

Falls Village 06031

ZIP code · CT · Connecticut > Northwest Hills > Falls Village

SELLER'S MARKET

\$502K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

18

SALES (12 MO)

\$585K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



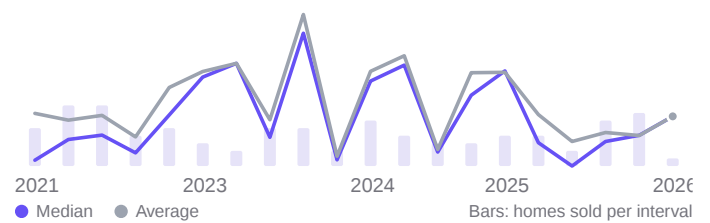
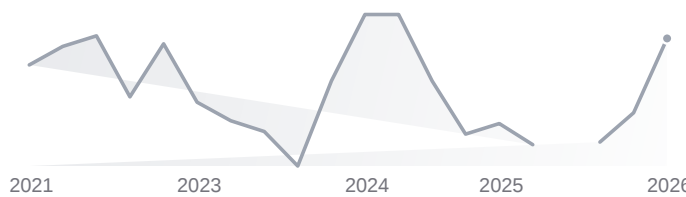
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$605K · Average \$605K

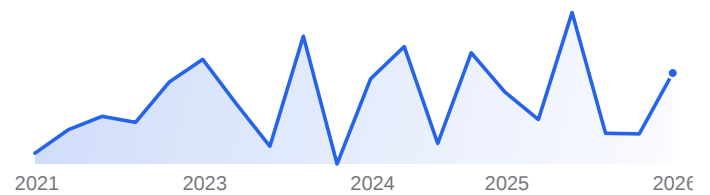
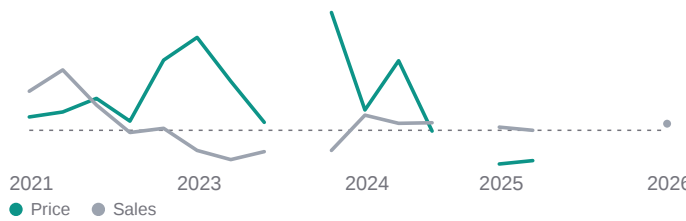


Growth (year over year)

Price +14.0% · Sales +12.5%

Price per square foot

\$353/ft²

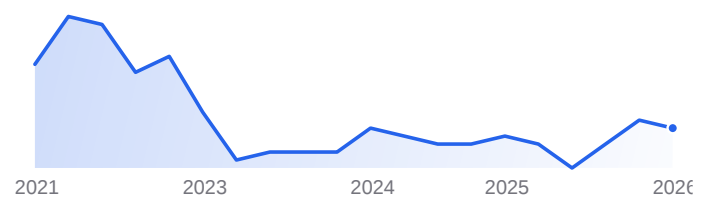


Sale premium vs estimated value

+3.4%

Annual turnover (share of homes sold)

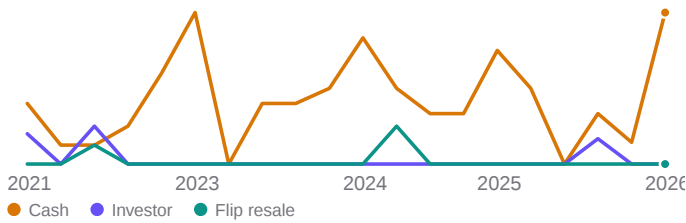
3.1%



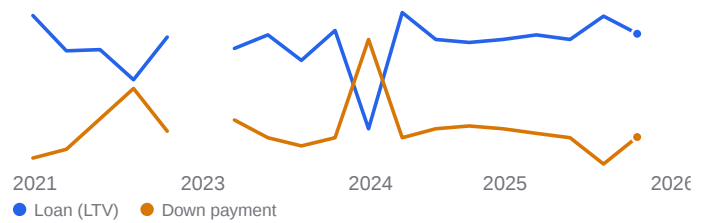
BUYERS & OUTCOMES

Buyer mix

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

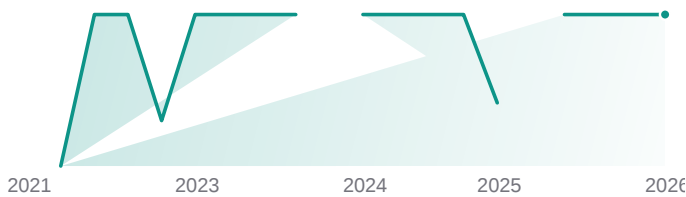


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



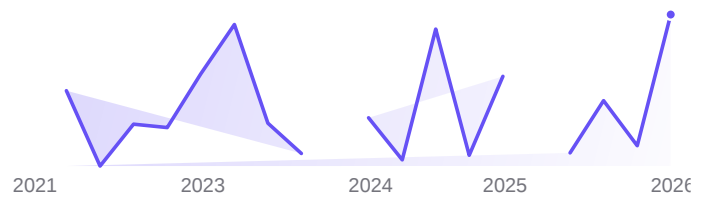
Sellers who sold at a gain

100%



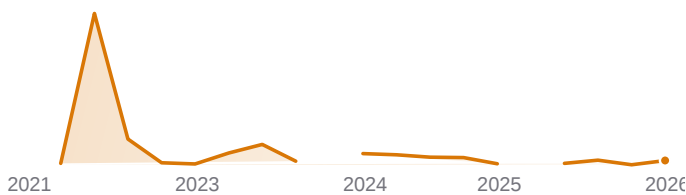
Typical hold before selling

27.7 yrs



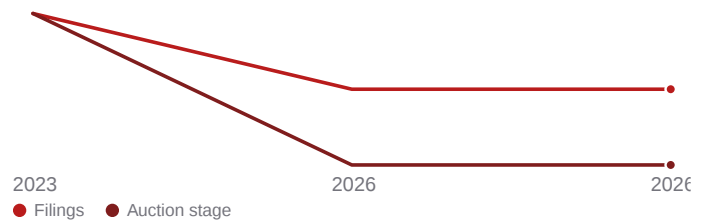
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	583
Median value (AVM)	\$585K
Median size	1,750 ft²
Median bedrooms	3
Median year built	1959
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.2%
Owner occupied	62%
Company owned	8.7%
Median loan-to-value	32%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	1,228
Density	34 / mi²
Median household income	\$96K
Average household income	\$136K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	63
Homes occupied	76%
Bachelor's or higher	34%
Poverty rate	16.1%
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.