

Lakeville 06039

ZIP code · CT · Connecticut > Northwest Hills > Lakeville

SELLER'S MARKET

\$908K

MEDIAN SALE PRICE

+41.8%

1-YR CHANGE

39

SALES (12 MO)

\$816K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

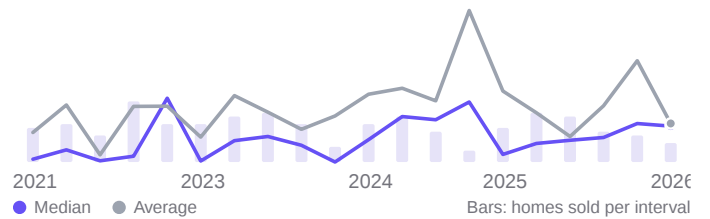
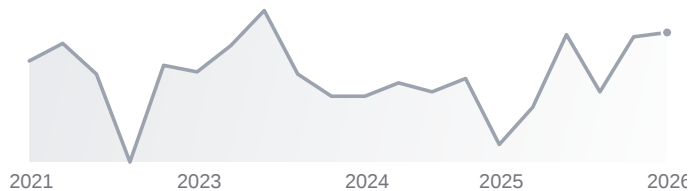
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$915K · Average \$945K

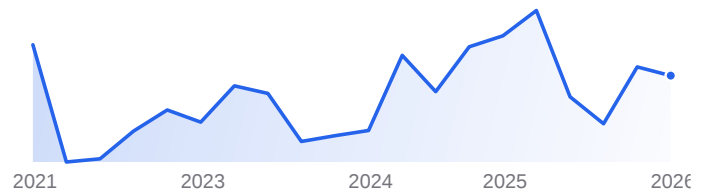
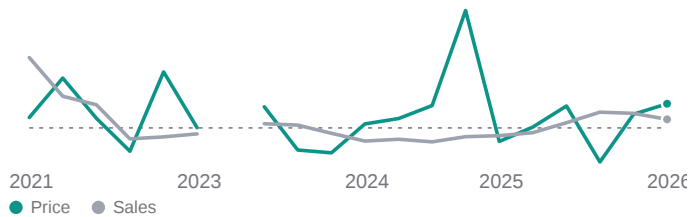


Growth (year over year)

Price +41.8% · Sales +14.7%

Price per square foot

\$433/ft²

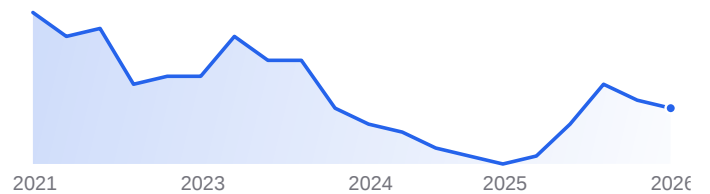


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

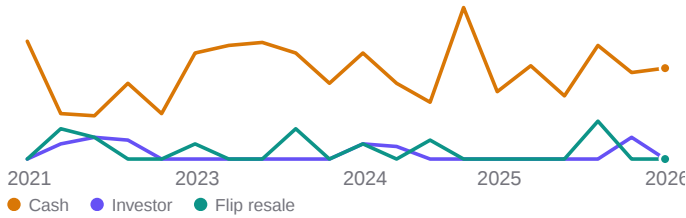
3.9%



BUYERS & OUTCOMES

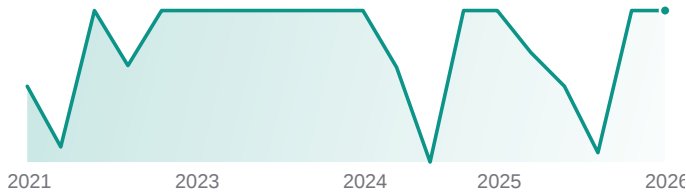
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



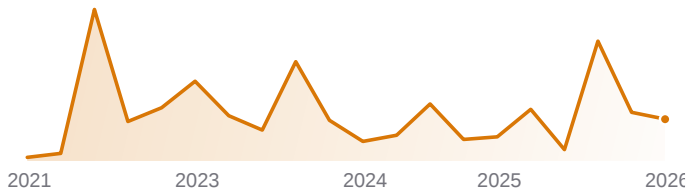
Sellers who sold at a gain

100%

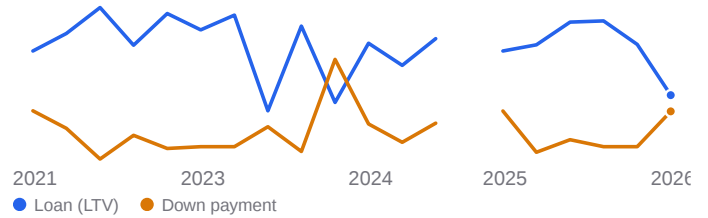


Median annualized return at resale

+6.3%

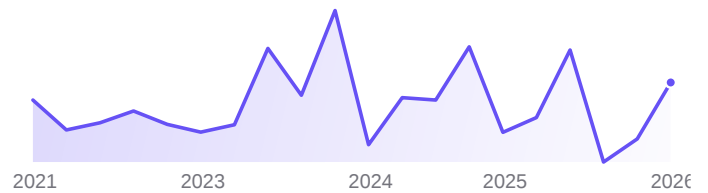


Financing (share of purchase price) Loan (LTV) 44% · Down payment 36%



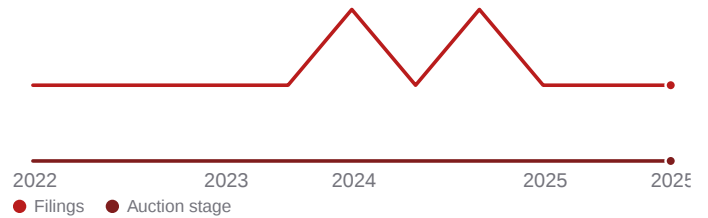
Typical hold before selling

13.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	991
Median value (AVM)	\$816K
Median size	2,113 ft²
Median bedrooms	3
Median year built	1954
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.1%
Owner occupied	43%
Company owned	14%
Median loan-to-value	26%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	1,787
Density	79 / mi²
Median household income	\$105K
Average household income	\$145K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	58
Homes occupied	72%
Bachelor's or higher	37%
Poverty rate	5.8%
Unemployment	0.7%
Average temp	46°F
Annual precip	47 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.