

Barkhamsted 06063

ZIP code · CT · Connecticut > Northwest Hills

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+48.1%

1-YR CHANGE

29

SALES (12 MO)

\$433K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



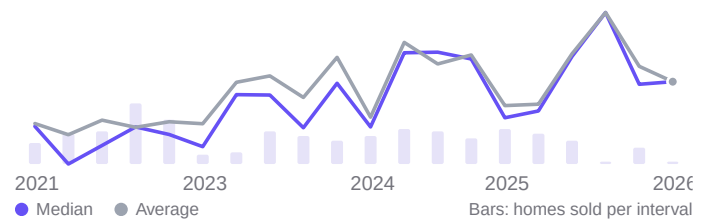
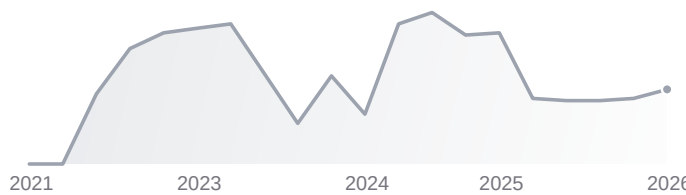
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$410K · Average \$410K

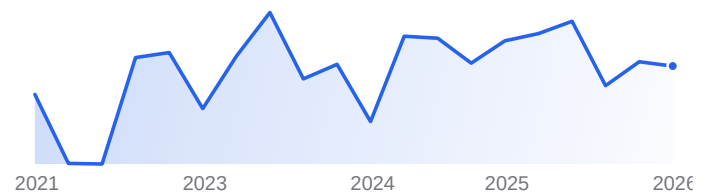
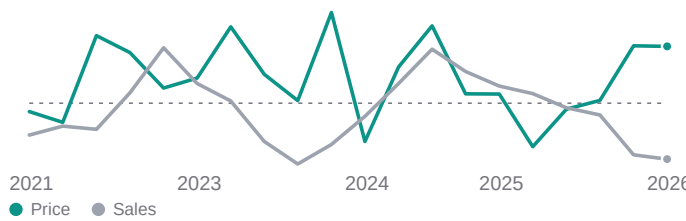


Growth (year over year)

Price +48.1% · Sales -47.3%

Price per square foot

\$200/ft²

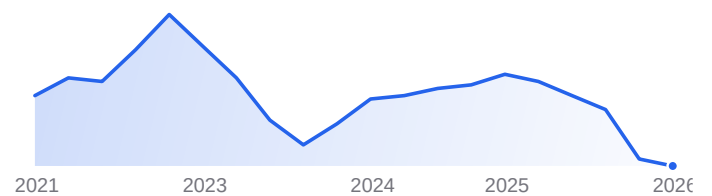


Sale premium vs estimated value

-11.8%

Annual turnover (share of homes sold)

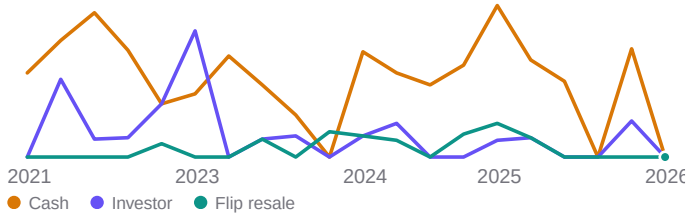
2.1%



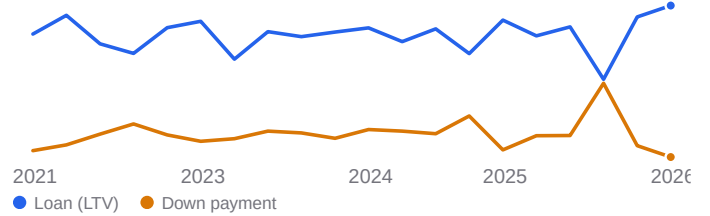
BUYERS & OUTCOMES

Buyer mix

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

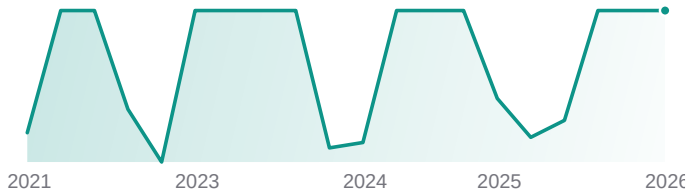


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



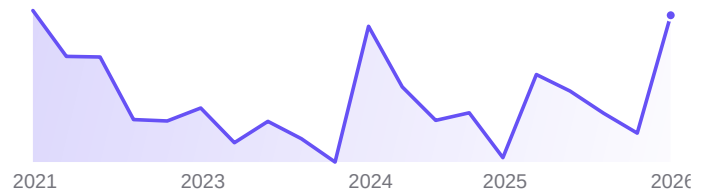
Sellers who sold at a gain

100%



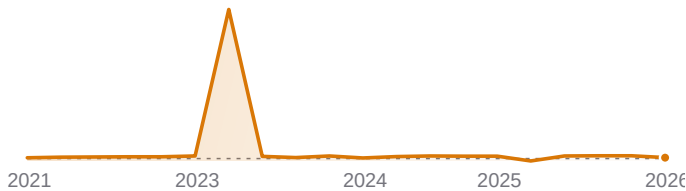
Typical hold before selling

20.0 yrs



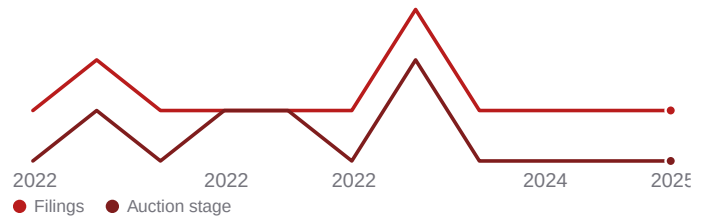
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,382
Median value (AVM)	\$433K
Median size	1,841 ft²
Median bedrooms	3
Median year built	1975
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	3.8%
Median loan-to-value	45%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	3,109
Density	85 / mi²
Median household income	\$124K
Average household income	\$129K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	5.7%
Unemployment	1.0%
Average temp	46°F
Annual precip	51 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.