

Canton 06019

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$514K

MEDIAN SALE PRICE

+30.7%

1-YR CHANGE

131

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



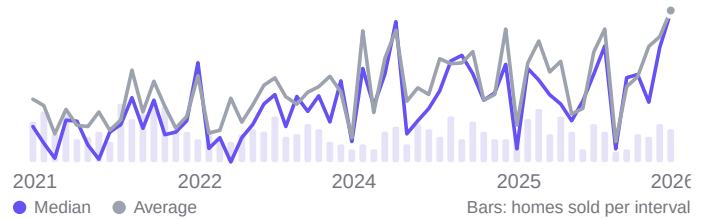
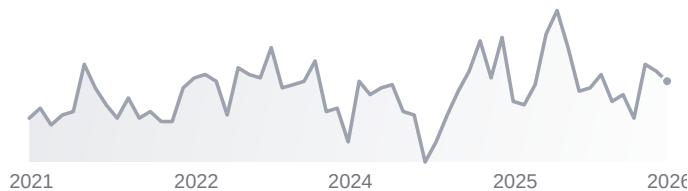
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$625K · Average \$630K

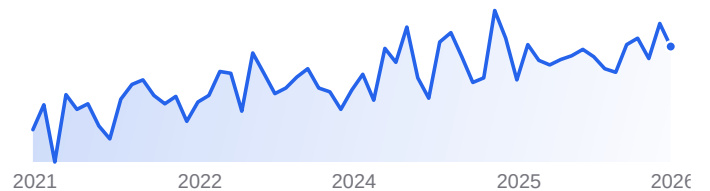
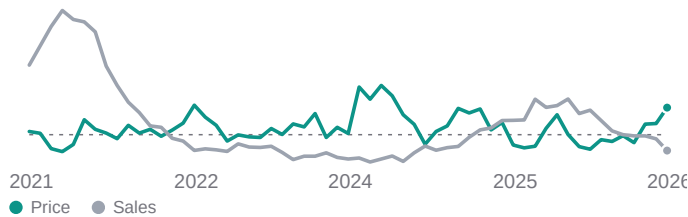


Growth (year over year)

Price +30.7% · Sales -18.1%

Price per square foot

\$246/ft²

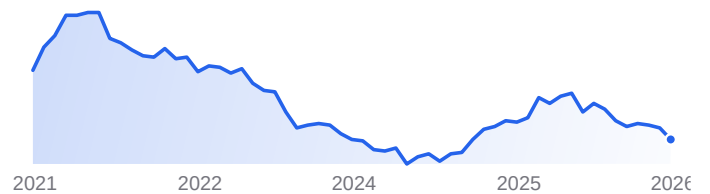
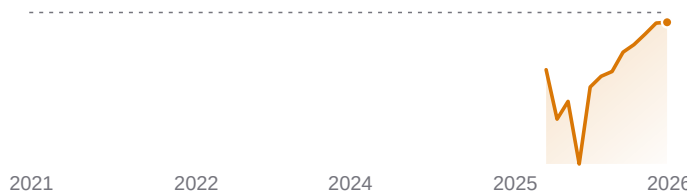


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

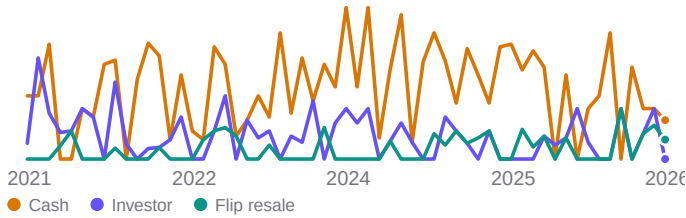
3.4%



BUYERS & OUTCOMES

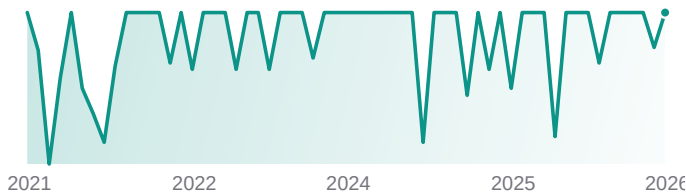
Buyer mix

Cash 15% · Investor 0% · Flip resale 7.7%



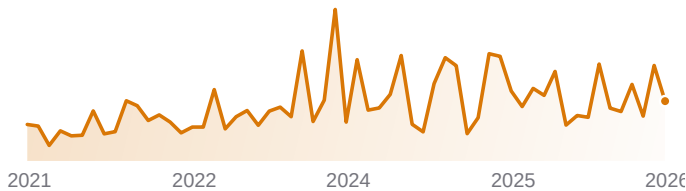
Sellers who sold at a gain

100%

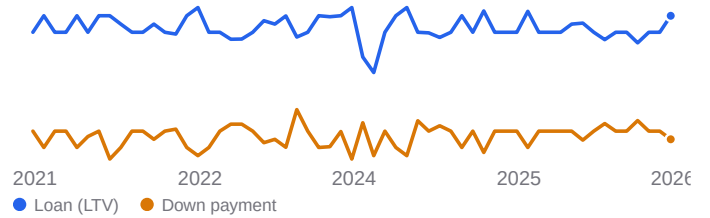


Median annualized return at resale

+4.2%

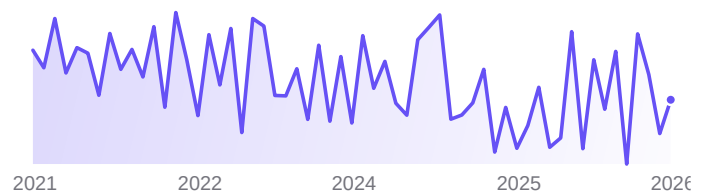


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



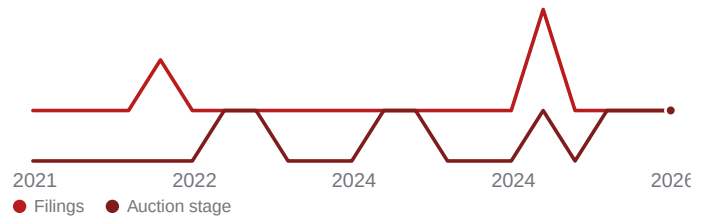
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,808
Median value (AVM)	\$470K
Median size	1,950 ft²
Median bedrooms	3
Median year built	1974
Single family	76%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	86%
Company owned	4.9%
Median loan-to-value	45%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	10,125
Density	398 / mi ²
Median household income	\$103K
Average household income	\$144K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	4.2%
Unemployment	1.0%
Average temp	47°F
Annual precip	52 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.