259,900	\$474,037	\$390,000
Bloomfield	\$246,874	\$222,900	\$169,800	\$169,000	\$300,000	\$300,000	\$284,725	\$234,500	\$255,005	\$222,900
Bolton	\$304,100	\$279,750	\$225,500	\$225,500	No Sales	No Sales	No Sales	No Sales	\$304,100	\$279,750
Canton	\$417,130	\$350,000	\$292,500	\$292,500	\$466,320	\$640,000	\$265,915	\$281,108	\$365,208	\$325,335
East Granby	\$325,749	\$300,000	\$300,000	\$300,000	No Sales	No Sales	\$198,373	\$140,500	\$289,795	\$285,000
East Hartford	\$191,098	\$185,000	\$213,076	\$224,950	\$218,463	\$212,000	\$115,861	\$108,000	\$183,380	\$183,750
East Windsor	\$252,056	\$230,000	\$183,500	\$180,000	\$249,000	\$265,000	\$215,708	\$197,000	\$236,643	\$221,400
Ellington	\$349,743	\$320,000	\$247,500	\$217,500	No Sales	No Sales	\$160,892	\$129,000	\$307,046	\$285,000
Enfield	\$212,208	\$200,000	\$200,705	\$199,900	\$205,314	\$207,000	\$215,451	\$194,000	\$212,299	\$200,000
Farmington	\$456,692	\$370,000	\$242,667	\$255,000	No Sales	No Sales	\$231,267	\$205,000	\$338,430	\$266,000
Glastonbury	\$447,012	\$390,500	\$331,757	\$302,500	No Sales	No Sales	\$197,507	\$195,000	\$373,750	\$327,250
Granby	\$338,238	\$307,000	\$144,000	\$144,000	No Sales	No Sales	\$282,517	\$307,254	\$326,060	\$307,000
Hartford	\$184,294	\$160,000	\$224,779	\$225,000	\$236,044	\$238,500	\$98,277	\$77,277	\$187,113	\$185,750
Hebron	\$316,565	\$294,000	No Sales	No Sales	No Sales	No Sales	\$268,685	\$307,645	\$310,546	\$295,194
Manchester	\$229,371	\$205,000	\$231,166	\$234,950	\$277,242	\$275,000	\$137,375	\$136,200	\$209,512	\$196,000
Marlborough	\$330,886	\$298,500	No Sales	No Sales	No Sales	No Sales	\$250,000	\$250,000	\$330,115	\$297,000
Newington	\$248,327	\$240,000	\$234,509	\$245,000	No Sales	No Sales	\$185,010	\$177,000	\$224,346	\$220,000
Rocky Hill	\$304,500	\$280,000	No Sales	No Sales	No Sales	No Sales	\$228,526	\$213,625	\$258,239	\$240,000
Simsbury	\$400,227	\$347,000	No Sales	No Sales	No Sales	No Sales	\$253,894	\$240,000	\$357,252	\$310,500
Somers	\$332,698	\$302,000	\$190,000	\$190,000	\$430,000	\$430,000	\$189,200	\$189,200	\$329,996	\$302,000
South Windsor	\$331,617	\$301,000	No Sales	No Sales	No Sales	No Sales	\$188,876	\$173,000	\$256,829	\$245,000
Suffield	\$344,175	\$299,950	\$240,500	\$210,000	\$293,000	\$293,000	\$273,531	\$255,000	\$322,216	\$283,950
Tolland	\$333,690	\$310,000	No Sales	No Sales	\$336,000	\$336,000	\$211,686	\$120,250	\$326,104	\$309,600
Vernon	\$233,209	\$224,540	\$183,241	\$189,000	\$169,938	\$182,500	\$141,043	\$144,500	\$195,080	\$189,000
West Hartford	\$346,813	\$300,000	\$308,080	\$300,000	\$364,011	\$365,000	\$237,390	\$224,950	\$321,950	\$287,500
Wethersfield	\$275,253	\$255,000	\$300,790	\$286,250	\$292,500	\$292,500	\$157,628	\$154,900	\$254,102	\$241,500
Windsor	\$238,003	\$228,950	\$217,462	\$224,000	\$231,000	\$235,000	\$188,953	\$138,000	\$228,130	\$225,000
Windsor Locks	\$213,660	\$199,450	\$194,723	\$208,000	\$265,000	\$265,000	\$171,232	\$164,900	\$199,786	\$188,000
CAPITOL REGION	\$306,960	\$259,900	\$232,928	\$230,000	\$243,301	\$239,000	\$201,667	\$180,000	\$284,317	\$237,900

Map 1: Median Home Sales Price by Municipality, All Categories, July 1, 2005 to June 30, 2006



Map 2: Percentage of Region's Total Affordable Sales, July 1, 2005 to June 30, 2006

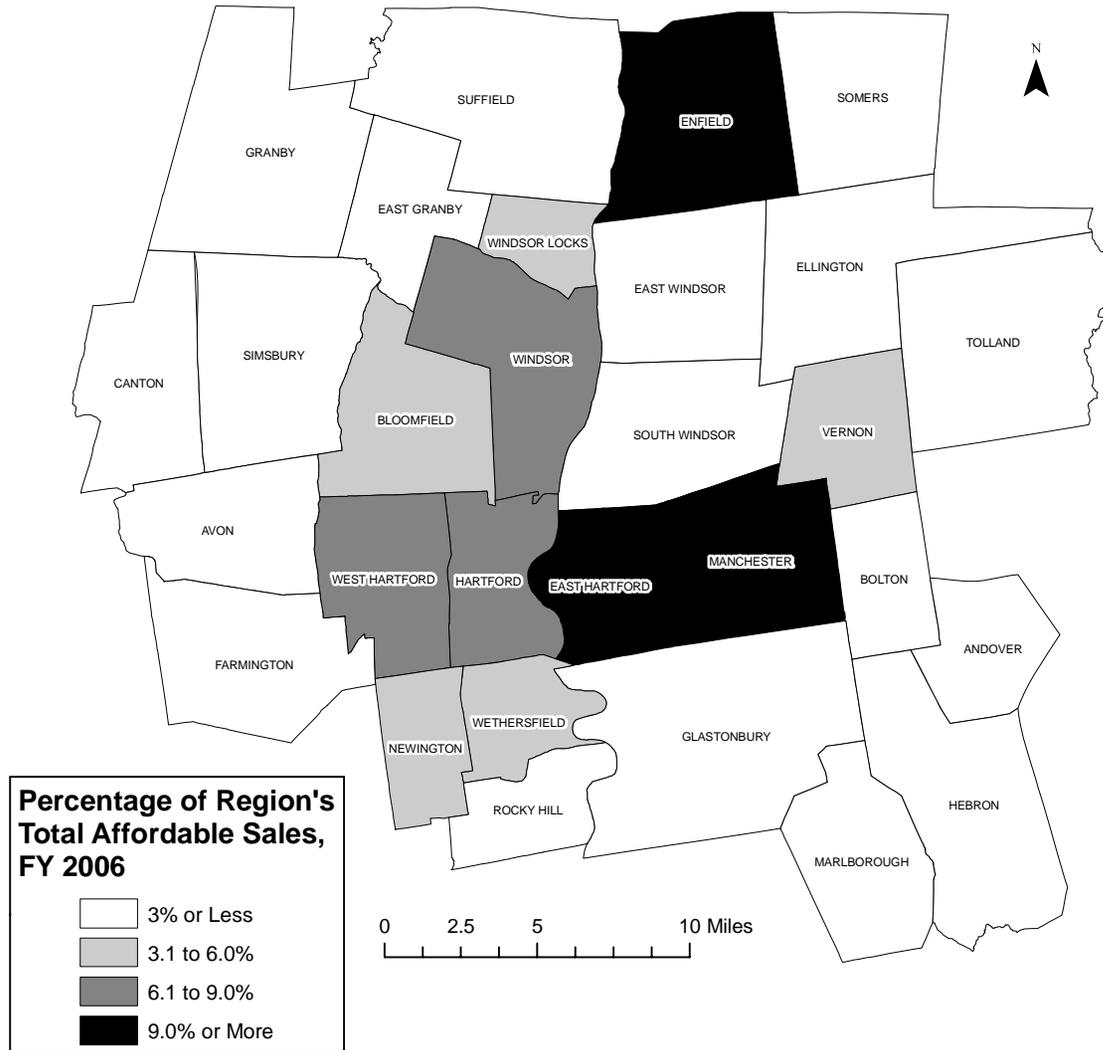


Table 2: NUMBER OF SALES BY TYPE OF HOME – July 1, 2005 to June 30, 2006

<i>Municipality</i>	ONE FAMILY	TWO FAMILY	THREE FAMILY	CONDOMINIUMS	ALL CATEGORIES
Andover	45				45
Avon	271	2		159	432
Bloomfield	315	5	1	99	420
Bolton	58	2			60
Canton	169	2	5	92	268
East Granby	76	1		30	107
East Hartford	542	88	43	123	796
East Windsor	133	5	3	87	228
Ellington	187	4		53	244
Enfield	550	31	5	141	727
Farmington	287	12		306	605
Glastonbury	554	18		226	798
Granby	183	1		47	231
Hartford	321	164	308	229	1,022
Hebron	153			22	175
Manchester	631	110	12	218	971
Marlborough	104			1	105
Newington	389	11		240	640
Rocky Hill	158			246	404
Simsbury	380			158	538
Somers	119	1	1	2	123
South Windsor	179			197	376
Suffield	198	9	2	73	282
Tolland	240		1	16	257
Vernon	283	37	12	186	518
West Hartford	995	61	19	292	1,367
Wethersfield	362	10	2	85	459
Windsor	406	13	3	99	521
Windsor Locks	160	13	2	80	255
CAPITOL REGION	8,448	600	419	3,507	12,974

Table 3: MEDIAN SALES PRICES AND TOTAL SALES – Three-Year Median, FY 2004-2006

<i>Municipality</i>	Single-Family Homes		Two-Family Homes		Three-Family Homes		Condominiums		Total of All Homes	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Andover	138	\$239,000	0	N/A	0	N/A	0	N/A	138	\$239,000
Avon	1,002	\$466,625	3	\$205,000	0	N/A	567	\$257,000	1,572	\$380,575
Bloomfield	901	\$200,900	10	\$179,500	1	\$300,000	304	\$199,450	1,216	\$200,000
Bolton	177	\$265,000	3	\$235,000	0	N/A	0	N/A	180	\$264,500
Canton	477	\$330,000	10	\$228,000	7	\$375,000	257	\$230,000	751	\$295,000
East Granby	229	\$270,500	2	\$305,550	1	\$220,000	71	\$124,900	303	\$252,000
East Hartford	1,320	\$169,900	201	\$189,900	76	\$188,000	344	\$92,000	1,941	\$165,000
East Windsor	403	\$190,000	32	\$152,500	4	\$226,000	285	\$172,000	724	\$178,000
Ellington	589	\$292,900	16	\$210,000	1	\$210,000	185	\$114,900	791	\$250,000
Enfield	1,700	\$186,450	106	\$176,250	10	\$201,000	466	\$160,500	2,282	\$184,000
Farmington	846	\$357,000	30	\$242,500	1	\$230,000	921	\$187,000	1,798	\$250,000
Glastonbury	1,446	\$367,450	40	\$293,750	0	N/A	630	\$180,000	2,116	\$301,000
Granby	551	\$295,000	2	\$252,000	1	\$265,000	132	\$261,000	686	\$290,972
Hartford	979	\$152,000	538	\$190,000	863	\$200,000	659	\$69,900	3,039	\$163,000
Hebron	513	\$289,000	0	N/A	0	N/A	57	\$275,000	570	\$286,600
Manchester	2,001	\$189,000	350	\$200,000	22	\$269,950	618	\$110,000	2,991	\$178,000
Marlborough	369	\$293,000	2	\$220,000	0	N/A	11	\$230,000	382	\$288,750
Newington	1,199	\$224,000	30	\$225,000	1	\$350,000	699	\$162,000	1,929	\$200,000
Rocky Hill	459	\$260,000	8	\$191,150	1	\$200,000	667	\$170,000	1,135	\$210,000
Simsbury	1,238	\$325,500	5	\$196,500	0	N/A	443	\$179,900	1,686	\$295,000
Somers	320	\$282,000	6	\$157,500	2	\$327,500	7	\$175,900	335	\$277,000
South Windsor	748	\$275,000	4	\$230,500	0	N/A	705	\$155,000	1,457	\$225,000
Suffield	603	\$290,000	19	\$210,000	2	\$293,000	220	\$180,950	844	\$265,000
Tolland	750	\$299,900	3	\$237,400	1	\$336,000	57	\$159,000	811	\$295,000
Vernon	792	\$205,000	108	\$163,000	33	\$175,000	521	\$116,500	1,454	\$170,750
West Hartford	2,982	\$279,000	180	\$269,950	77	\$300,000	654	\$170,500	3,893	\$267,900
Wethersfield	1,097	\$244,000	29	\$248,000	3	\$265,000	247	\$140,000	1,376	\$229,900
Windsor	1,304	\$200,000	46	\$183,000	15	\$186,000	343	\$175,000	1,708	\$200,000
Windsor Locks	524	\$179,950	35	\$189,900	5	\$189,000	255	\$139,500	819	\$167,000
Capitol Region	25,657	\$241,000	1,818	\$198,950	1,127	\$205,000	10,325	\$159,000	38,927	\$216,100

Table 4: THREE-YEAR ROLLING MEDIAN SALES PRICE AND REGIONAL RANK – FY 2003-2005 vs. FY 2004-2006

<i>Municipality</i>	Median Price for All Sales		Percent Change	Regional Rank	
	2003-2005	2004-2006		2003-2005	2004-2006
Andover	\$219,000	\$239,000	8.4%	16	16
Avon	\$366,625	\$380,575	3.7%	1	1
Bloomfield	\$180,000	\$200,000	10.0%	22	20
Bolton	\$249,900	\$264,500	5.5%	10	12
Canton	\$261,750	\$295,000	11.3%	8	3
East Granby	\$224,250	\$252,000	11.0%	15	13
East Hartford	\$145,900	\$165,000	11.6%	29	28
East Windsor	\$160,000	\$178,000	10.1%	25	24
Ellington	\$230,000	\$250,000	8.0%	13	14
Enfield	\$165,000	\$184,000	10.3%	23	23
Farmington	\$229,500	\$250,000	8.2%	14	14
Glastonbury	\$280,000	\$301,000	7.0%	2	2
Granby	\$275,000	\$290,972	5.5%	4	6
Hartford	\$149,500	\$163,000	8.3%	28	29
Hebron	\$275,000	\$286,600	4.0%	4	8
Manchester	\$162,000	\$178,000	9.0%	24	24
Marlborough	\$266,500	\$288,750	7.7%	7	7
Newington	\$183,000	\$200,000	8.5%	20	20
Rocky Hill	\$183,250	\$210,000	12.7%	19	19
Simsbury	\$279,000	\$295,000	5.4%	3	3
Somers	\$242,750	\$277,000	12.4%	12	9
South Windsor	\$209,000	\$225,000	7.1%	18	18
Suffield	\$243,000	\$265,000	8.3%	11	11
Tolland	\$275,000	\$295,000	6.8%	4	3
Vernon	\$157,000	\$170,750	8.1%	26	26
West Hartford	\$250,000	\$267,900	6.7%	9	10
Wethersfield	\$210,000	\$229,900	8.7%	17	17
Windsor	\$182,625	\$200,000	8.7%	21	20
Windsor Locks	\$154,600	\$167,000	7.4%	27	27
Capitol Region	\$195,000	\$216,100	9.8%	N/A	N/A

Table 5: CHANGE IN MEDIAN SALES PRICES, 1996, 2001, 2005, and 2006 – in Current Dollars, Not Adjusted for Inflation

<i>Municipality</i>	MEDIAN PRICES				% CHANGE		
	FY 1996	FY 2001	FY 2005	FY 2006	1996-2006	2001-2006	2005-2006
Andover	\$132,500	\$162,950	\$259,000	\$248,000	87.2%	52.2%	-4.2%
Avon	\$242,000	\$268,000	\$393,000	\$390,000	61.2%	45.5%	-0.8%
Bloomfield	\$126,100	\$141,000	\$202,000	\$222,900	76.8%	58.1%	10.3%
Bolton	\$151,358	\$169,900	\$267,500	\$279,750	84.8%	64.7%	4.6%
Canton	\$141,000	\$184,000	\$310,000	\$325,335	130.7%	76.8%	4.9%
East Granby	\$161,700	\$172,950	\$245,000	\$285,000	76.3%	64.8%	16.3%
East Hartford	\$102,900	\$113,000	\$162,500	\$183,750	78.6%	62.6%	13.1%
East Windsor	\$109,200	\$115,900	\$170,000	\$221,400	102.7%	91.0%	30.2%
Ellington	\$134,000	\$172,450	\$242,050	\$285,000	112.7%	65.3%	17.7%
Enfield	\$115,000	\$121,000	\$182,450	\$200,000	73.9%	65.3%	9.6%
Farmington	\$140,348	\$186,303	\$264,000	\$266,000	89.5%	42.8%	0.8%
Glastonbury	\$147,000	\$224,950	\$304,000	\$327,250	122.6%	45.5%	7.6%
Granby	\$173,250	\$191,500	\$300,099	\$307,000	77.2%	60.3%	2.3%
Hartford	\$79,900	\$100,000	\$165,000	\$185,750	132.5%	85.8%	12.6%
Hebron	\$150,000	\$198,000	\$295,000	\$295,194	96.8%	49.1%	0.1%
Manchester	\$93,100	\$122,000	\$183,750	\$196,000	110.5%	60.7%	6.7%
Marlborough	\$145,000	\$189,950	\$294,500	\$297,000	104.8%	56.4%	0.8%
Newington	\$111,200	\$135,000	\$203,500	\$220,000	97.8%	63.0%	8.1%
Rocky Hill	\$138,165	\$139,900	\$210,000	\$240,000	73.7%	71.6%	14.3%
Simsbury	\$189,000	\$230,000	\$290,000	\$310,500	64.3%	35.0%	7.1%
Somers	\$157,850	\$196,250	\$263,000	\$302,000	91.3%	53.9%	14.8%
South Windsor	\$143,000	\$156,000	\$225,000	\$245,000	71.3%	57.1%	8.9%
Suffield	\$145,900	\$177,000	\$260,000	\$283,950	94.6%	60.4%	9.2%
Tolland	\$150,400	\$212,000	\$315,000	\$309,600	105.9%	46.0%	-1.7%
Vernon	\$113,250	\$125,450	\$170,500	\$189,000	66.9%	50.7%	10.9%
West Hartford	\$136,000	\$170,250	\$269,250	\$287,500	111.4%	68.9%	6.8%
Wethersfield	\$139,900	\$151,000	\$229,575	\$241,500	72.6%	59.9%	5.2%
Windsor	\$137,000	\$154,000	\$208,450	\$225,000	64.2%	46.1%	7.9%
Windsor Locks	\$105,950	\$121,000	\$170,950	\$188,000	77.4%	55.4%	10.0%
CAPITOL REGION	\$126,000	\$145,000	\$215,000	\$237,900	88.8%	64.1%	10.7%

Shaded cell indicates that percent change is greater than or equal to 70%.

Table 6: CHANGE IN MEDIAN SALES PRICES FOR ALL CATEGORIES - in June 2006 Dollars*, Adjusted for Inflation

<i>Municipality</i>	MEDIAN PRICES				% CHANGE		
	FY 1996	FY 2001	FY 2005	FY 2006	1996-2006	2001-2006	2005-2006
Andover	\$175,506	\$191,909	\$272,189	\$248,000	41.3%	29.2%	-8.9%
Avon	\$320,546	\$315,628	\$413,012	\$390,000	21.7%	23.6%	-5.6%
Bloomfield	\$167,029	\$166,058	\$212,286	\$222,900	33.5%	34.2%	5.0%
Bolton	\$200,485	\$200,094	\$281,121	\$279,750	39.5%	39.8%	-0.5%
Canton	\$186,765	\$216,700	\$325,786	\$325,335	74.2%	50.1%	-0.1%
East Granby	\$214,183	\$203,686	\$257,476	\$285,000	33.1%	39.9%	10.7%
East Hartford	\$136,298	\$133,082	\$170,775	\$183,750	34.8%	38.1%	7.6%
East Windsor	\$144,643	\$136,497	\$178,657	\$221,400	53.1%	62.2%	23.9%
Ellington	\$177,493	\$203,097	\$254,376	\$285,000	60.6%	40.3%	12.0%
Enfield	\$152,326	\$142,504	\$191,741	\$200,000	31.3%	40.3%	4.3%
Farmington	\$185,901	\$219,412	\$277,443	\$266,000	43.1%	21.2%	-4.1%
Glastonbury	\$194,712	\$264,928	\$319,480	\$327,250	68.1%	23.5%	2.4%
Granby	\$229,482	\$225,533	\$315,380	\$307,000	33.8%	36.1%	-2.7%
Hartford	\$105,833	\$117,772	\$173,402	\$185,750	75.5%	57.7%	7.1%
Hebron	\$198,686	\$233,188	\$310,022	\$295,194	48.6%	26.6%	-4.8%
Manchester	\$123,318	\$143,682	\$193,107	\$196,000	58.9%	36.4%	1.5%
Marlborough	\$192,063	\$223,707	\$309,496	\$297,000	54.6%	32.8%	-4.0%
Newington	\$147,292	\$158,992	\$213,863	\$220,000	49.4%	38.4%	2.9%
Rocky Hill	\$183,010	\$164,763	\$220,694	\$240,000	31.1%	45.7%	8.7%
Simsbury	\$250,344	\$270,875	\$304,767	\$310,500	24.0%	14.6%	1.9%
Somers	\$209,084	\$231,127	\$276,392	\$302,000	44.4%	30.7%	9.3%
South Windsor	\$189,414	\$183,724	\$236,457	\$245,000	29.3%	33.4%	3.6%
Suffield	\$193,255	\$208,456	\$273,240	\$283,950	46.9%	36.2%	3.9%
Tolland	\$199,216	\$249,676	\$331,040	\$309,600	55.4%	24.0%	-6.5%
Vernon	\$150,008	\$147,745	\$179,182	\$189,000	26.0%	27.9%	5.5%
West Hartford	\$180,142	\$200,506	\$282,961	\$287,500	59.6%	43.4%	1.6%
Wethersfield	\$185,308	\$177,835	\$241,265	\$241,500	30.3%	35.8%	0.1%
Windsor	\$181,466	\$181,368	\$219,065	\$225,000	24.0%	24.1%	2.7%
Windsor Locks	\$140,338	\$142,504	\$179,655	\$188,000	34.0%	31.9%	4.6%
CAPITOL REGION	\$166,896	\$170,769	\$225,948	\$237,900	42.5%	39.3%	5.3%

Shaded cell indicates that percent change is greater than or equal to 30%.

* Source: Bureau of Labor Statistics. CPI-U Northeast Region, All items 1982-84=100, CUUR0100SA0. (June 2006).

<http://data.bls.gov/PDO/servlet/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0100SA0,CUUS0100SA0>

Table 7: SALES DISTRIBUTION BY PRICE FOR ALL CATEGORIES OF HOMES, July 1, 2005 to June 30, 2006

<i>Type of Unit</i>	< \$50,000	\$50,001 to \$75,000	\$75,001 to \$100,000	\$100,001 to \$125,000	\$125,001 to \$150,000	\$150,001 to \$175,000	\$175,001 to \$200,000	\$200,001 to \$225,000	\$225,001 to \$250,000	\$250,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	> \$1,000,000	Total Sales
Single Family	7	26	42	91	327	696	1,028	849	911	1,412	2,238	745	76	8,448
Two Family	4	0	5	9	25	47	87	105	133	134	48	3	0	600
Three Family	0	0	1	3	9	12	60	86	90	120	36	2	0	419
Condominium	91	196	307	331	369	406	355	278	206	351	567	50	0	3,507
TOTAL	102	222	355	434	730	1,161	1,530	1,318	1,340	2,017	2,889	800	76	12,974

Table 8: SALES DISTRIBUTION BY PRICE FOR SINGLE-FAMILY HOMES – July 1, 2005 to June 30, 2006

<i>Municipality</i>	< \$50,000	\$50,001 to \$75,000	\$75,001 to \$100,000	\$100,001 to \$125,000	\$125,001 to \$150,000	\$150,001 to \$175,000	\$175,001 to \$200,000	\$200,001 to \$225,000	\$225,001 to \$250,000	\$250,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	> \$1,000,000	Total Sales
Andover	0	0	0	1	1	3	6	7	6	7	12	2	0	45
Avon	0	1	0	0	1	2	4	7	6	27	96	98	29	271
Bloomfield	0	2	1	11	24	36	57	32	47	43	53	9	0	315
Bolton	0	0	0	0	1	3	5	8	7	9	22	3	0	58
Canton	0	0	0	0	1	4	2	8	20	27	61	45	1	169
East Granby	0	0	0	0	1	4	2	3	3	26	31	6	0	76
East Hartford	0	9	13	15	48	134	131	73	66	40	13	0	0	542
East Windsor	2	6	3	5	12	15	13	9	12	13	37	5	1	133
Ellington	0	0	2	1	3	5	7	15	18	33	77	26	0	187
Enfield	0	0	3	11	19	79	171	95	63	85	23	1	0	550
Farmington	0	0	0	1	5	5	6	19	24	44	104	62	17	287
Glastonbury	0	0	1	0	0	3	8	20	27	72	256	160	7	554
Granby	0	0	1	0	6	5	16	7	18	37	69	24	0	183
Hartford	1	2	8	16	78	114	59	14	5	4	15	3	2	321
Hebron	0	0	0	0	1	4	10	15	13	36	66	8	0	153
Manchester	0	0	2	7	36	106	153	93	57	73	99	5	0	631
Marlborough	0	0	0	3	1	1	11	9	6	23	38	12	0	104
Newington	0	0	0	3	20	18	43	70	70	101	63	1	0	389
Rocky Hill	0	0	0	1	4	7	12	12	22	39	47	14	0	158
Simsbury	0	0	0	1	1	2	10	15	32	65	192	53	9	380
Somers	0	0	0	1	4	6	5	7	9	26	50	10	1	119
South Windsor	0	1	0	0	1	0	7	12	23	45	75	15	0	179
Suffield	0	3	0	1	4	9	9	18	21	36	62	35	0	198
Tolland	0	0	0	0	1	7	14	18	33	42	104	21	0	240
Vernon	0	1	1	3	16	29	53	46	51	46	34	3	0	283
West Hartford	0	0	1	2	6	13	62	81	128	212	368	113	9	995
Wethersfield	0	0	0	0	2	6	44	56	65	100	79	10	0	362
Windsor	4	1	5	4	21	44	72	48	44	89	73	1	0	406
Windsor Locks	0	0	1	4	9	32	36	32	15	12	19	0	0	160
CAPITOL REGION	7	26	42	91	327	696	1,028	849	911	1,412	2,238	745	76	8,448

Table 9: SALES DISTRIBUTION BY PRICE FOR TWO FAMILY HOMES – July 1, 2005 to June 30, 2006

<i>Municipality</i>	< \$50,000	\$50,001 to \$75,000	\$75,001 to \$100,000	\$100,001 to \$125,000	\$125,001 to \$150,000	\$150,001 to \$175,000	\$175,001 to \$200,000	\$200,001 to \$225,000	\$225,001 to \$250,000	\$250,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	> \$1,000,000	Total Sales
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avon	0	0	0	0	0	0	0	1	0	1	0	0	0	2
Bloomfield	0	0	0	1	0	2	0	2	0	0	0	0	0	5
Bolton	0	0	0	0	0	0	1	0	0	1	0	0	0	2
Canton	0	0	0	0	0	0	0	0	1	0	1	0	0	2
East Granby	0	0	0	0	0	0	0	0	0	1	0	0	0	1
East Hartford	1	0	1	1	4	10	18	11	25	17	0	0	0	88
East Windsor	1	0	0	0	0	1	1	0	1	1	0	0	0	5
Ellington	0	0	0	0	0	0	0	3	0	0	1	0	0	4
Enfield	0	0	0	0	2	3	11	9	4	2	0	0	0	31
Farmington	0	0	1	0	1	0	1	1	2	3	3	0	0	12
Glastonbury	0	0	0	0	0	0	0	2	0	7	8	1	0	18
Granby	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Hartford	1	0	0	1	6	17	23	36	41	37	1	1	0	164
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester	0	0	0	3	3	5	14	20	34	28	3	0	0	110
Marlborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newington	0	0	0	1	0	1	0	1	4	4	0	0	0	11
Rocky Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simsbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Somers	0	0	0	0	0	0	1	0	0	0	0	0	0	1
South Windsor	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Suffield	1	0	0	1	0	1	0	3	0	2	0	1	0	9
Tolland	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vernon	0	0	1	1	7	5	12	5	4	2	0	0	0	37
West Hartford	0	0	0	0	0	0	0	5	9	18	29	0	0	61
Wethersfield	0	0	0	0	0	0	0	0	0	8	2	0	0	10
Windsor	0	0	0	0	1	0	3	3	5	1	0	0	0	13
Windsor Locks	0	0	2	0	0	2	2	3	3	1	0	0	0	13
CAPITOL REGION	4	0	5	9	25	47	87	105	133	134	48	3	0	600

Table 10: SALES DISTRIBUTION BY PRICE FOR THREE FAMILY HOMES – July 1, 2005 to June 30, 2006

<i>Municipality</i>	< \$50,000	\$50,001 to \$75,000	\$75,001 to \$100,000	\$100,001 to \$125,000	\$125,001 to \$150,000	\$150,001 to \$175,000	\$175,001 to \$200,000	\$200,001 to \$225,000	\$225,001 to \$250,000	\$250,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	> \$1,000,000	Total Sales
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bloomfield	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Bolton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Canton	0	0	0	0	0	0	0	0	1	0	2	2	0	5
East Granby	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Hartford	0	0	0	0	4	2	8	11	7	11	0	0	0	43
East Windsor	0	0	0	0	0	0	1	0	0	2	0	0	0	3
Ellington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enfield	0	0	0	0	0	2	0	2	0	1	0	0	0	5
Farmington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glastonbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Granby	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hartford	0	0	0	1	5	7	43	69	78	94	11	0	0	308
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester	0	0	0	0	0	0	0	1	2	6	3	0	0	12
Marlborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simsbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Somers	0	0	0	0	0	0	0	0	0	0	1	0	0	1
South Windsor	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Suffield	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Tolland	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Vernon	0	0	1	2	0	1	6	2	0	0	0	0	0	12
West Hartford	0	0	0	0	0	0	0	1	1	1	16	0	0	19
Wethersfield	0	0	0	0	0	0	0	0	0	1	1	0	0	2
Windsor	0	0	0	0	0	0	1	0	1	1	0	0	0	3
Windsor Locks	0	0	0	0	0	0	1	0	0	0	1	0	0	2
CAPITOL REGION	0	0	1	3	9	12	60	86	90	120	36	2	0	419

Table 11: SALES DISTRIBUTION BY PRICE FOR CONDOMINIUMS – July 1, 2005 to June 30, 2006

<i>Municipality</i>	< \$50,000	\$50,001 to \$75,000	\$75,001 to \$100,000	\$100,001 to \$125,000	\$125,001 to \$150,000	\$150,001 to \$175,000	\$175,001 to \$200,000	\$200,001 to \$225,000	\$225,001 to \$250,000	\$250,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	> \$1,000,000	Total Sales
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avon	1	0	1	10	4	6	17	17	22	16	58	7	0	159
Bloomfield	0	9	0	16	1	0	20	2	4	12	20	15	0	99
Bolton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Canton	0	0	0	0	19	7	1	4	6	15	40	0	0	92
East Granby	0	0	0	8	8	2	0	0	0	7	5	0	0	30
East Hartford	13	30	10	25	30	2	0	1	2	7	3	0	0	123
East Windsor	0	2	1	1	3	21	16	4	16	12	11	0	0	87
Ellington	0	5	3	16	15	0	0	2	0	5	7	0	0	53
Enfield	0	0	5	18	12	21	17	13	11	13	31	0	0	141
Farmington	0	1	11	27	38	36	29	52	20	17	71	4	0	306
Glastonbury	0	1	16	23	15	23	47	43	29	13	16	0	0	226
Granby	0	0	0	0	4	2	5	3	2	6	25	0	0	47
Hartford	59	52	58	21	12	6	7	2	1	1	6	4	0	229
Hebron	0	0	0	2	4	0	0	0	0	4	12	0	0	22
Manchester	5	41	32	18	25	44	24	14	5	6	4	0	0	218
Marlborough	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Newington	2	2	14	26	30	44	51	14	17	24	16	0	0	240
Rocky Hill	0	5	21	15	27	22	25	23	19	23	65	1	0	246
Simsbury	3	0	7	6	7	22	21	6	13	36	25	12	0	158
Somers	0	0	0	0	0	0	2	0	0	0	0	0	0	2
South Windsor	0	1	13	17	47	25	18	24	10	29	13	0	0	197
Suffield	0	0	2	2	7	13	1	8	3	2	35	0	0	73
Tolland	0	0	0	9	0	0	0	0	0	1	6	0	0	16
Vernon	0	19	41	23	16	57	9	5	2	12	2	0	0	186
West Hartford	5	11	25	14	22	15	33	21	12	61	66	7	0	292
Wethersfield	0	7	14	11	5	17	7	16	2	3	3	0	0	85
Windsor	3	5	18	14	12	3	3	0	5	16	20	0	0	99
Windsor Locks	0	5	15	9	6	18	2	4	4	10	7	0	0	80
CAPITOL REGION	91	196	307	331	369	406	355	278	206	351	567	50	0	3,507

Table 12: Home Sales Affordability INDEX by Municipality – July 1, 2005 to June 30, 2006

<i>Municipality</i>	ONE FAMILY	TWO FAMILY	THREE FAMILY	CONDOMINIUM	ALL CATEGORIES
Andover	95	N/A	N/A	N/A	95
Avon	48	94	N/A	90	60
Bloomfield	105	139	78	100	105
Bolton	84	104	N/A	N/A	84
Canton	67	80	37	84	72
East Granby	78	78	N/A	167	83
East Hartford	127	105	111	218	128
East Windsor	102	131	89	119	106
Ellington	73	108	N/A	182	83
Enfield	118	118	114	121	118
Farmington	64	92	N/A	115	88
Glastonbury	60	78	N/A	121	72
Granby	77	163	N/A	77	77
Hartford	147	105	99	304	127
Hebron	80	N/A	N/A	76	80
Manchester	115	100	86	173	120
Marlborough	79	N/A	N/A	94	79
Newington	98	96	N/A	133	107
Rocky Hill	84	N/A	N/A	110	98
Simsbury	68	N/A	N/A	98	76
Somers	78	124	55	124	78
South Windsor	78	N/A	N/A	136	96
Suffield	78	112	80	92	83
Tolland	76	N/A	70	196	76
Vernon	105	124	129	163	124
West Hartford	78	78	64	105	82
Wethersfield	92	82	80	152	97
Windsor	103	105	100	170	105
Windsor Locks	118	113	89	143	125
CAPITOL REGION	90	102	98	131	99

Source: Calculated according to formulas provided by the National Association of Realtors. The formulas assume a 30-year fixed mortgage rate of 6.5%, and rely on CRCOG's FY 2006 median sales price for all categories for each town, and MetroHartford Alliance Economic Development Region 2005 Household Median Income, September 2006. The higher the index number, the more affordable the median sales price is.

Table 13: House Price Percentage Changes in Comparable Metropolitan Statistical Areas and Divisions, with Rankings; OFHEO Data for Period Ending June 30, 2006

Metropolitan Statistical Areas and Divisions	National Ranking*	Quarter	1-Year	5-Year
Albany-Schenectady-Troy, NY	93	2.28	11.77	73.27
Columbus, OH	235	0.61	3.02	21.41
Des Moines, IA	202	1.75	4.42	25.93
Hartford-West Hartford-East Hartford, CT	134	0.94	7.83	55.06
Indianapolis, IN	254	-0.86	1.33	14.79
Jacksonville, FL	31	3.06	17.98	81.85
Louisville, KY-IN	208	0.61	3.99	23.03
Milwaukee-Waukesha-West Allis, WI	158	0.58	6.31	42.34
Providence-New Bedford-Fall River, RI-MA	163	0.25	6.06	86.55
Raleigh-Cary, NC	152	0.77	6.63	19.7
Richmond, VA	60	2.49	15.22	63.79
Wilmington, DE-MD-NJ, Metropolitan Division	84	0.32	12.19	71.03

* Rankings are based on annual percentage changes for 275 MSAs containing at least 15,000 transactions over the past 10 years.

Table 14: Personal Income and House Price Changes in Select Metropolitan Statistical Areas and Divisions – 2000 to 2004

Metropolitan Statistical Areas and Divisions	Ratio of Annual House Price Change to Annual Per Capita Income Change					
	2000	2001	2002	2003	2004	5-Year Average
Albany-Schenectady-Troy, NY	0.66	1.55	82.30	3.65	2.91	18.21
Columbus, OH	0.60	1.45	0.96	1.35	1.01	1.07
Des Moines, IA	0.71	1.53	1.09	1.54	0.95	1.16
Hartford-West Hartford-East Hartford, CT	0.71	2.53	22.68	4.48	1.51	6.38
Indianapolis, IN	0.46	1.45	1.06	0.68	0.50	0.83
Jacksonville, FL	0.77	4.62	2.33	2.13	2.18	2.41
Louisville, KY-IN	0.64	1.29	0.77	1.17	0.96	0.97
Milwaukee-Waukesha-West Allis, WI	1.26	1.58	2.82	3.18	1.92	2.15
Providence-New Bedford-Fall River, RI-MA	1.56	2.09	6.71	4.85	3.19	3.68
Raleigh-Cary, NC	0.29	0.83	1.62	0.61	0.67	0.80
Richmond, VA	0.62	1.14	2.29	2.73	1.40	1.64
Wilmington, DE-MD-NJ, Metropolitan Division	0.76	1.61	2.04	2.28	2.01	1.74

Sources: OFHEO. House Price Index Second Quarter 2006. (September 2006). <<http://www.ofheo.gov/HPI.asp>>
 Bureau of Economic Analysis. Local Area Per Capita Income 1999-2004. (September 2006). <<http://www.bea.gov/beat/regional/statelocal.htm>>