

Dayville

Community · CT · Connecticut · Northeastern Connecticut

BUYER'S MARKET

\$296K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

67

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



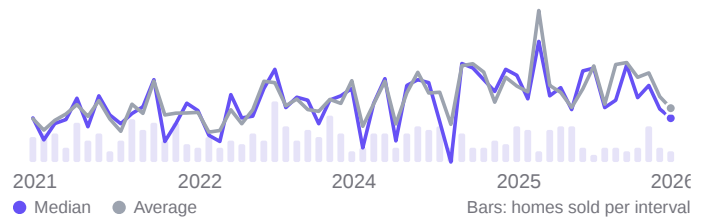
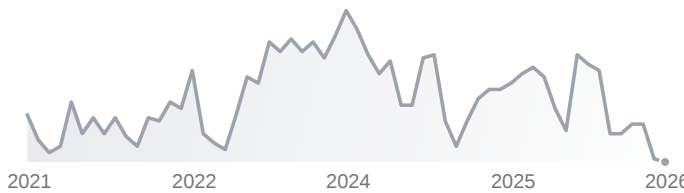
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$249K · Average \$283K

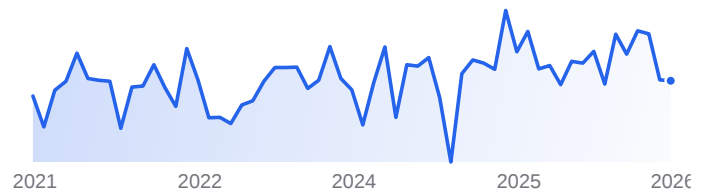
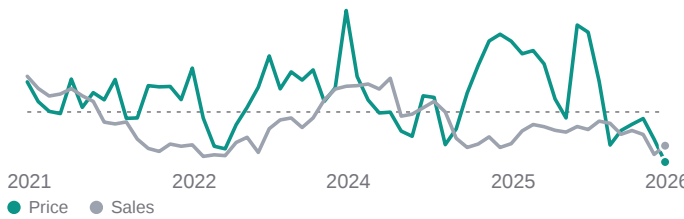


Growth (year over year)

Price -27.1% · Sales -18.3%

Price per square foot

\$211/ft²

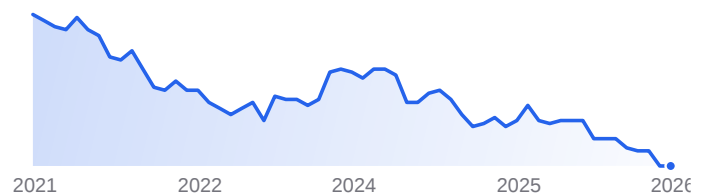
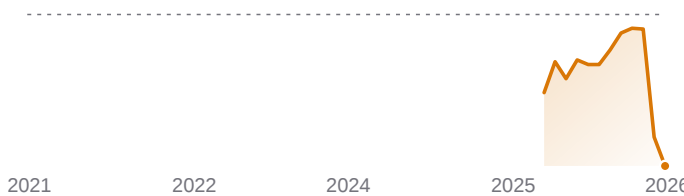


Sale premium vs estimated value

-12.8%

Annual turnover (share of homes sold)

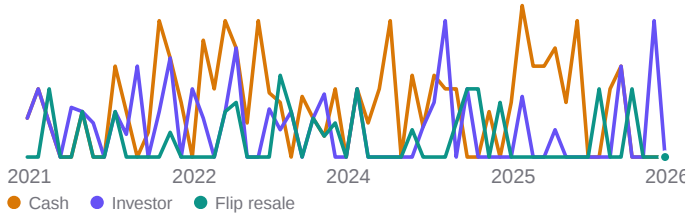
2.6%



BUYERS & OUTCOMES

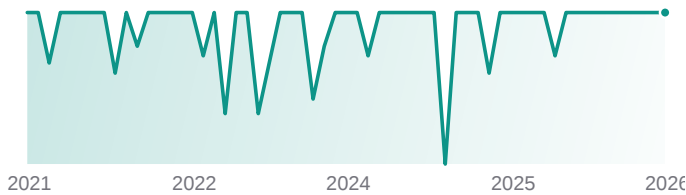
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



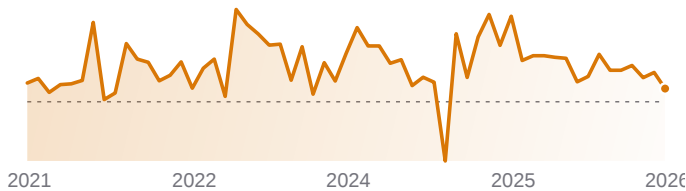
Sellers who sold at a gain

100%

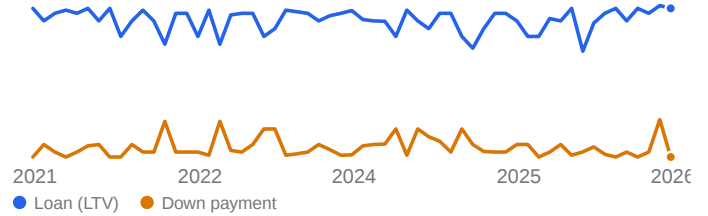


Median annualized return at resale

+2.3%

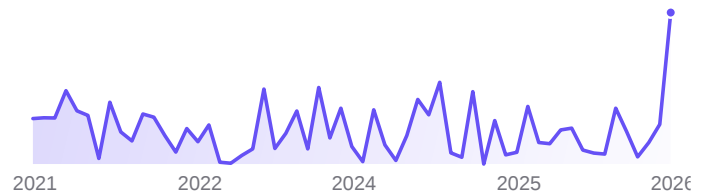


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



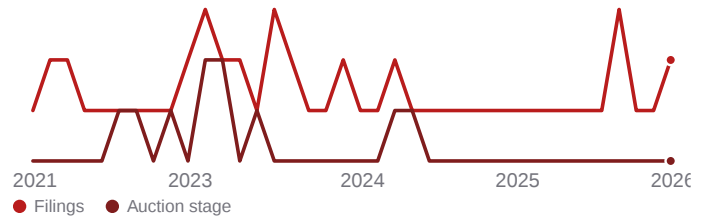
Typical hold before selling

36.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,580
Median value (AVM)	\$392K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1979
Single family	84%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	7.4%
Median loan-to-value	46%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	651
Density	698 / mi ²
Median household income	\$93K
Average household income	\$112K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	59
Homes occupied	80%
Bachelor's or higher	20%
Poverty rate	16.1%
Unemployment	0.8%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.