

Bolton 06043

ZIP code · CT · Connecticut > Capitol

SELLER'S MARKET

\$454K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

68

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

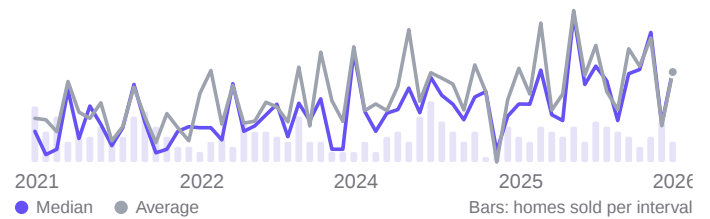
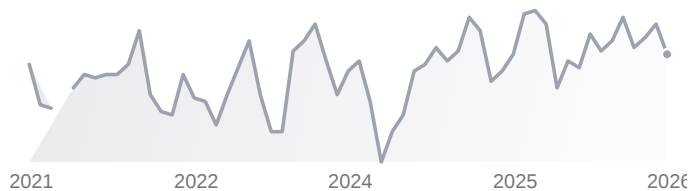
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$468K · Average \$465K

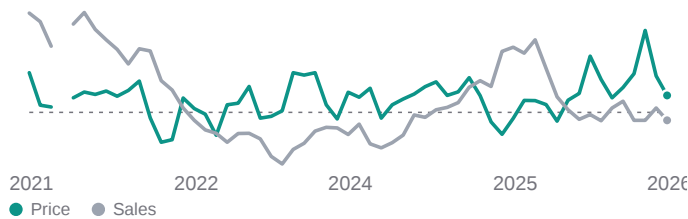


Growth (year over year)

Price +11.6% · Sales -5.6%

Price per square foot

\$227/ft²

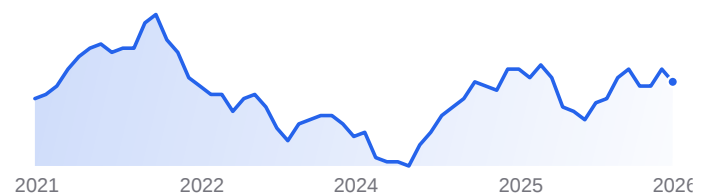
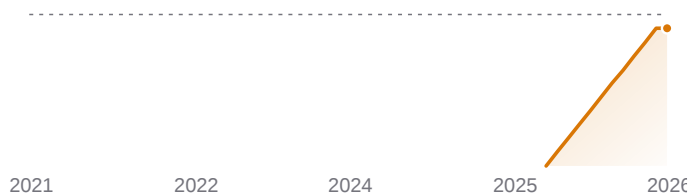


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

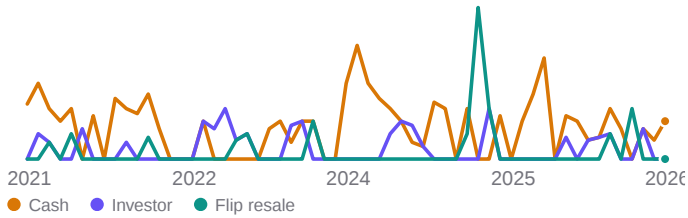
3.6%



BUYERS & OUTCOMES

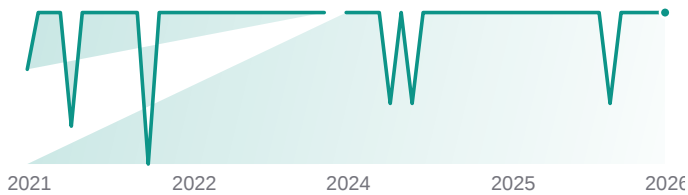
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



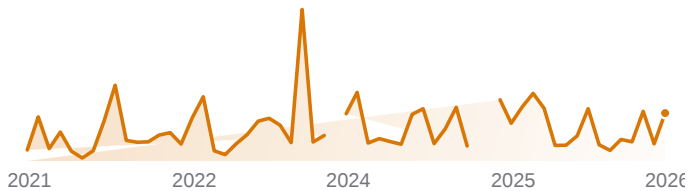
Sellers who sold at a gain

100%

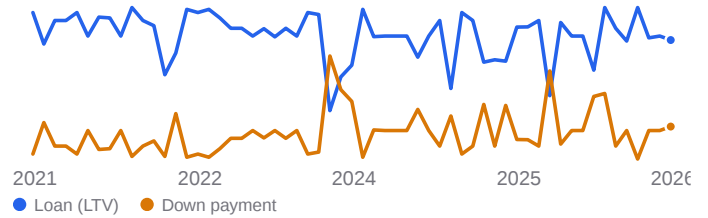


Median annualized return at resale

+7.3%

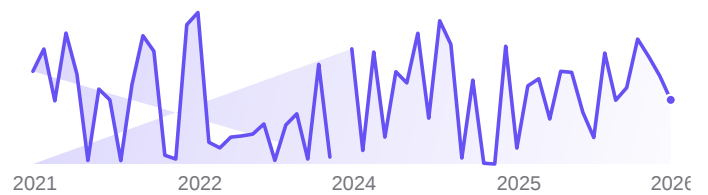


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



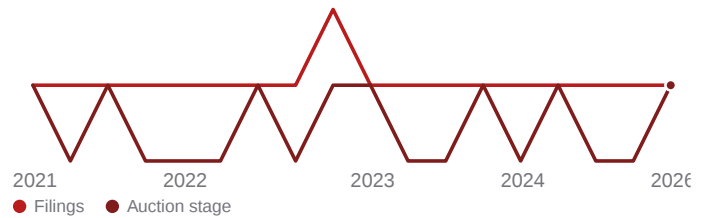
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,874
Median value (AVM)	\$471K
Median size	1,832 ft²
Median bedrooms	3
Median year built	1971
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	91%
Company owned	3.5%
Median loan-to-value	44%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	4,670
Density	320 / mi²
Median household income	\$109K
Average household income	\$135K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	47°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.