

Farmington 06032

ZIP code · CT · Connecticut > Capitol

BUYER'S MARKET

\$447K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

205

SALES (12 MO)

\$525K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



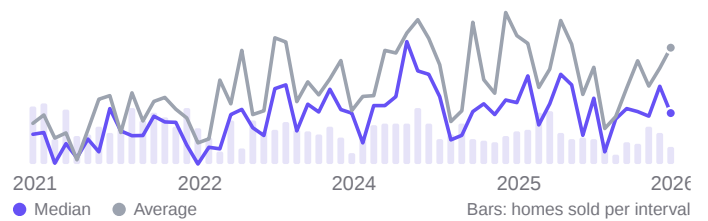
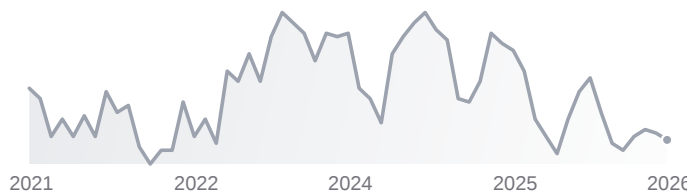
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$420K · Average \$640K

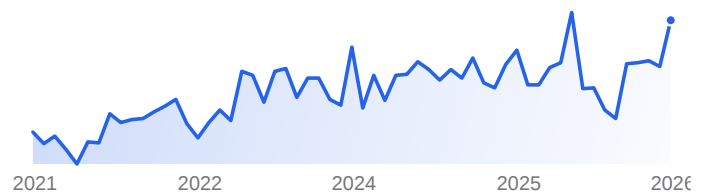
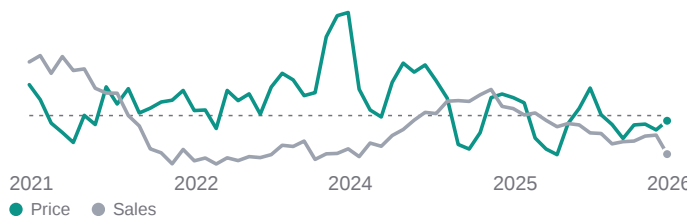


Growth (year over year)

Price -2.9% · Sales -21.8%

Price per square foot

\$307/ft²



Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

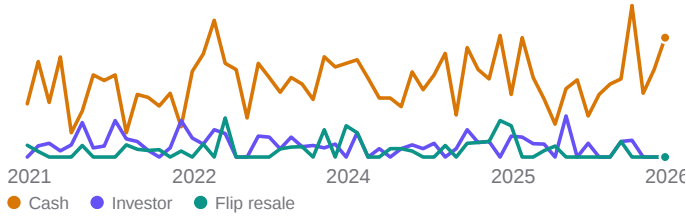
3.0%



BUYERS & OUTCOMES

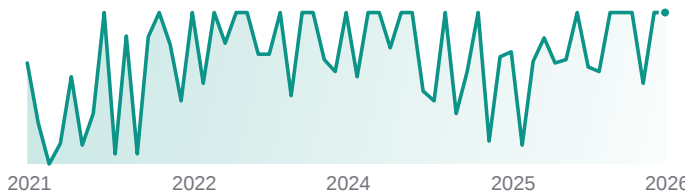
Buyer mix

Cash 55% · Investor 0% · Flip resale 0%



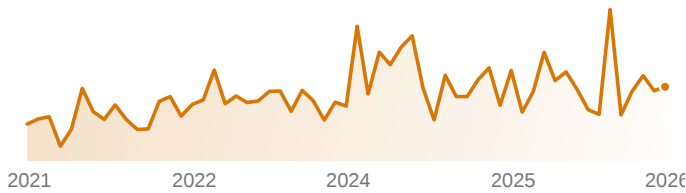
Sellers who sold at a gain

100%

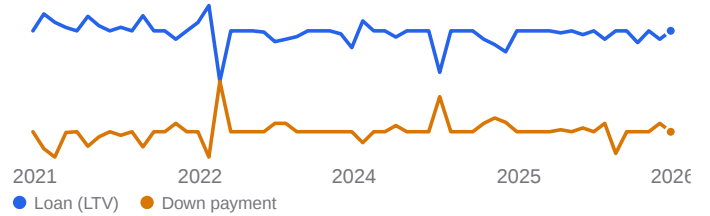


Median annualized return at resale

+4.4%

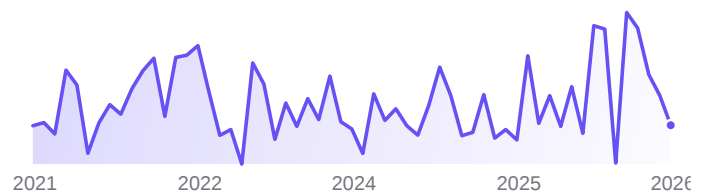


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



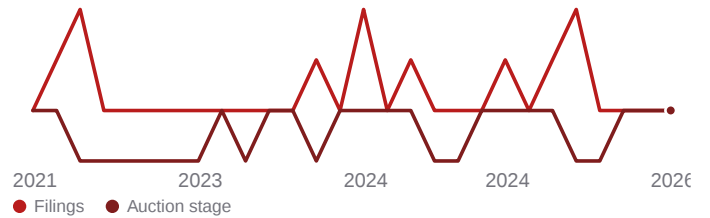
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,916
Median value (AVM)	\$525K
Median size	1,876 ft²
Median bedrooms	3
Median year built	1979
Single family	65%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	8.7%
Median loan-to-value	45%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	18,852
Density	801 / mi²
Median household income	\$117K
Average household income	\$150K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	5.9%
Unemployment	1.0%
Average temp	49°F
Annual precip	53 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.