

New Britain 06052

ZIP code · CT · Connecticut > Capitol > New Britain

BALANCED MARKET

\$389K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

93

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



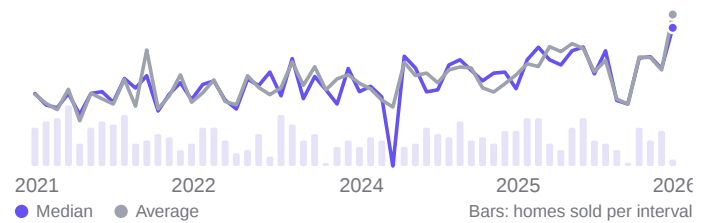
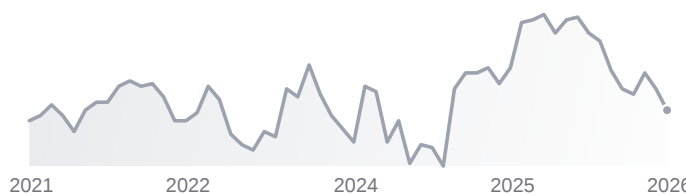
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$455K · Average \$493K

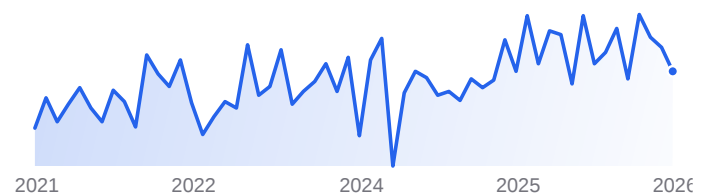
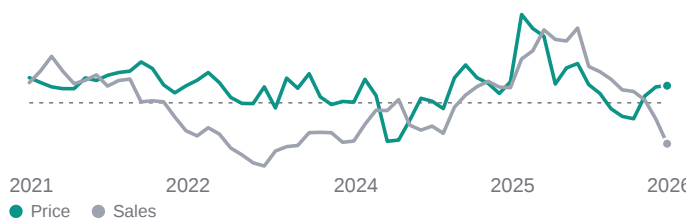


Growth (year over year)

Price +11.5% · Sales -27.3%

Price per square foot

\$156/ft²

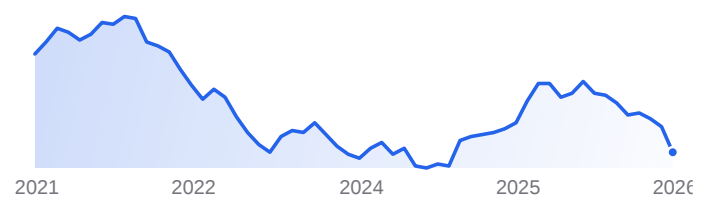
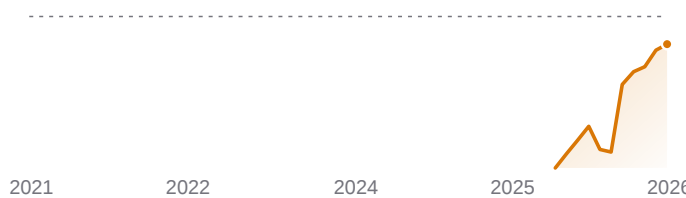


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

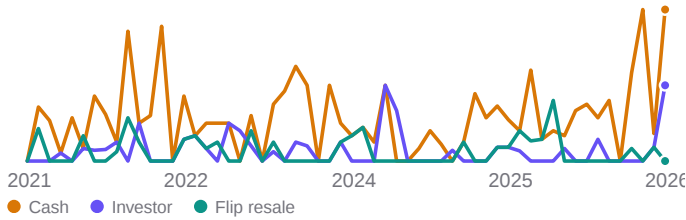
4.0%



BUYERS & OUTCOMES

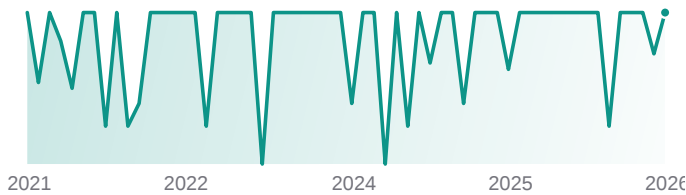
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



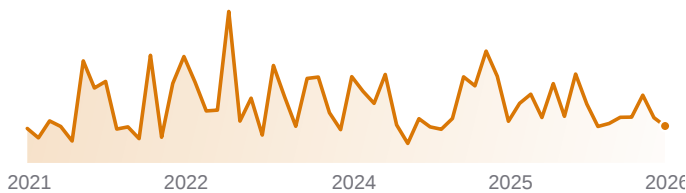
Sellers who sold at a gain

100%

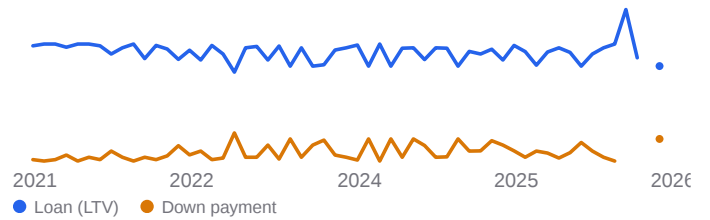


Median annualized return at resale

+3.5%

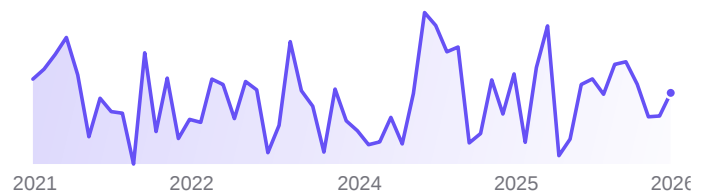


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



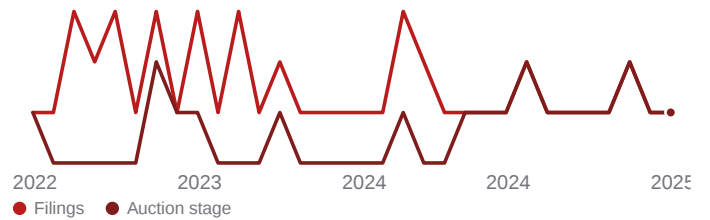
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,306
Median value (AVM)	\$351K
Median size	1,959 ft²
Median bedrooms	3
Median year built	1942
Single family	68%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.6%
Owner occupied	81%
Company owned	7.8%
Median loan-to-value	47%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	8,330
Density	3,019 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	66
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.