

Northeastern Connecticut

County · CT · Connecticut

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

961

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



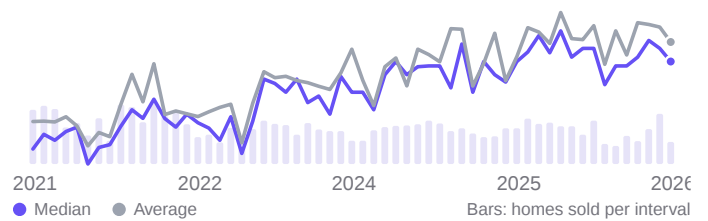
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$355K · Average \$377K

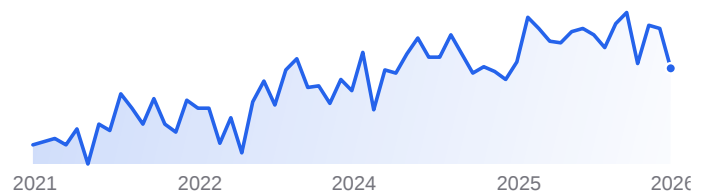
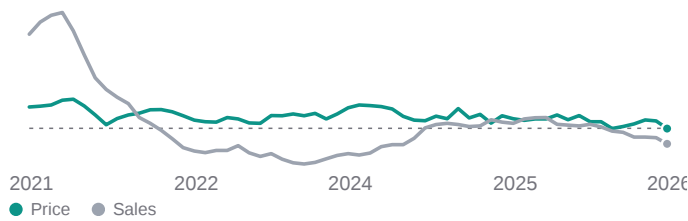


Growth (year over year)

Price -0.1% · Sales -11.2%

Price per square foot

\$223/ft²

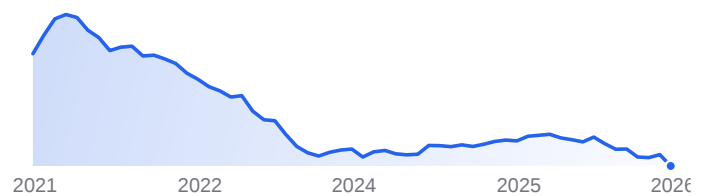
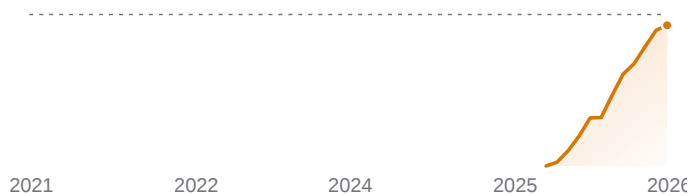


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

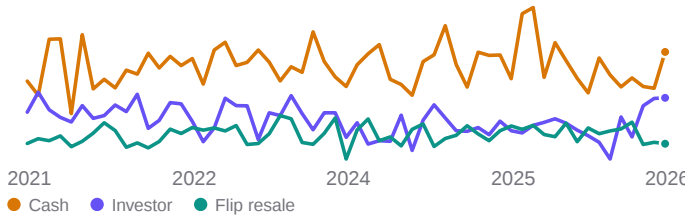
2.8%



BUYERS & OUTCOMES

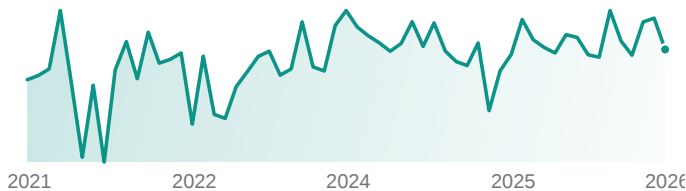
Buyer mix

Cash 25% · Investor 15% · Flip resale 3.6%



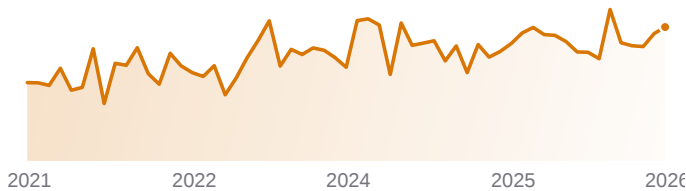
Sellers who sold at a gain

94%

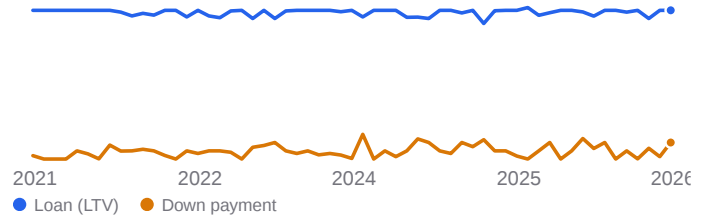


Median annualized return at resale

+6.7%

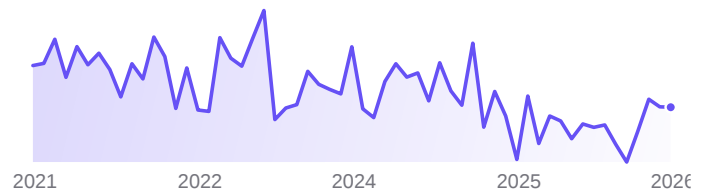


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



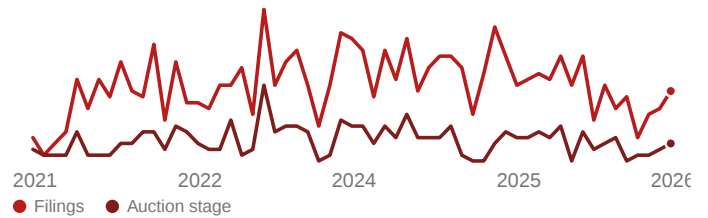
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 12 · Auction stage 3



HOUSING STOCK

Homes	34,479
Median value (AVM)	\$386K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1976
Single family	84%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	79%
Company owned	6.1%
Median loan-to-value	44%

Typical ownership tenure

20.2 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.