

Berlin 06037

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$449K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

209

SALES (12 MO)

\$464K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



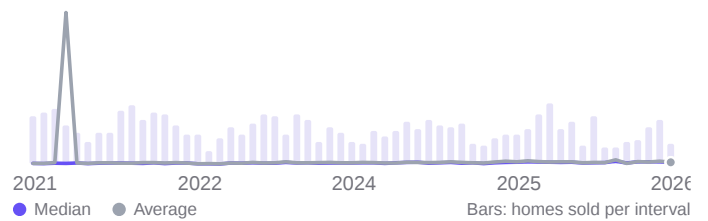
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$410K · Average \$420K

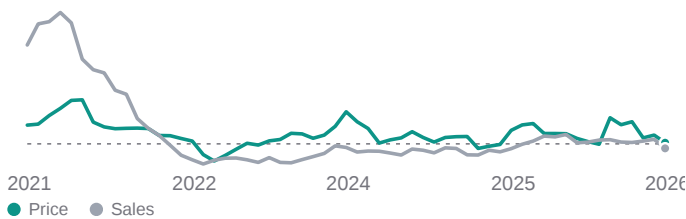


Growth (year over year)

Price +1.1% · Sales -4.6%

Price per square foot

\$261/ft²

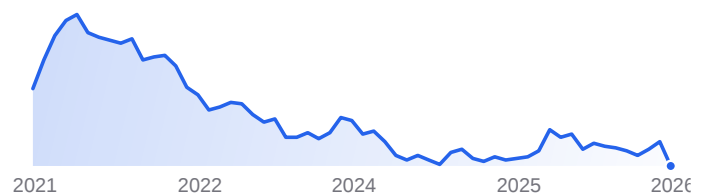


Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

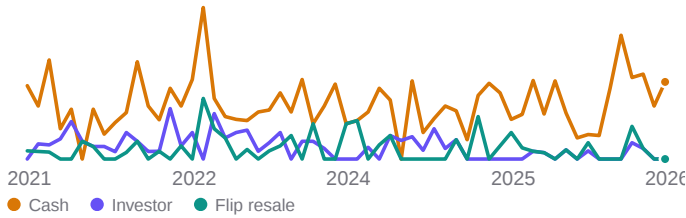
3.0%



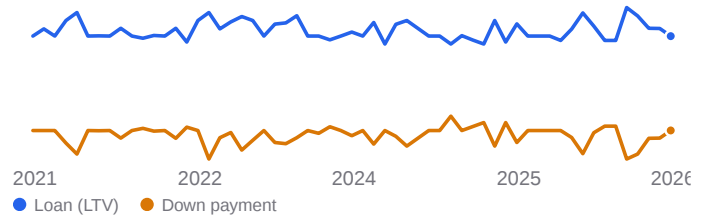
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 0%

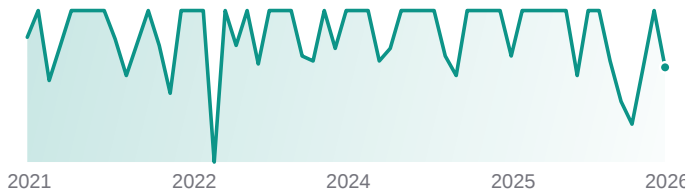


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



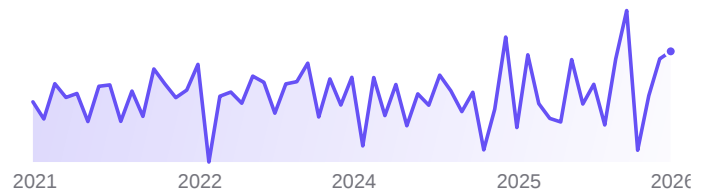
Sellers who sold at a gain

88%



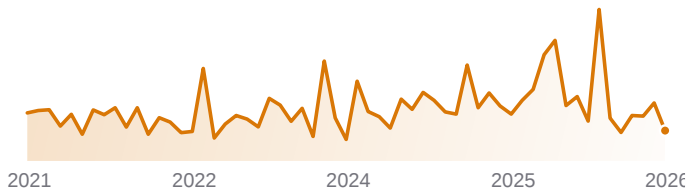
Typical hold before selling

24.4 yrs



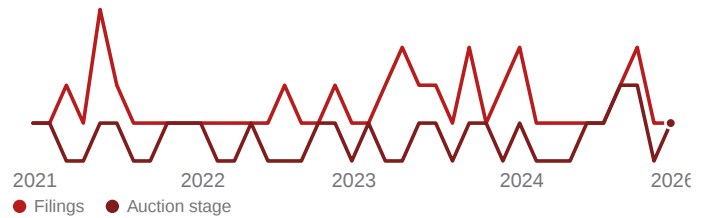
Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,047
Median value (AVM)	\$464K
Median size	1,699 ft²
Median bedrooms	3
Median year built	1971
Single family	84%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.6%
Owner occupied	90%
Company owned	8.4%
Median loan-to-value	41%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	18,590
Density	730 / mi²
Median household income	\$117K
Average household income	\$134K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.4%
Unemployment	1.1%
Average temp	50°F
Annual precip	51 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.