

Western Connecticut

County · CT · Connecticut

BALANCED MARKET

\$859K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

6,235

SALES (12 MO)

\$806K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



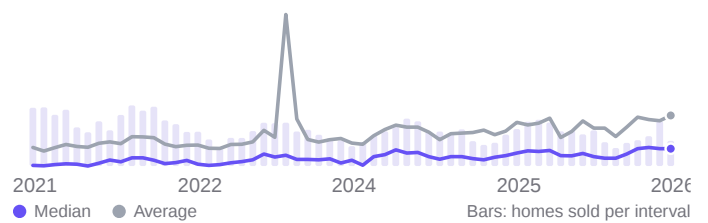
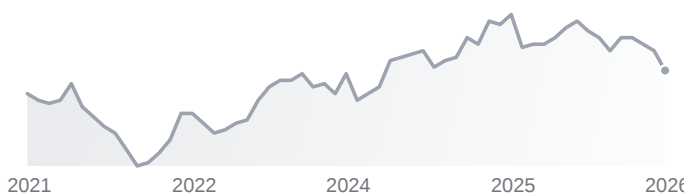
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$850K · Average \$1.5M

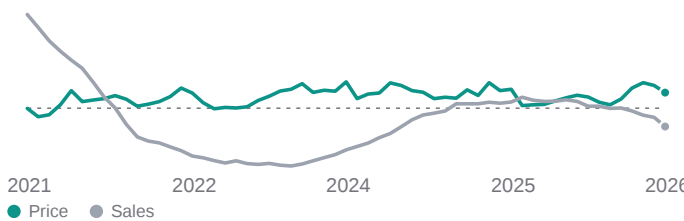


Growth (year over year)

Price +8.3% · Sales -9.7%

Price per square foot

\$444/ft²

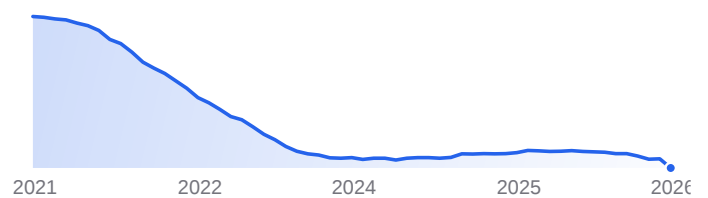
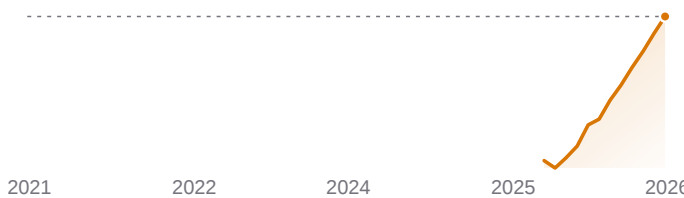


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

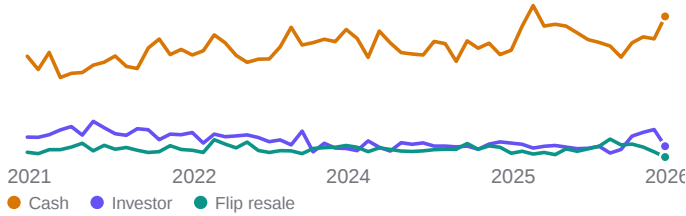
3.3%



BUYERS & OUTCOMES

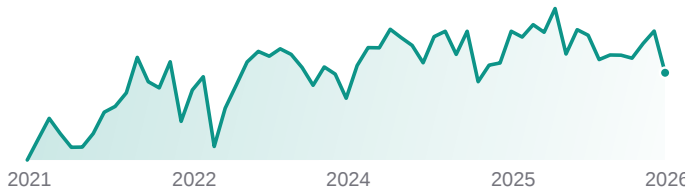
Buyer mix

Cash 41% · Investor 4.3% · Flip resale 1.2%



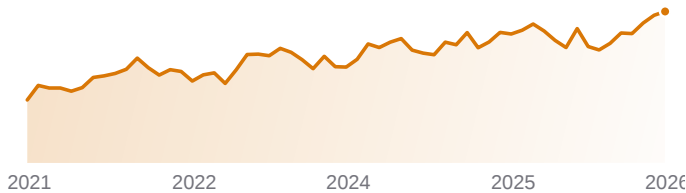
Sellers who sold at a gain

93%

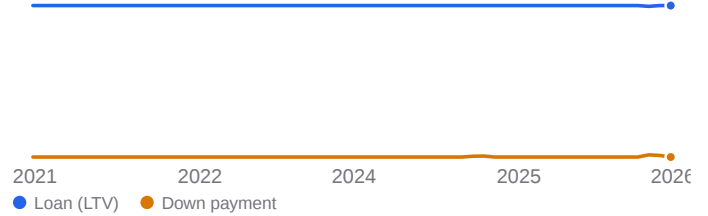


Median annualized return at resale

+5.6%

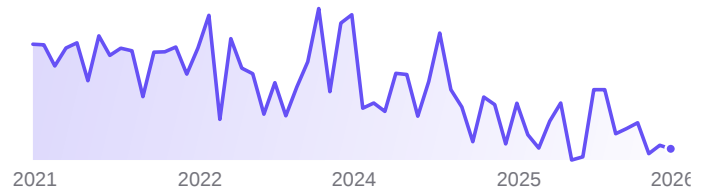


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



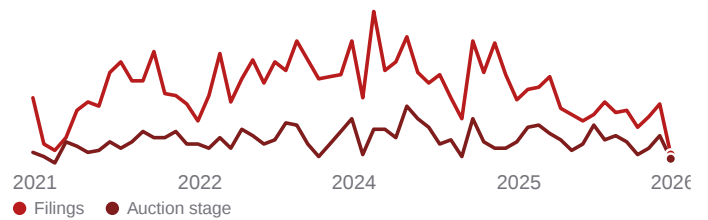
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	187,418
Median value (AVM)	\$806K
Median size	1,967 ft²
Median bedrooms	3
Median year built	1967
Single family	72%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	78%
Company owned	10.0%
Median loan-to-value	43%

Typical ownership tenure

16.3 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.