

East Berlin 06023

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$680K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



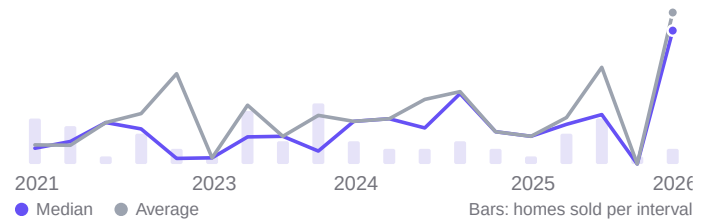
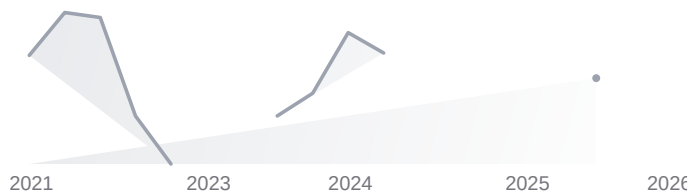
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$680K · Average \$745K



Growth (year over year)

Price -21.3% · Sales +30.0%

Price per square foot

\$283/ft²

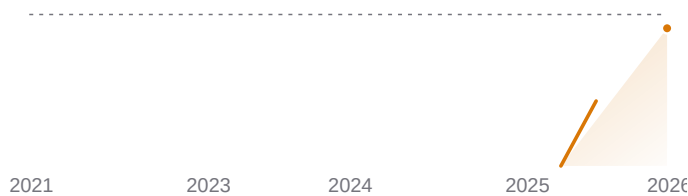


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

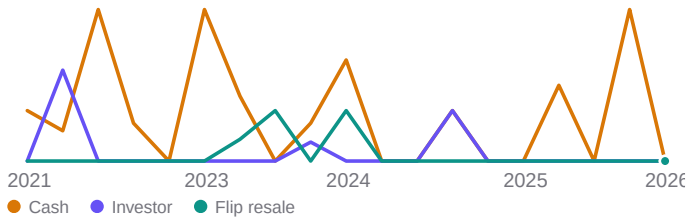
2.8%



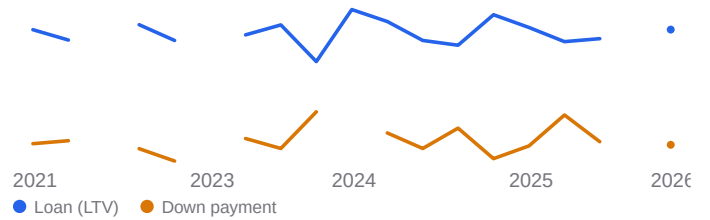
BUYERS & OUTCOMES

Buyer mix

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

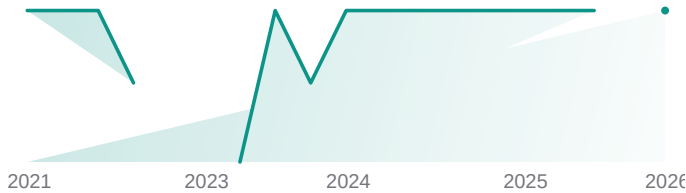


Financing (share of purchase price) Loan (LTV) 87% · Down payment 12%



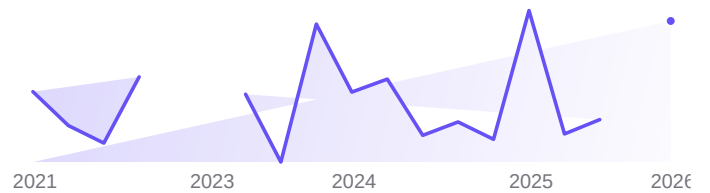
Sellers who sold at a gain

100%



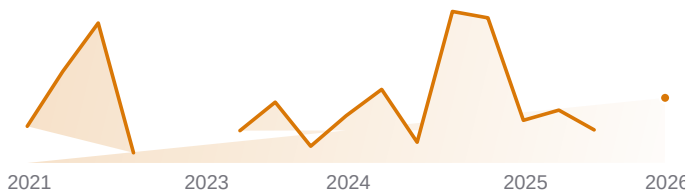
Typical hold before selling

31.0 yrs



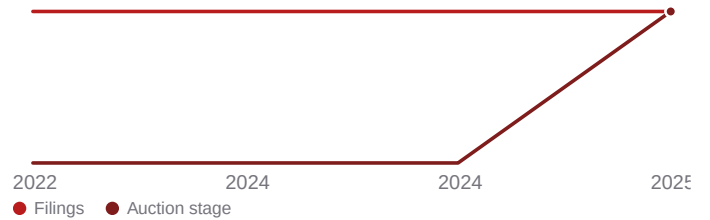
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	466
Median value (AVM)	\$405K
Median size	1,753 ft²
Median bedrooms	3
Median year built	1979
Single family	75%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	5.6%
Median loan-to-value	44%

Typical ownership tenure

22.3 yrs

COMMUNITY

Population	1,189
Density	1,203 / mi²
Median household income	\$94K
Average household income	\$133K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	63
Homes occupied	99%
Bachelor's or higher	21%
Poverty rate	1.9%
Unemployment	0.9%
Average temp	50°F
Annual precip	51 in
Sunshine	56%

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