

## COMPARISON OF CURRENT LOCAL TOWN MILL RATES

TOWN	YEAR LAST REVAL	MILL RATE 2009-10	MILL RATE 2010-11	MILL RATE 2011-12	MILL RATE 2012-13	MILL RATE 2013-14	MILL RATE 2014-15	MILL RATE 2015-16	% change in tax from previous year
AVON	2013	23.41*	24.44	25.04	25.65	26.32	28.32*	<b>28.80</b>	<b>+1.69</b>
CANTON	2013	25.64*	26.09	26.28	26.42	26.91	28.56*	<b>29.19</b>	<b>+2.21</b>
SIMSBURY	2012	31.15	31.58	31.88	32.40	38.51	38.33	<b>38.31</b>	<b>-0.05</b>
FARMINGTON	2012	19.76	20.46	21.27	21.90	24.07	24.44	<b>25.10</b>	<b>+2.70</b>
GRANBY	2012	29.46	29.79	30.10	30.69	34.83	35.52	<b>36.22</b>	<b>+1.97</b>
E GRANBY	2013	26.30*	27.00	27.00	27.30	28.20	29.80*	<b>30.40</b>	<b>+2.01</b>
BURLINGTON	2013	25.82*	26.57	26.75	26.80	27.50	29.85*	<b>31.10</b>	<b>+4.19</b>
HARWINTON	2013	23.00*	23.50	23.90	24.60	24.60	26.90*	<b>27.30</b>	<b>+1.49</b>
N HARTFORD	2013	23.90*	24.00	24.20	24.80	24.95	27.68*	<b>29.044</b>	<b>+4.93</b>
W HARTFORD	2011	34.81**	38.38**	39.44 **	35.75	36.30	37.37	<b>38.31</b>	<b>+2.52</b>
BRISTOL	2012	25.99	27.24	27.24	28.75	33.50*	34.61	<b>34.61</b>	<b>unchanged</b>
PLAINVILLE	2012	26.33	28.01	29.04	30.89	31.38*	31.30	<b>31.83</b>	<b>+1.69</b>
BLOOMFIELD	2014	35.53	33.595*	33.70	34.55	34.85	34.84	<b>36.95*</b>	<b>-</b>
TORRINGTON	2014	35.32	32.50*	32.50	33.47	34.46	36.32	<b>45.75*</b>	<b>-</b>

\* Revaluation occurred effective the previous October. The mill rate rose from the previous tax year but due to the drop in property values since the previous revaluation the taxable assessments were decreased resulting in a less severe or no increase in property taxes.

\*\* The Town of West Hartford phased in the 2006 revaluation over a 5-year period that extended through the 2011–2012 tax year.

## CURRENT HOUSING MARKET

The average value per square foot of single-family homes closed in Avon, Simsbury, Canton, Farmington, and Granby during the past 3 months was down 2.68% from a year ago and down 1.36% from the previous 3 months. The total number of homes closed (231) in Avon, Simsbury, Canton, Farmington, and Granby during the past 3 months was up 40.4% from the previous 3 months but up only 4.52% from a year ago. Current property values still are down more than 15% from when property values peaked early in the fall of 2006. Typical properties in the area now are selling at prices very close to what they would have sold for in late 2002.

## THE CURRENT MORTGAGE MARKET

**Mortgage rates are rising.** Thirty-year, FIXED-RATE mortgages for up to \$417,000 are currently available at as low as 4.125% with 0 points (cost per \$1,000 at this rate is \$4.85/month). One-year, VARIABLE-RATE mortgages are available at as low as 2.5% with 0 points (cost per \$1,000 at this rate is \$3.95/month).

**HOME VALUES IN THE FARMINGTON VALLEY ARE DOWN FROM THE PREVIOUS 3 MONTHS AND DOWN FROM A YEAR AGO. MARKET ACTIVITY IS UP FROM THE PREVIOUS 3 MONTHS AND FROM A YEAR AGO.**

	Number of Homes Closed	Average Value/Sq. Ft. of Homes Closed
<b>Mar, Apr, May 2015 - past 3 months</b>	<b>231*</b>	<b>145**</b>
Dec 2014, Jan, Feb 2015 – previous 3 months	166 *	147**
Mar, Apr, May 2014 – same 3 months of last year	221 *	149**
<b>Change Dec 2014, Jan, Feb 2015 to Mar, Apr, May 2015</b>	<b>+ 40.4%</b>	<b>-1.36%***</b>
<b>Change Mar, Apr, May 2014 to Mar, Apr, May 2015</b>	<b>+ 4.52%</b>	<b>-2.68%***</b>

\* Total number of homes closed in Avon, Simsbury, Canton, Farmington, and Granby during the 3 months.

\*\* Average value/sq. ft. of all homes closed in Avon, Simsbury, Canton, Farmington, and Granby during the 3 months. Comparing time periods might not be 100% accurate due to the fact that the homes in one period might have been more updated than in the other period.

\*\*\* The home-value-per-square-foot percentage change is determined by comparing the current period average value per square foot of all homes closed in Avon, Simsbury, Canton, Farmington, and Granby with the previous 3 months and previous year. The above average values per square foot are based on the sales of single-family homes only. Condos, land, or commercial properties may, and usually do, go up or down at similar but different rates.

We believe that comparing average values per square foot is the best method for tracking value. When looking at a 3-month or longer period, the direction of the market can be seen fairly accurately. **Caution:** The value of your home cannot accurately be determined simply by multiplying its square footage by the above average value per square foot. The purpose of tracking the average value per square foot is only to accurately know if values are up or down and by what percentage. If you want to know the value of your property, call us for a **free** Comparable Market Analysis.

### OUR CURRENT FEATURED LISTINGS

47 Kingsbridge, Avon	\$424,900	Bright, open, 9-room, 4-BR colonial in great location
96-98 Huckleberry Hill Rd., Avon	\$250,000	Well-maintained 2-family home near Collinsville
60 School St., Avon	\$350,000	Spacious, 9-room, 2-bath cape in excellent condition
5 Old Mill Lane, Simsbury	\$309,900	Beautifully restored 2511 sq ft colonial near center
55 Paul Spring Road, Farmington	\$289,900	3-BR, 2-bath ranch w/central A/C – East Farms area
544 Lovely St. Avon	\$219,900	3-BR, 2-bath cape w/great curb appeal on large level lot
144 Arch Rd., Avon	\$278,900	Spacious, quality-built, 3-BR, 2-bath ranch on 3.73 acres
1 Greenwich Lane, Avon	\$377,900	Like-new, 4-BR, 4-bath, 2800 sq ft condo in Farm. Woods
36 Wickham's Fancy, Canton	\$195,400	Sunny, spacious, 2-BR condo w/open floor plan
45 Campville Hill Rd., Harwinton	\$345,000	4-BR, 2.5-bath colonial on beautiful 7.79 acres w/barn
Avon, Canton, Farmington	99,000 - \$195,000	We now have 5 building lots listed for sale

For more information on these listings or any in the Multiple Listing Service (MLS), just give us a call. We can easily set up a search so that you will automatically receive MLS information via email on any properties you may be interested in, or you can search yourself by going to **WWW.HOMESARCHCT.COM**.

**If you or anyone you know is planning to buy or sell real estate, please call us at any time (Hank at 860-463-3373 or Greg at 860-716-2593). Also, feel free to visit our website (www.hankandgregfrey.com).**