

South Central Connecticut

County · CT · Connecticut

BALANCED MARKET

\$438K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

5,431

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



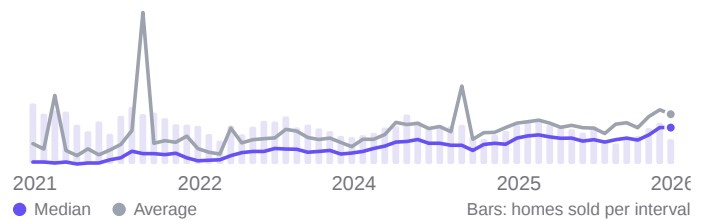
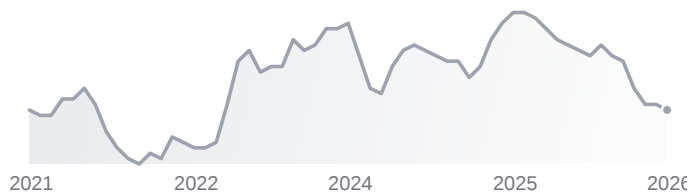
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$450K · Average \$514K

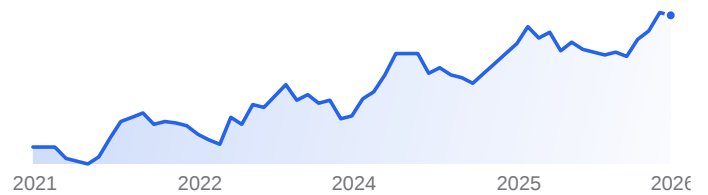
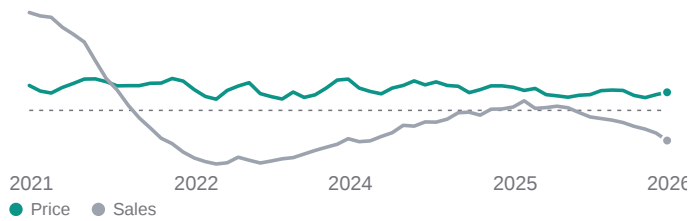


Growth (year over year)

Price +7.4% · Sales -12.4%

Price per square foot

\$286/ft²

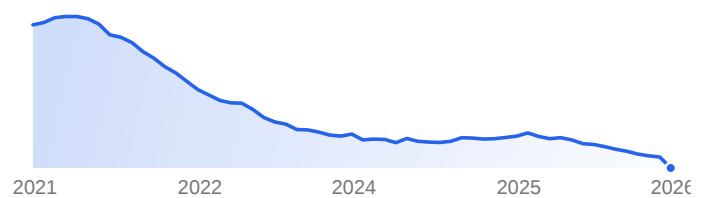
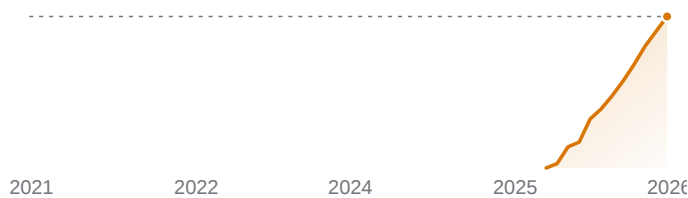


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

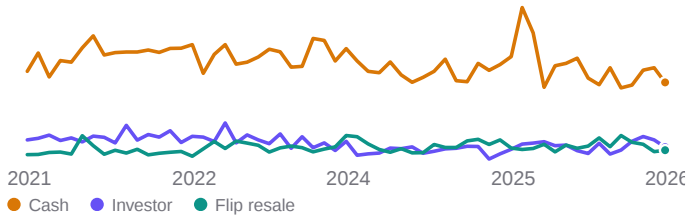
3.3%



BUYERS & OUTCOMES

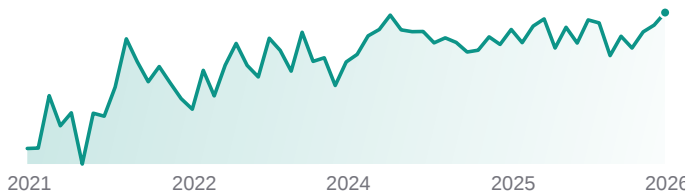
Buyer mix

Cash 24% · Investor 5.7% · Flip resale 4.8%



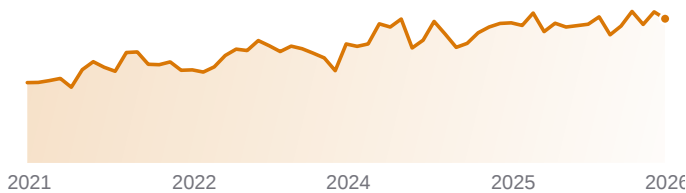
Sellers who sold at a gain

98%

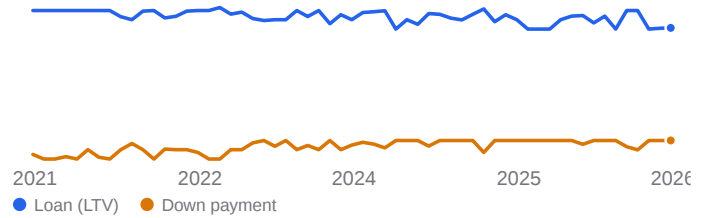


Median annualized return at resale

+5.8%

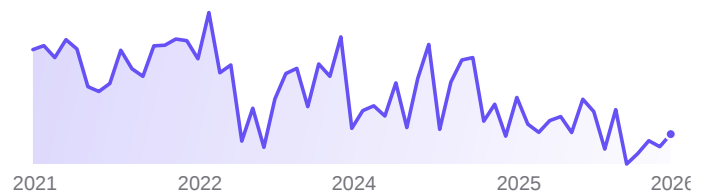


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



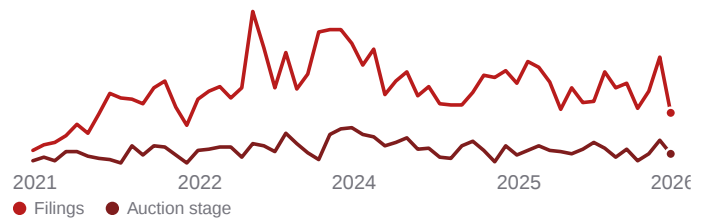
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 49 · Auction stage 13



HOUSING STOCK

Homes	165,975
Median value (AVM)	\$443K
Median size	1,516 ft²
Median bedrooms	3
Median year built	1960
Single family	74%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	10%
Median loan-to-value	44%

Typical ownership tenure

18.0 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.