

Lower Connecticut River Valley

County · CT · Connecticut

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

2,021

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



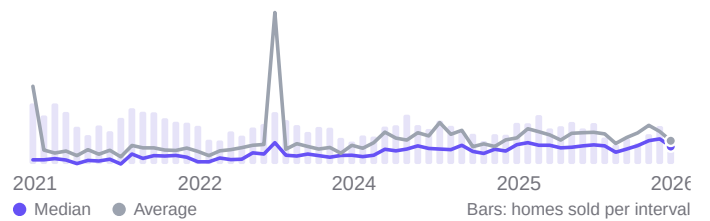
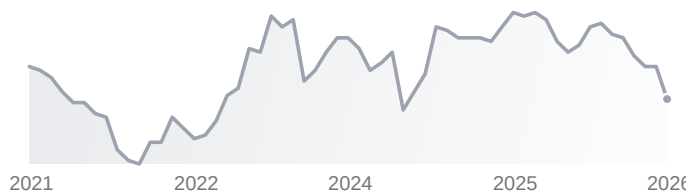
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$420K · Average \$466K

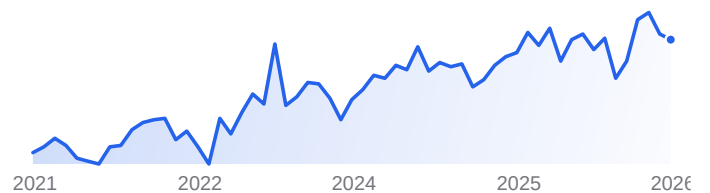
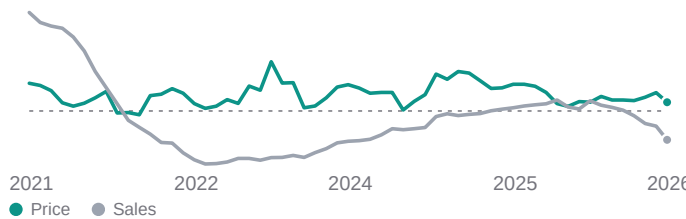


Growth (year over year)

Price +3.8% · Sales -12.9%

Price per square foot

\$269/ft²

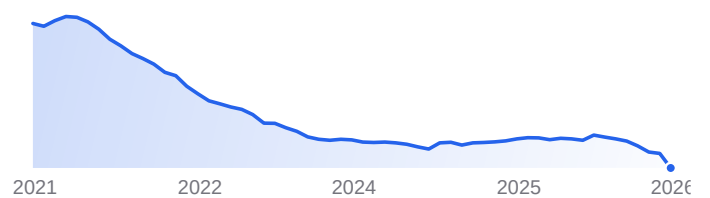
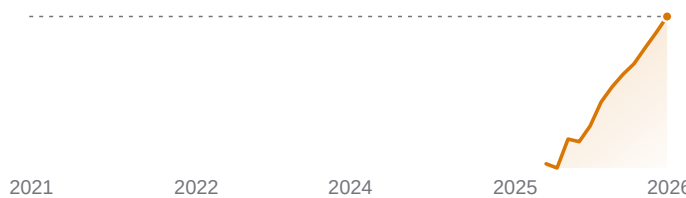


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

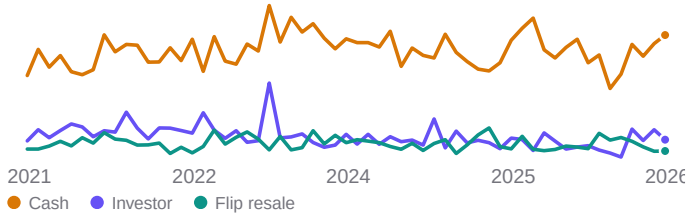
3.0%



BUYERS & OUTCOMES

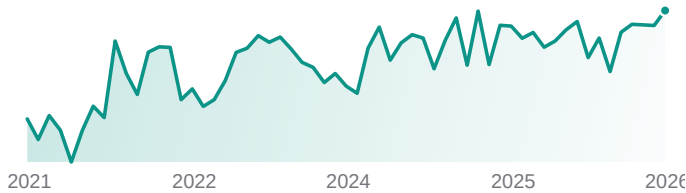
Buyer mix

Cash 37% · Investor 5.8% · Flip resale 2.5%



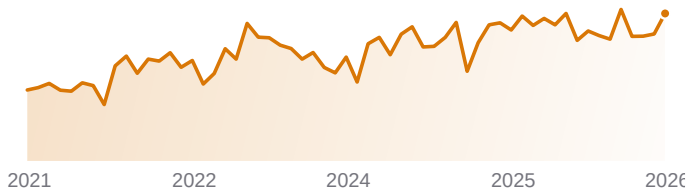
Sellers who sold at a gain

99%

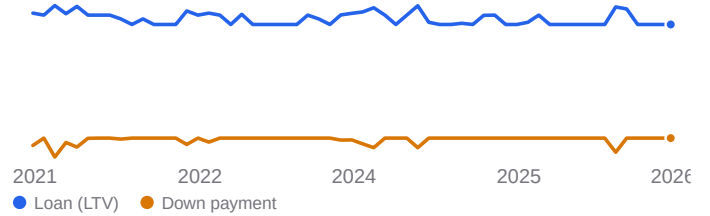


Median annualized return at resale

+6.3%

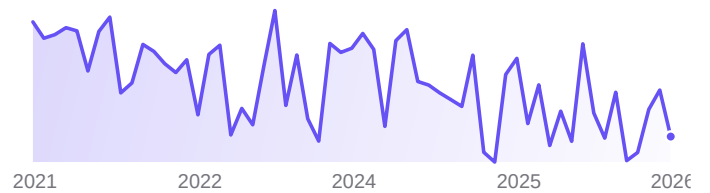


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



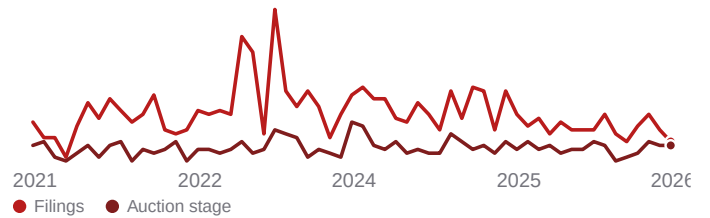
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	67,518
Median value (AVM)	\$500K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1972
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	79%
Company owned	7.4%
Median loan-to-value	42%

Typical ownership tenure

19.8 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.