

Canaan 06018

ZIP code · CT · Connecticut > Northwest Hills > Canaan

SELLER'S MARKET

\$367K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

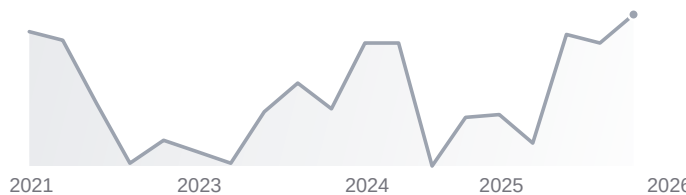
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

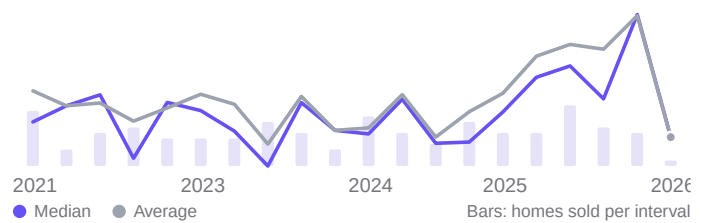
Market temperature (0–100)

76 / 100



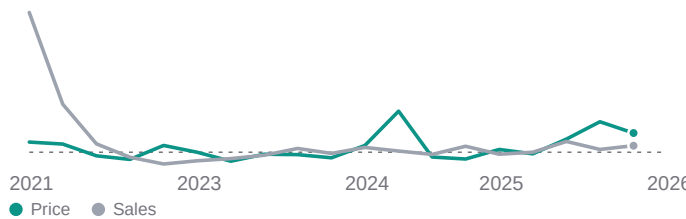
Sale prices

Median \$190K · Average \$190K



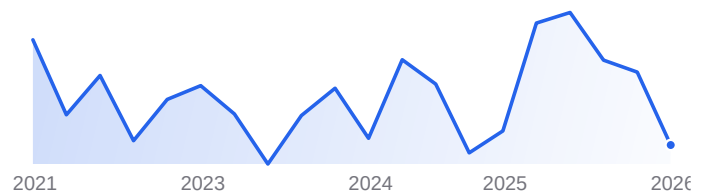
Growth (year over year)

Price +73.4% · Sales +25.0%



Price per square foot

\$112/ft²



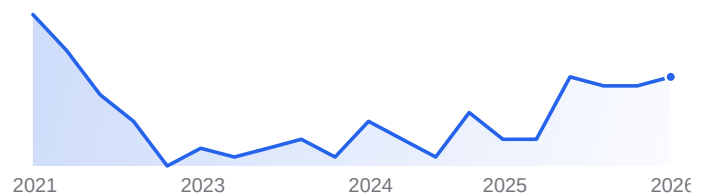
Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

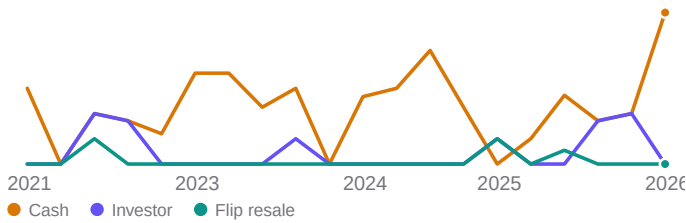
2.9%



BUYERS & OUTCOMES

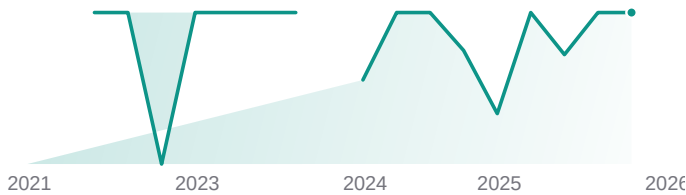
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



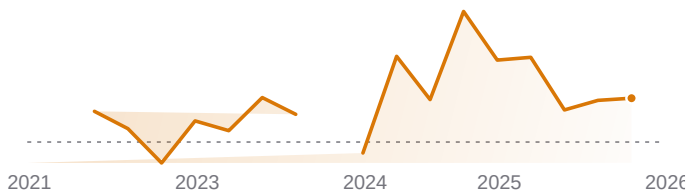
Sellers who sold at a gain

100%

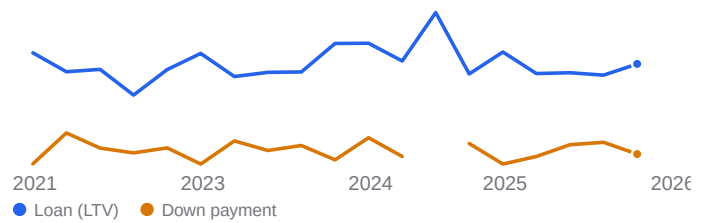


Median annualized return at resale

+3.8%

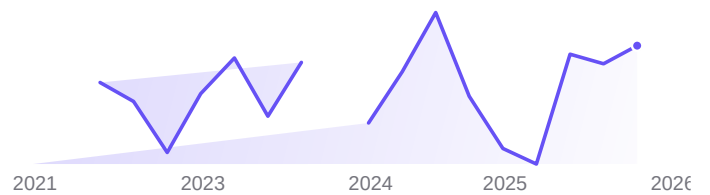


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



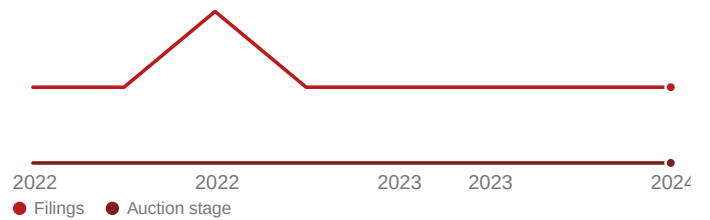
Typical hold before selling

22.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,069
Median value (AVM)	\$286K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1949
Single family	86%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	3.7%
Owner occupied	45%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

24.9 yrs

COMMUNITY

Population	2,396
Density	168 / mi ²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	55
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	26.0%
Unemployment	0.9%
Average temp	46°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.