

East Canaan 06024

ZIP code · CT · Connecticut > Northwest Hills

\$355K

MEDIAN SALE PRICE

+136.7%

1-YR CHANGE

5

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

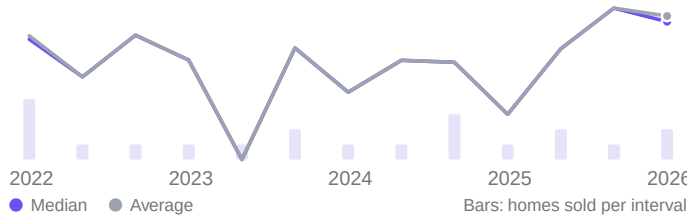
MARKET TRENDS (5 YEARS)

Sale prices

Median \$355K · Average \$368K

Growth (year over year)

Price +136.7% · Sales +0.0%

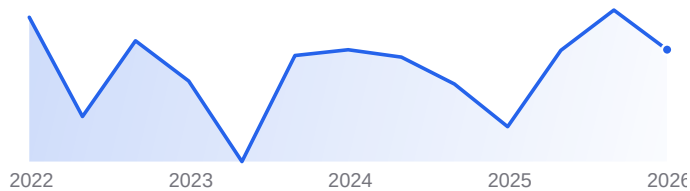


Price per square foot

\$197/ft²

Sale premium vs estimated value

+1.4%



Annual turnover (share of homes sold)

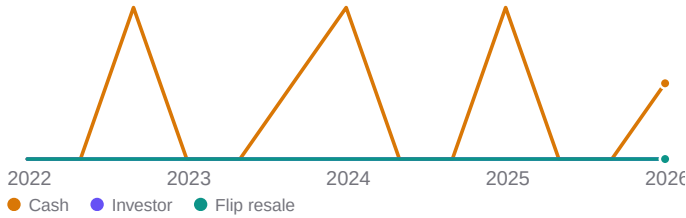
2.6%



BUYERS & OUTCOMES

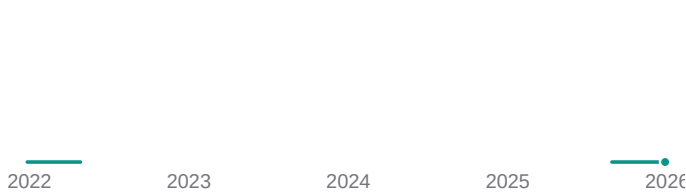
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



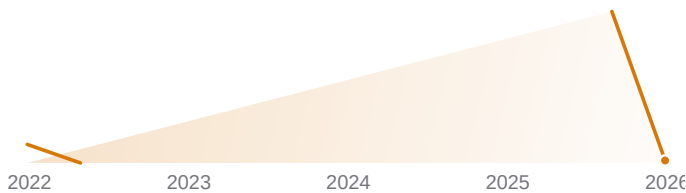
Sellers who sold at a gain

100%

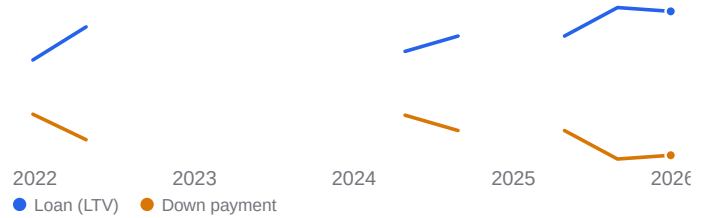


Median annualized return at resale

+2.2%

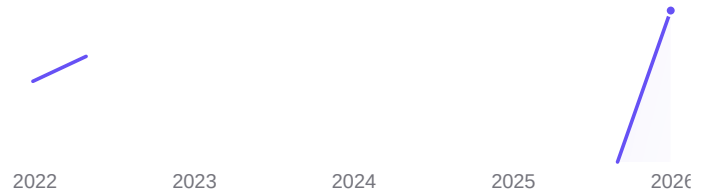


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.2%



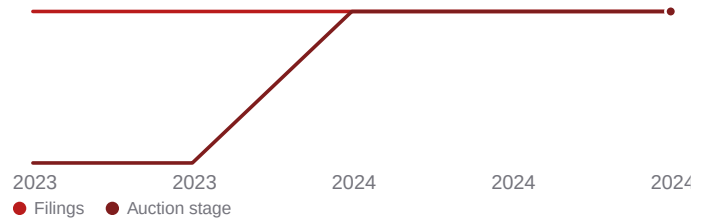
Typical hold before selling

22.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	191
Median value (AVM)	\$299K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1955
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.8%
Owner occupied	54%
Company owned	7.9%
Median loan-to-value	52%
Typical ownership tenure	26.2 yrs

COMMUNITY

Population	570
Density	113 / mi²
Median household income	\$66K
Average household income	\$96K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	56
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	27.4%
Unemployment	0.8%
Average temp	46°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.