

Granby 06035

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

105

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



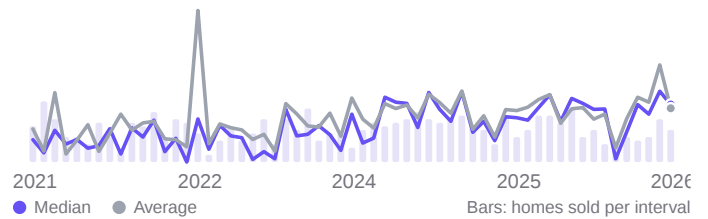
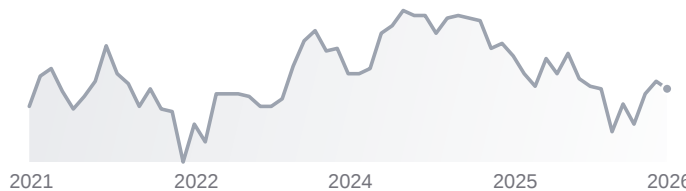
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$470K · Average \$455K

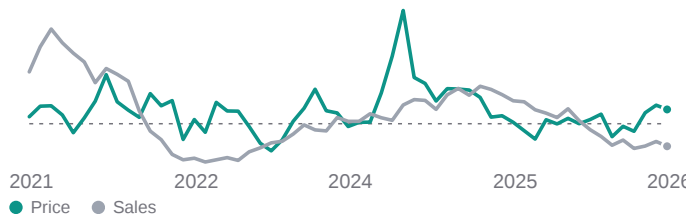


Growth (year over year)

Price +11.5% · Sales -18.0%

Price per square foot

\$306/ft²

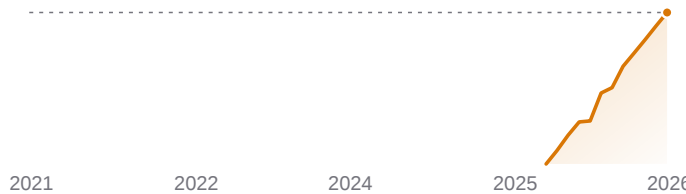


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

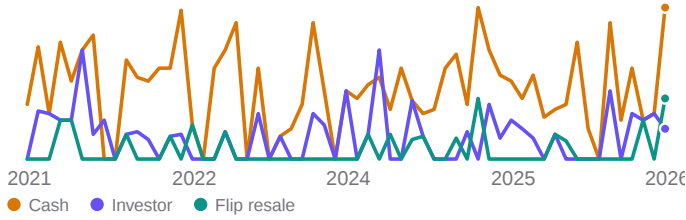
3.6%



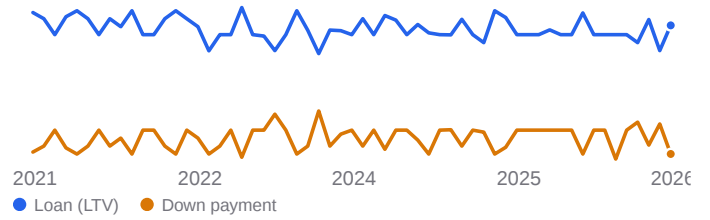
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 11% · Flip resale 22%

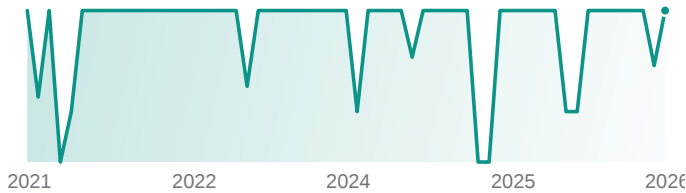


Financing (share of purchase price) Loan (LTV) 86% · Down payment 5.0%



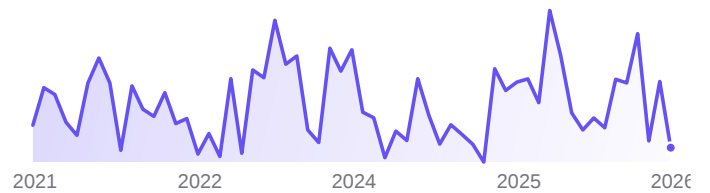
Sellers who sold at a gain

100%



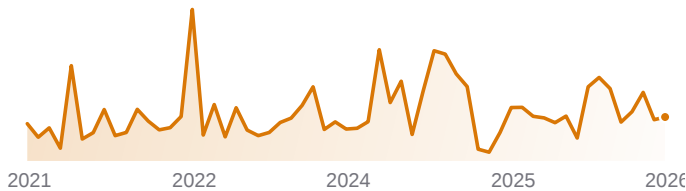
Typical hold before selling

4.5 yrs



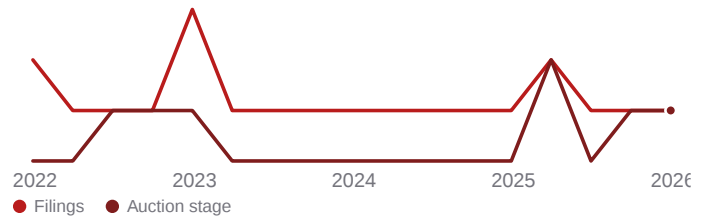
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,884
Median value (AVM)	\$452K
Median size	1,778 ft²
Median bedrooms	3
Median year built	1974
Single family	85%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	4.0%
Median loan-to-value	43%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	6,746
Density	425 / mi²
Median household income	\$116K
Average household income	\$143K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	63
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	48°F
Annual precip	49 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.