

South Windham

Community · CT · Connecticut · Southeastern Connecticut

BALANCED MARKET

\$361K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

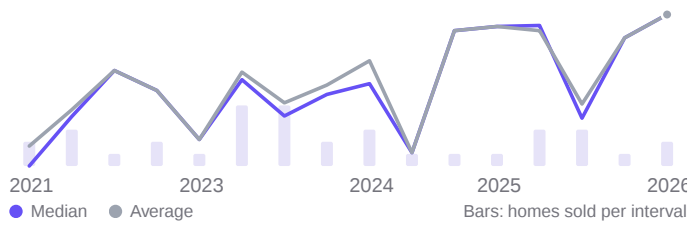
Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

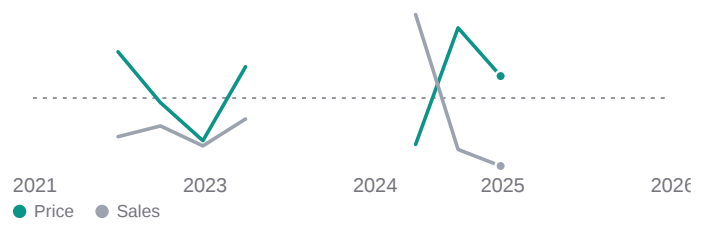
Sale prices

Median \$361K · Average \$361K



Growth (year over year)

Price +26.4% · Sales -81.3%



Price per square foot

\$279/ft²



Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

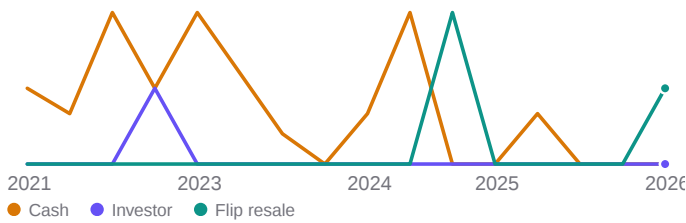
5.1%



BUYERS & OUTCOMES

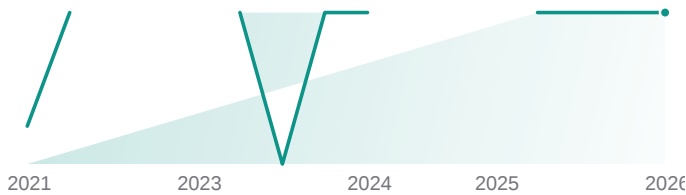
Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



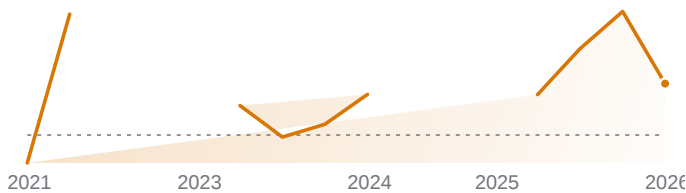
Sellers who sold at a gain

100%

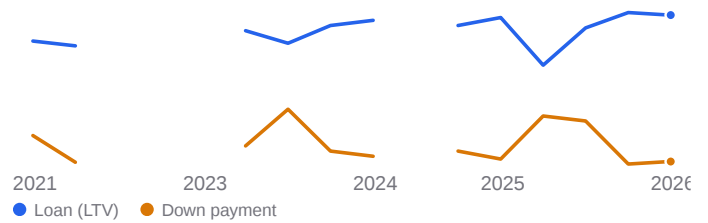


Median annualized return at resale

+7.4%

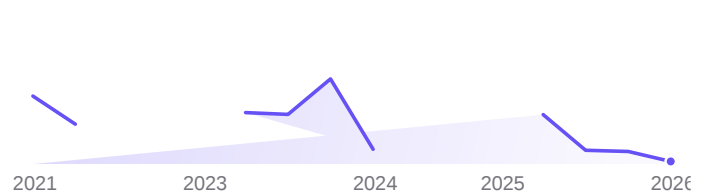


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



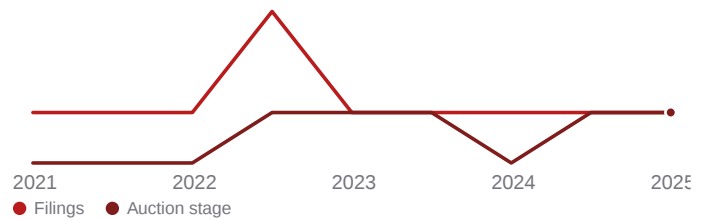
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	176
Median value (AVM)	\$333K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1961
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	6.3%
Median loan-to-value	38%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	1,367
Density	439 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	7.8%
Unemployment	0.8%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

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