

Northwest Hills

County · CT · Connecticut

BALANCED MARKET

\$393K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

1,534

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



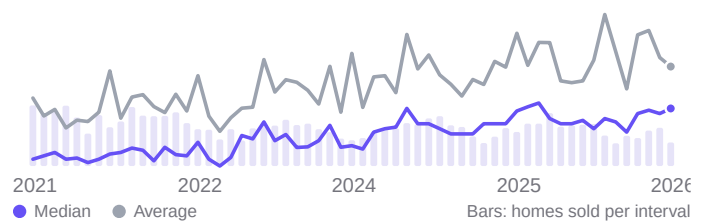
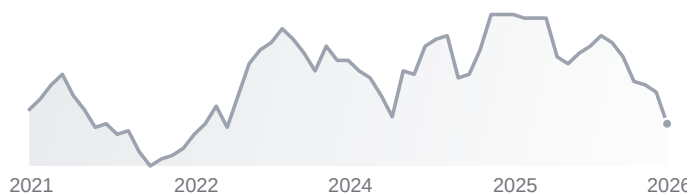
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$400K · Average \$524K

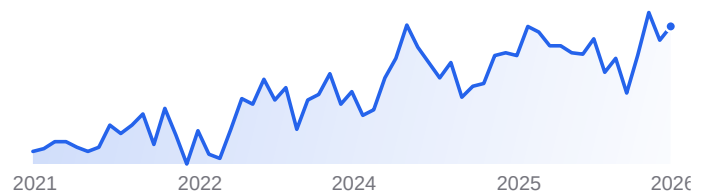
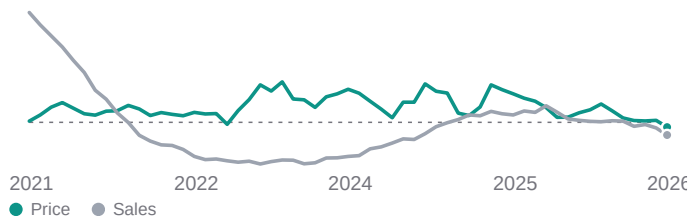


Growth (year over year)

Price -2.8% · Sales -7.2%

Price per square foot

\$250/ft²

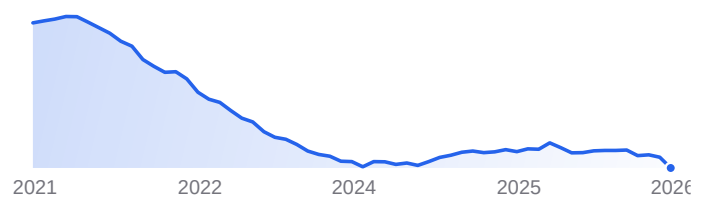
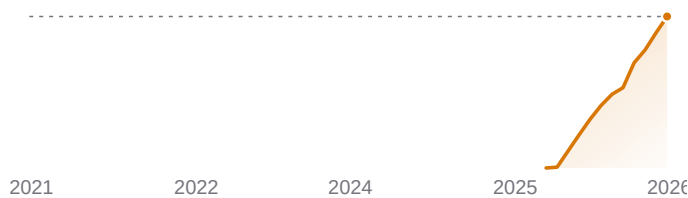


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

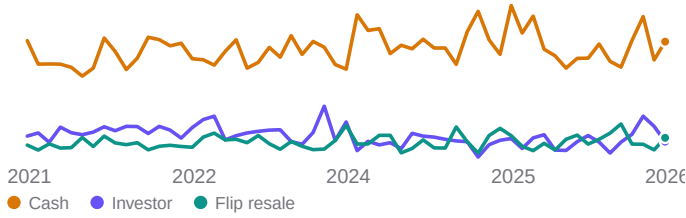
3.3%



BUYERS & OUTCOMES

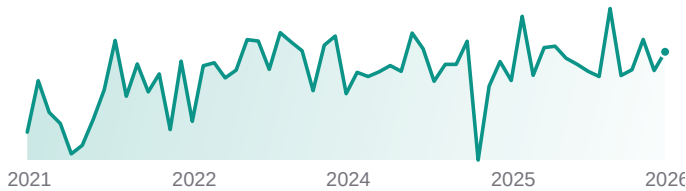
Buyer mix

Cash 35% · Investor 4.7% · Flip resale 5.9%



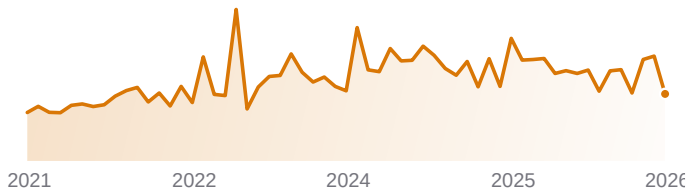
Sellers who sold at a gain

95%

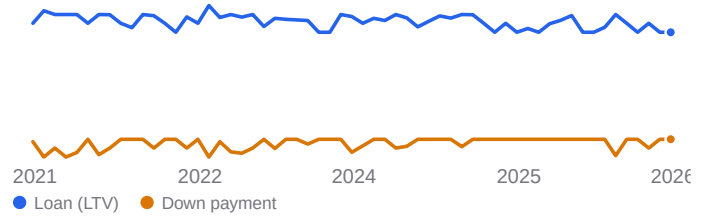


Median annualized return at resale

+4.4%

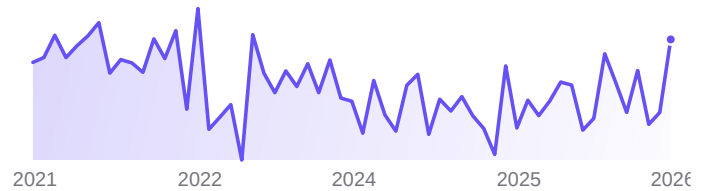


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



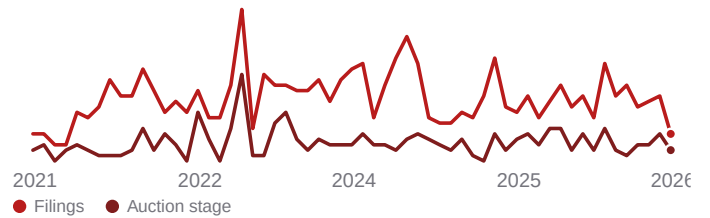
Typical hold before selling

14.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	46,404
Median value (AVM)	\$436K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1969
Single family	82%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	8.7%
Median loan-to-value	40%

Typical ownership tenure

19.7 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.