

Broad Brook 06016

ZIP code · CT · Connecticut > Capitol > Broad Brook

SELLER'S MARKET

\$336K

MEDIAN SALE PRICE

+9.1%

1-YR CHANGE

66

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

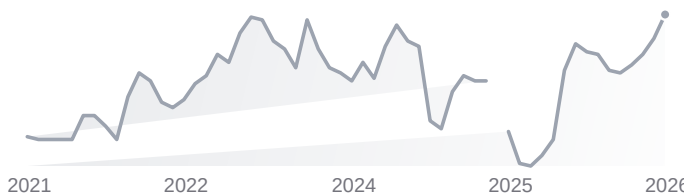
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

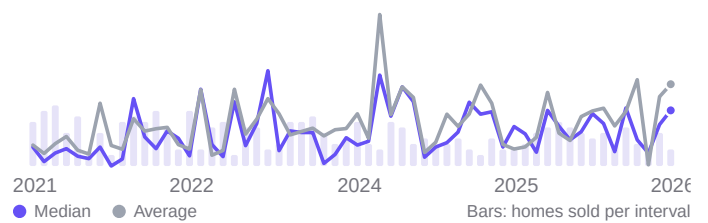
Market temperature (0–100)

73 / 100



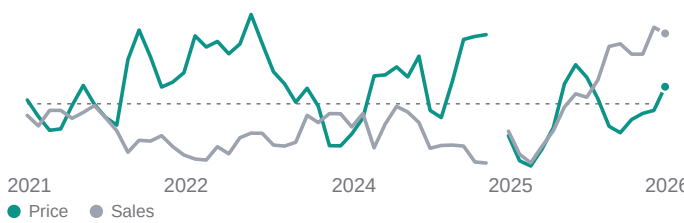
Sale prices

Median \$400K · Average \$489K



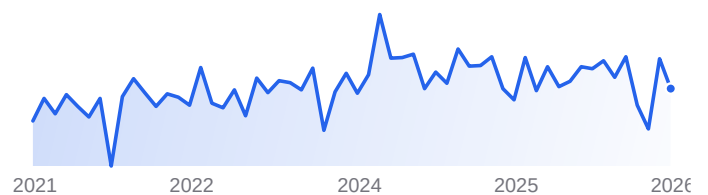
Growth (year over year)

Price +9.1% · Sales +37.5%



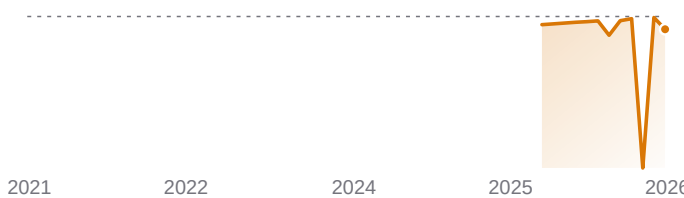
Price per square foot

\$196/ft²



Sale premium vs estimated value

-6.0%



Annual turnover (share of homes sold)

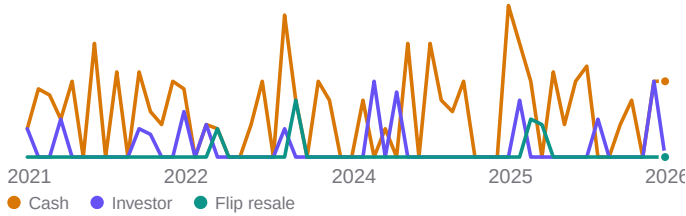
3.3%



BUYERS & OUTCOMES

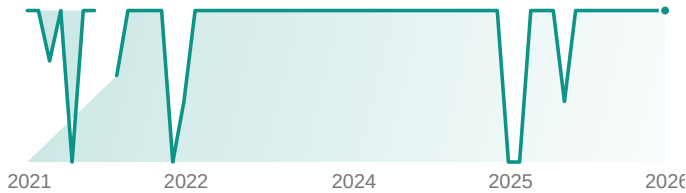
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



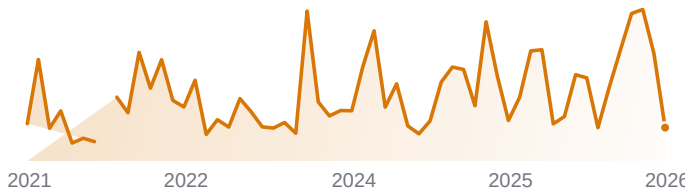
Sellers who sold at a gain

100%

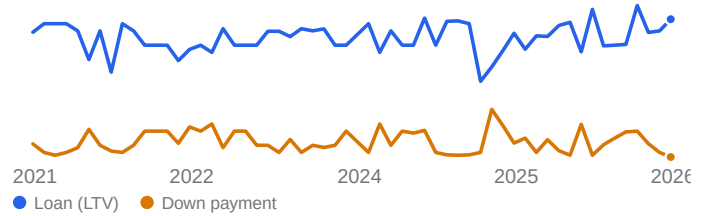


Median annualized return at resale

+2.3%

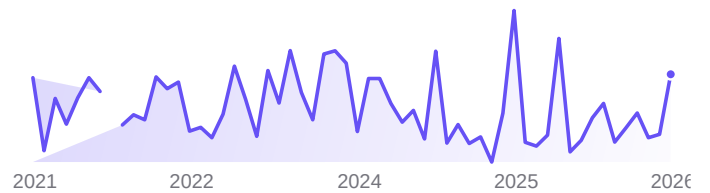


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



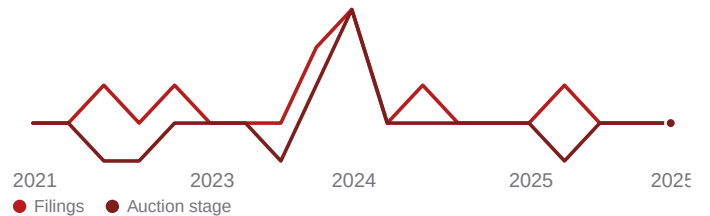
Typical hold before selling

17.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,982
Median value (AVM)	\$409K
Median size	1,716 ft²
Median bedrooms	3
Median year built	1983
Single family	77%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	3.7%
Median loan-to-value	49%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	6,096
Density	407 / mi ²
Median household income	\$105K
Average household income	\$120K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	7.6%
Unemployment	1.0%
Average temp	49°F
Annual precip	47 in
Sunshine	56%

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.