

# Southeastern Connecticut

County · CT · Connecticut

SELLER'S MARKET

**\$404K**

MEDIAN SALE PRICE

**+10.1%**

1-YR CHANGE

**2,792**

SALES (12 MO)

**\$414K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



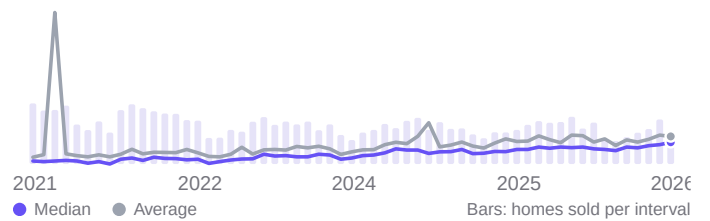
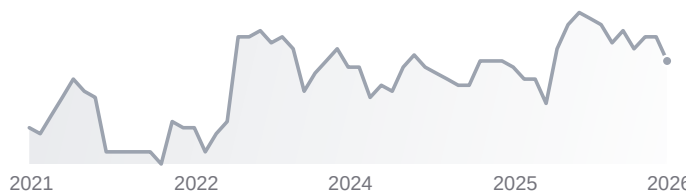
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$420K · Average \$468K

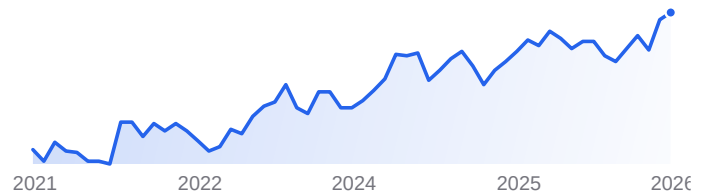
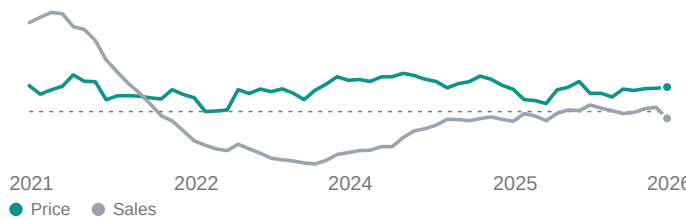


Growth (year over year)

Price +10.1% · Sales -2.8%

Price per square foot

\$274/ft²

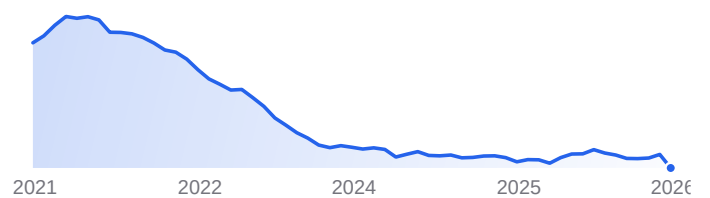
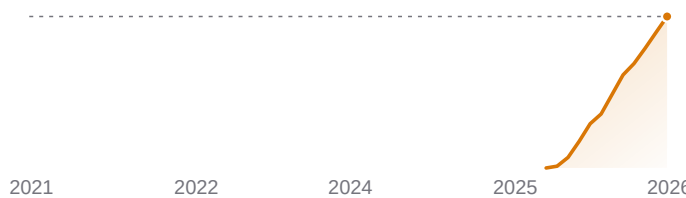


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

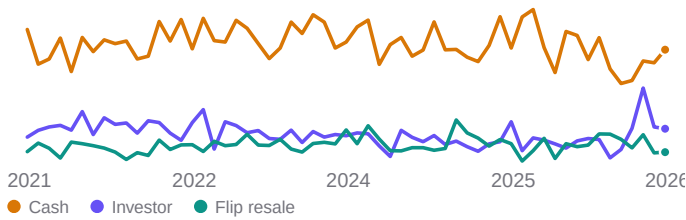
3.0%



## BUYERS & OUTCOMES

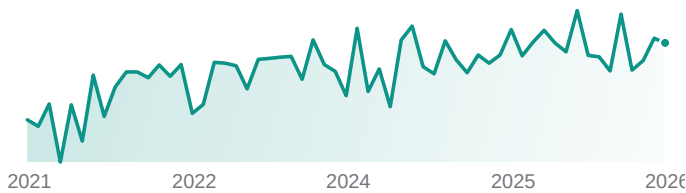
### Buyer mix

Cash 26% · Investor 9.0% · Flip resale 3.8%



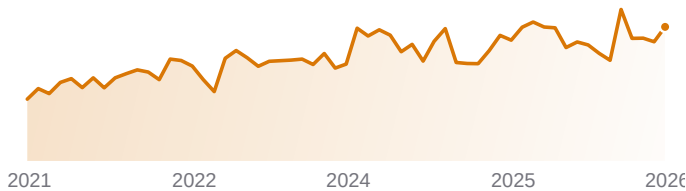
### Sellers who sold at a gain

96%

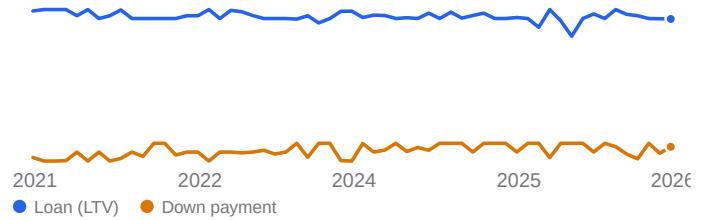


### Median annualized return at resale

+6.5%

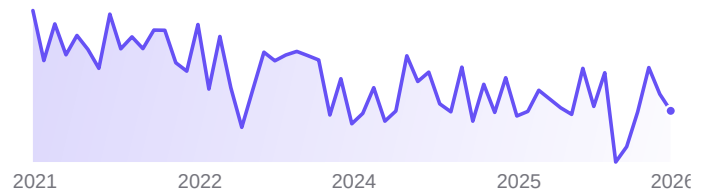


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 18%



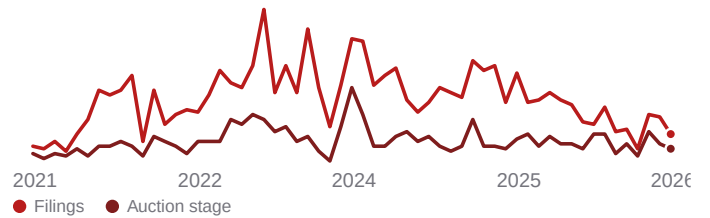
### Typical hold before selling

9.0 yrs



### Preforeclosure filings

Filings 11 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 91,660    |
| Median value (AVM) | \$414K    |
| Median size        | 1,508 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 79%       |
| Condos             | 8.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 60%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 79%  |
| Company owned                 | 6.9% |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**20.0 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.