

Town of Monroe Sales October 2012 to September 2013

NBH	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
West = 1030	20	\$9,875,000	\$9,480,725	104.16	104.64	M	103.73	0.09	7.26	8.61	\$ 474,036	\$493,750	\$ (19,714)	-3.99%	
East = 1050	88	\$36,931,620	\$35,964,350	102.69	104.22	M	103.82	N	0.10	7.79	9.52	\$ 408,686	\$419,678	\$ (10,992)	-2.62%
Lake Zoar = 1070	3	\$1,396,300	\$1,280,000	109.09	109.07		111.81		0.10	5.51	8.75	\$ 426,667	\$465,433	\$ (38,767)	-8.33%

ACRE GRADE	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
0	39	\$13,868,600	\$13,286,900	104.38	104.99	M	101.33		0.09	7.12	8.41	\$ 340,690	\$355,605	\$ (14,915)	-4.19%
1	14	\$5,558,020	\$5,563,400	99.90	101.27		99.74		0.11	8.15	10.54	\$ 397,386	\$397,001	\$ 384	0.10%
2	19	\$7,190,100	\$6,942,700	103.56	106.00	M	109.81	N	0.11	7.63	10.62	\$ 365,405	\$378,426	\$ (13,021)	-3.44%
3	10	\$4,817,400	\$4,563,500	105.56	105.31	M	102.73		0.07	5.55	6.94	\$ 456,350	\$481,740	\$ (25,390)	-5.27%
4	10	\$5,006,100	\$4,838,750	103.46	104.47		106.40		0.11	7.61	10.12	\$ 483,875	\$500,610	\$ (16,735)	-3.34%
5	4	\$2,408,700	\$2,497,000	96.46	97.44		96.90		0.14	12.42	14.45	\$ 624,250	\$602,175	\$ 22,075	3.67%
6	12	\$7,694,900	\$7,542,825	102.02	103.35		104.70		0.09	6.62	8.64	\$ 628,569	\$641,242	\$ (12,673)	-1.98%
7	1	\$696,200	\$610,000	114.13	114.13	M	114.13			0.00		\$ 610,000	\$696,200	\$ (86,200)	-12.38%
8	0	0	0									\$ -	\$0	\$ -	0.00%
9	2	\$962,900	\$880,000	109.42	111.44		111.44		0.08	4.99	7.05	\$ 440,000	\$481,450	\$ (41,450)	-8.61%

STYLE	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
CAPE	6	\$2,485,800	\$2,489,900	99.84	100.85		100.43		0.10	5.82	9.58	\$ 414,983	\$414,300	\$ 683	0.16%
COLONIAL	58	\$29,431,120	\$28,716,175	102.49	103.84	M	105.87		0.10	8.09	10.05	\$ 495,106	\$507,433	\$ (12,327)	-2.43%
CONTEMPORARY	2	\$1,049,000	\$1,035,000	101.35	104.86		104.86		0.19	13.05	18.46	\$ 517,500	\$524,500	\$ (7,000)	-1.33%
RAISED RANCH	11	\$4,023,700	\$3,643,500	110.44	111.17	M	112.71		0.09	6.50	7.72	\$ 331,227	\$365,791	\$ (34,564)	-9.45%
RANCH	21	\$7,517,500	\$7,232,000	103.95	104.44	M	102.15		0.08	5.88	7.81	\$ 344,381	\$357,976	\$ (13,595)	-3.80%
SPLIT LEVEL	13	\$3,695,800	\$3,608,500	102.42	102.90		100.23		0.07	5.76	6.95	\$ 277,577	\$284,292	\$ (6,715)	-2.36%

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YR BLT	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
1600	1	\$428,900	\$514,000	83.44	83.44	M	83.44		0.00			\$ 514,000	\$428,900	\$ 85,100	19.84%
1900	0											\$ -	\$0	\$ -	0.00%
1925	3	\$976,600	\$910,900	107.21	107.67		109.36	0.05	2.89	4.61		\$ 303,633	\$325,533	\$ (21,900)	-6.73%
1950	53	\$18,680,820	\$17,891,100	104.41	105.39	M	102.82	0.10	8.00	9.44		\$ 337,568	\$352,468	\$ (14,900)	-4.23%
1975	30	\$13,634,700	\$13,107,250	104.02	104.65	M	104.32	0.08	6.57	8.06		\$ 436,908	\$454,490	\$ (17,582)	-3.87%
1990	17	\$9,978,000	\$9,473,325	105.33	106.12	M	107.46	0.08	5.80	7.81		\$ 557,254	\$586,941	\$ (29,687)	-5.06%
2000	2	\$1,442,700	\$1,460,000	98.82	100.98		100.98	0.19	13.03	18.42		\$ 730,000	\$721,350	\$ 8,650	1.20%
2004	3	\$1,915,000	\$2,026,500	94.50	94.30		93.36	0.03	2.08	3.21		\$ 675,500	\$638,333	\$ 37,167	5.82%
2008	1	\$583,100	\$672,500	86.71	86.71	M	86.71		0.00			\$ 672,500	\$583,100	\$ 89,400	15.33%
2012 to 2013	1	\$563,100	\$669,500	84.11	84.11	M	84.11		0.00			\$ 669,500	\$563,100	\$ 106,400	18.90%

SALE PRICE	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
\$100,000-175,000	0											\$ -			
\$ 225,000	20	\$5,778,700	\$5,264,900	109.76	109.70	M	109.87	N	0.09	6.54	8.10	\$ 263,245	\$288,935	\$ (25,690)	-8.89%
\$ 300,000	29	\$10,280,200	\$9,734,700	105.60	105.72	M	105.12	N	0.08	6.19	7.20	\$ 335,679	\$354,490	\$ (18,810)	-5.31%
\$ 375,000	16	\$6,779,500	\$6,386,500	106.15	106.23	M	103.29		0.09	7.69	8.58	\$ 399,156	\$423,719	\$ (24,563)	-5.80%
\$ 425,000	29	\$14,548,420	\$14,110,225	103.11	103.12		103.52		0.10	7.48	9.89	\$ 486,559	\$501,670	\$ (15,110)	-3.01%
\$ 550,000	14	\$8,607,000	\$8,849,750	97.26	97.28		96.11		0.10	8.41	9.90	\$ 632,125	\$614,786	\$ 17,339	2.82%
\$ 750,000	3	\$2,209,100	\$2,379,000	92.86	93.04		93.36		0.05	3.61	5.44	\$ 793,000	\$736,367	\$ 56,633	7.69%
\$ 1,500,000	0														
\$ 3,000,000	0														

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BLDG GRADE	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
A-	6	\$4,087,800	\$4,171,500	97.99	99.28		95.52		0.11	9.27	11.49	\$ 695,250	\$681,300	\$ 13,950	2.05%
B	14	\$7,270,400	\$7,540,900	96.41	97.68		94.58		0.12	10.43	11.88	\$ 538,636	\$519,314	\$ 19,321	3.72%
B+	12	\$7,444,800	\$6,976,575	106.71	107.15 M		107.60 N		0.07	4.05	6.12	\$ 581,381	\$620,400	\$ (39,019)	-6.29%
B-	12	\$5,357,000	\$5,154,400	103.93	104.32		101.55		0.09	6.79	8.46	\$ 429,533	\$446,417	\$ (16,883)	-3.78%
C	19	\$5,945,600	\$5,807,000	102.39	102.76		100.23		0.08	5.17	7.66	\$ 305,632	\$312,926	\$ (7,295)	-2.33%
C+	48	\$18,097,320	\$17,074,700	105.99	107.04 M		108.50 N		0.09	7.11	8.87	\$ 355,723	\$377,028	\$ (21,305)	-5.65%
A, A+, C-, D, E	0												\$ -	\$ -	

TLA	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
600	9	\$2,508,900	\$2,324,500	107.93	107.82 M		109.81		0.07	4.95	6.75	\$ 258,278	\$278,767	\$ (20,489)	-7.35%
1050	5	\$1,369,400	\$1,349,800	101.45	101.96		98.88		0.10	6.53	9.46	\$ 269,960	\$273,880	\$ (3,920)	-1.43%
1250	14	\$4,716,300	\$4,426,000	106.56	107.14 M		103.78		0.11	8.28	9.83	\$ 316,143	\$336,879	\$ (20,736)	-6.16%
1600	15	\$5,434,900	\$5,044,300	107.74	108.09 M		109.05 N		0.08	6.18	7.26	\$ 336,287	\$362,327	\$ (26,040)	-7.19%
2000	17	\$6,865,100	\$6,687,300	102.66	103.70		105.25		0.09	5.85	8.34	\$ 393,371	\$403,829	\$ (10,459)	-2.59%
2300	14	\$6,018,100	\$5,942,000	101.28	101.69		99.46		0.09	7.12	9.16	\$ 424,429	\$429,864	\$ (5,436)	-1.26%
2600	14	\$7,223,000	\$6,947,525	103.97	104.74		106.36		0.11	8.54	10.71	\$ 496,252	\$515,929	\$ (19,677)	-3.81%
3000	12	\$6,726,200	\$6,670,900	100.83	101.55		104.70		0.11	8.47	10.62	\$ 555,908	\$560,517	\$ (4,608)	-0.82%
3500	11	\$7,341,020	\$7,332,750	100.11	101.66		97.92		0.11	9.29	11.10	\$ 666,614	\$667,365	\$ (752)	-0.11%
5000	0												\$ -	\$ -	

SALE DATE	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
10/1/2012	22	\$9,362,800	\$9,022,400	103.77	105.31 M		104.35		0.10	7.56	9.03	\$ 410,109	\$425,582	\$ (15,473)	-3.64%
01/00/2013	12	\$5,407,300	\$5,118,900	105.63	107.40 M		106.80 N		0.10	7.16	9.66	\$ 426,575	\$450,608	\$ (24,033)	-5.33%
04/00/2013	51	\$22,039,000	\$21,419,175	102.89	103.84 M		102.44		0.10	8.13	9.54	\$ 419,984	\$432,137	\$ (12,153)	-2.81%
9/30/2013	26	\$11,393,820	\$11,164,600	102.05	103.45		102.69		0.09	7.01	9.06	\$ 429,408	\$438,224	\$ (8,816)	-2.01%

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COND DESIRABILITY UTILITY (CDU)	SALES	OCT 09 FMV	PRICE	SR	MEAN%	t-TEST	MEDIAN%	BINOMIAL	STD DEV	COD% MEDIAN	COV% MEAN	AVG SALE	AVG 2009	2009 v SALE\$	AVG \$ CHANGE
AV	39	\$14,520,320	\$13,742,100	105.66	107.00 M		108.53 N	0.10	7.79	9.32	\$ 352,362	\$372,316	\$	(19,954)	-5.36%
FR	2	\$654,100	\$616,000	106.19	106.83		106.83	0.07	4.44	6.28	\$ 308,000	\$327,050	\$	(19,050)	-5.82%
GD	66	\$31,304,800	\$30,522,975	102.56	103.45 M		103.97	0.09	7.25	9.05	\$ 462,469	\$474,315	\$	(11,846)	-2.50%
VG	4	\$1,723,700	\$1,844,000	93.48	94.26		95.93	0.05	3.58	5.54	\$ 461,000	\$430,925	\$	30,075	6.98%
EX, PR, UN,	0														