

New Milford

Community · CT · Connecticut > Western Connecticut

BALANCED MARKET

\$482K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

349

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

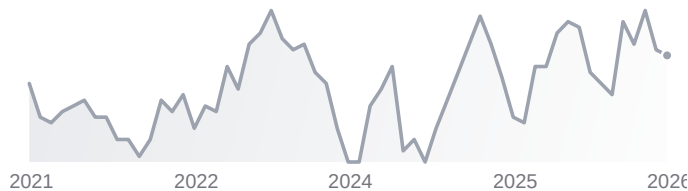
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

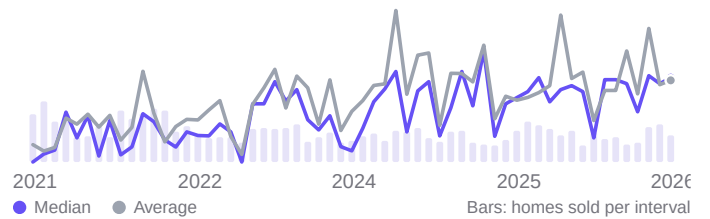
Market temperature (0–100)

58 / 100



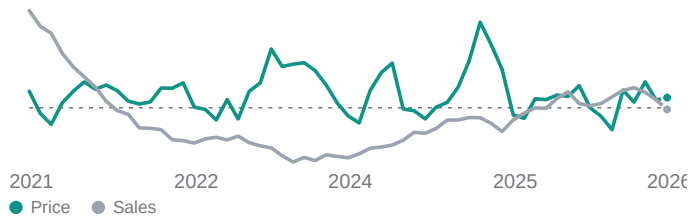
Sale prices

Median \$485K · Average \$478K



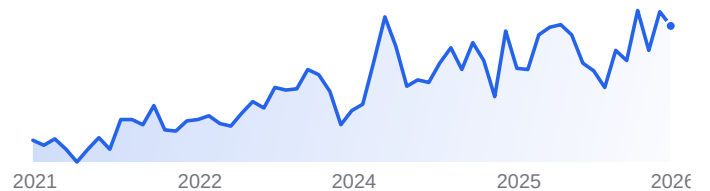
Growth (year over year)

Price +5.5% · Sales -0.9%



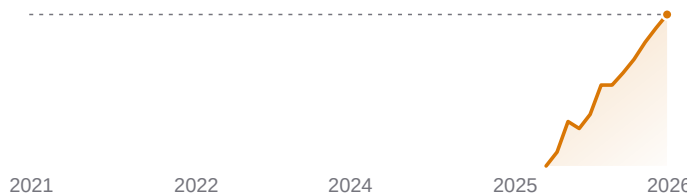
Price per square foot

\$290/ft²



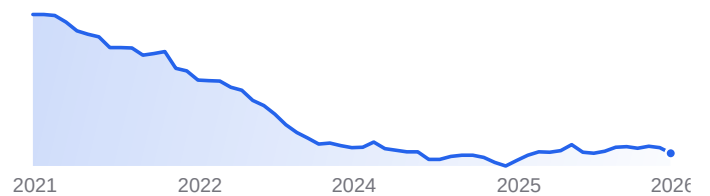
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

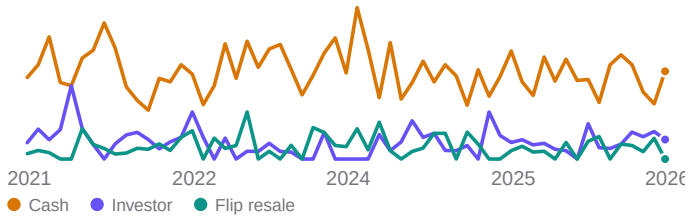
3.5%



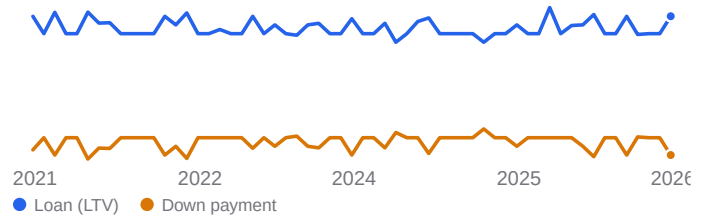
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 6.9% · Flip resale 0%

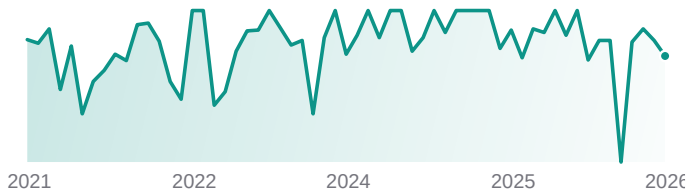


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



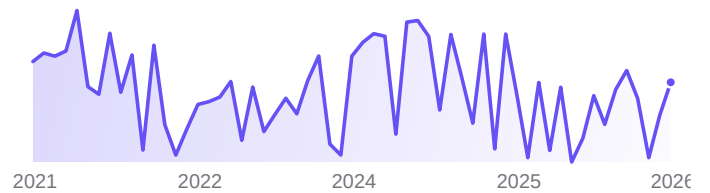
Sellers who sold at a gain

92%



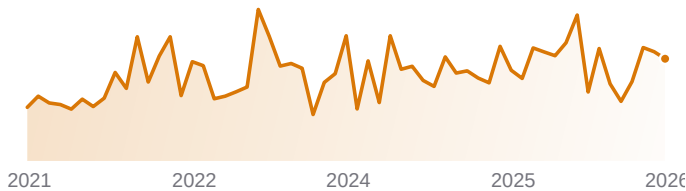
Typical hold before selling

13.1 yrs



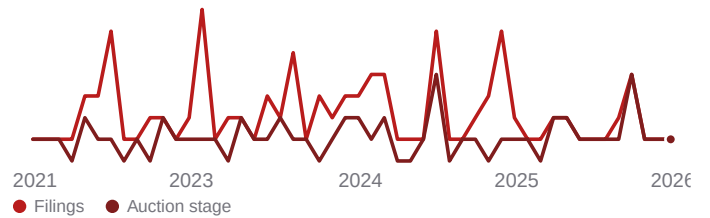
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,061
Median value (AVM)	\$485K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1977
Single family	75%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	75%
Company owned	11%
Median loan-to-value	45%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	7,956
Density	1,957 / mi²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	78
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	48°F
Annual precip	50 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.