

Capitol

County · CT · Connecticut

BALANCED MARKET

\$408K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

9,742

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



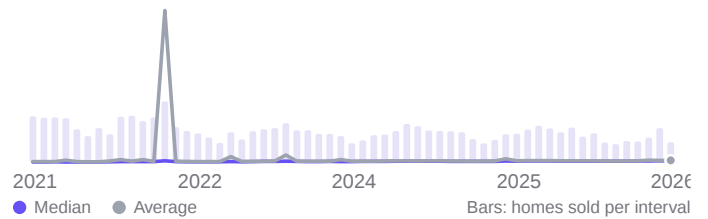
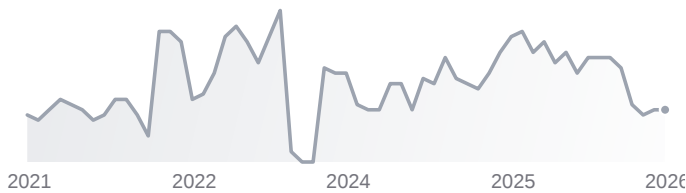
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$425K · Average \$478K

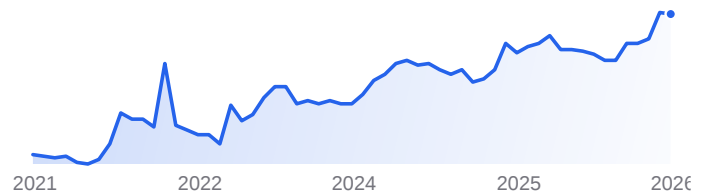
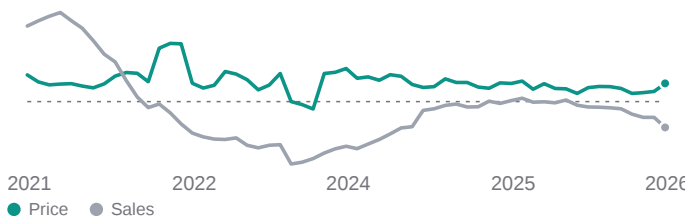


Growth (year over year)

Price +7.9% · Sales -11.1%

Price per square foot

\$265/ft²

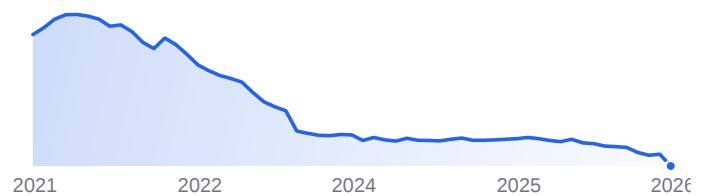
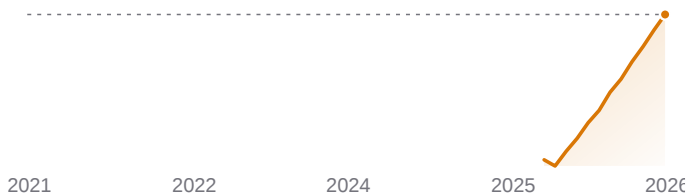


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

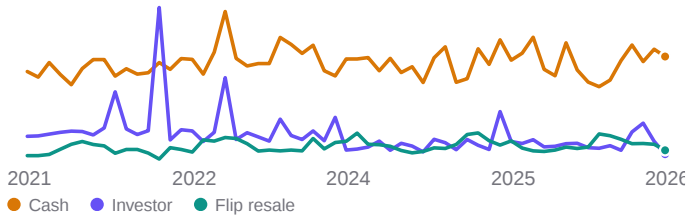
3.3%



BUYERS & OUTCOMES

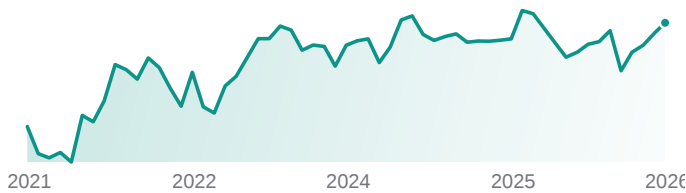
Buyer mix

Cash 28% · Investor 3.6% · Flip resale 4.5%



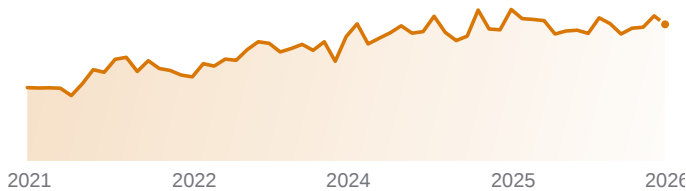
Sellers who sold at a gain

97%

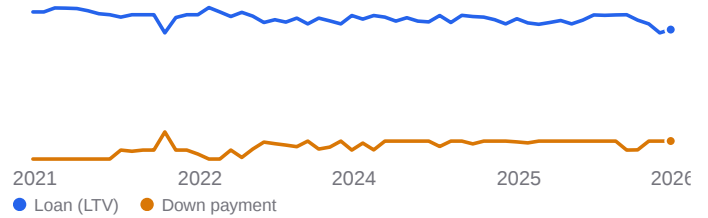


Median annualized return at resale

+5.2%

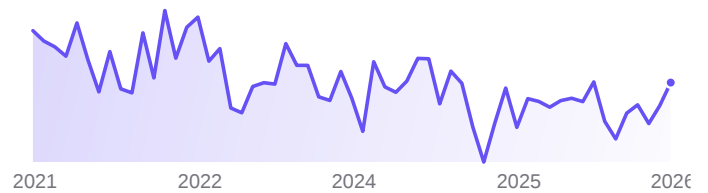


Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



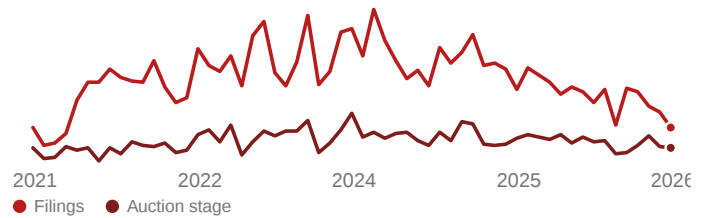
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 35 · Auction stage 18



HOUSING STOCK

Homes	299,328
Median value (AVM)	\$399K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1965
Single family	75%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	9.3%
Median loan-to-value	46%

Typical ownership tenure

17.4 yrs

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.