

Wauregan

Community · CT · Connecticut > Northeastern Connecticut

\$355K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

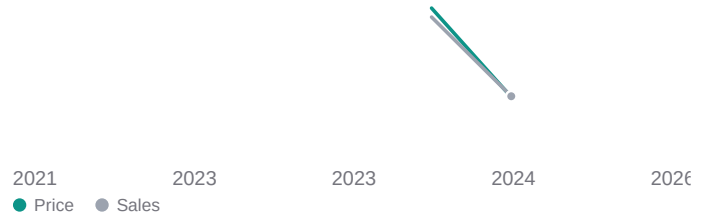
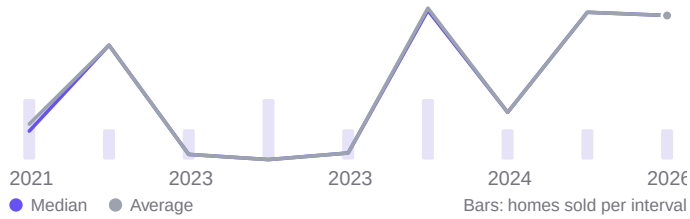
MARKET TRENDS (5 YEARS)

Sale prices

Median \$355K · Average \$355K

Growth (year over year)

Price +66.0% · Sales +66.7%

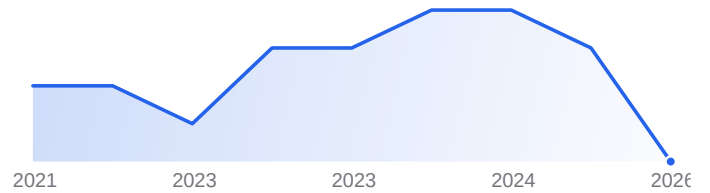


Price per square foot

\$156/ft²

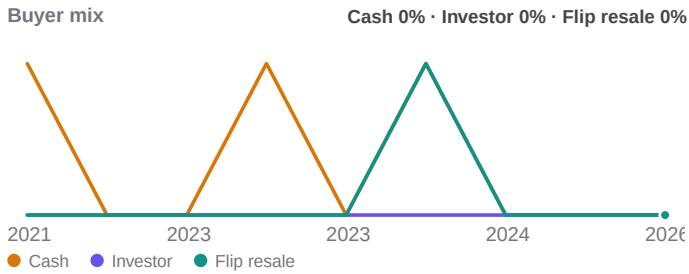
Annual turnover (share of homes sold)

2.6%

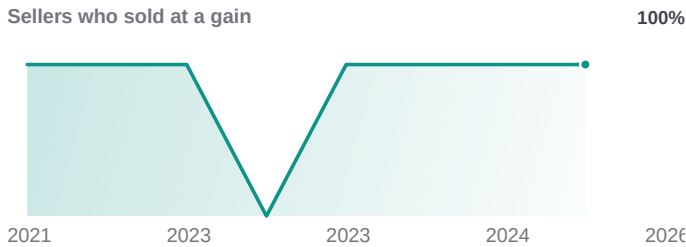


BUYERS & OUTCOMES

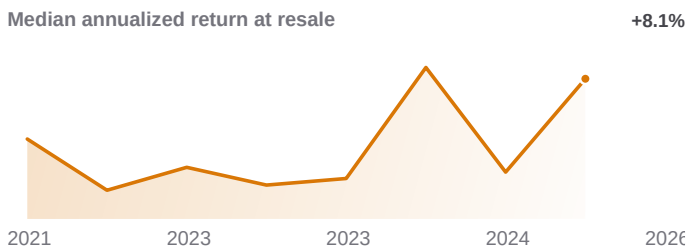
Buyer mix



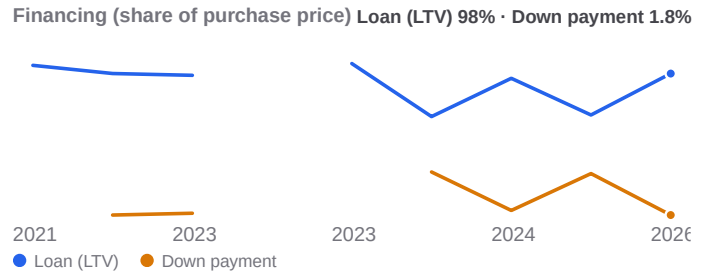
Sellers who sold at a gain



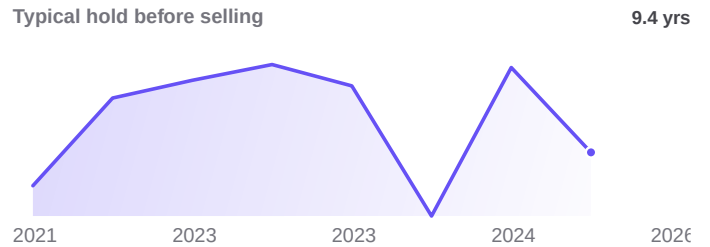
Median annualized return at resale



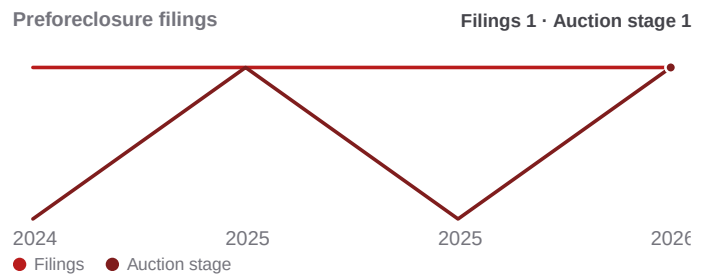
Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	38
Median value (AVM)	\$319K
Median size	1,643 ft²
Median bedrooms	3
Median year built	1987
Single family	37%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	0%
Owner occupied	47%
Company owned	0%
Median loan-to-value	62%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	1,566
Density	956 / mi²
Median household income	\$85K
Average household income	\$91K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	48°F
Annual precip	50 in
Sunshine	56%

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