

Salisbury 06068

ZIP code · CT · Connecticut > Northwest Hills

BUYER'S MARKET

\$633K

MEDIAN SALE PRICE

-17.3%

1-YR CHANGE

30

SALES (12 MO)

\$820K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



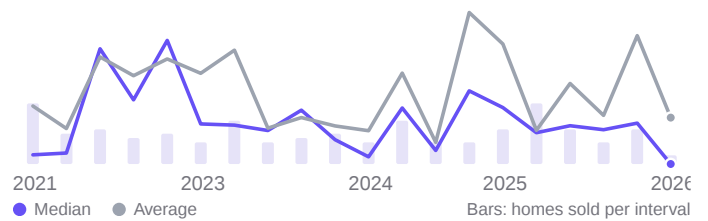
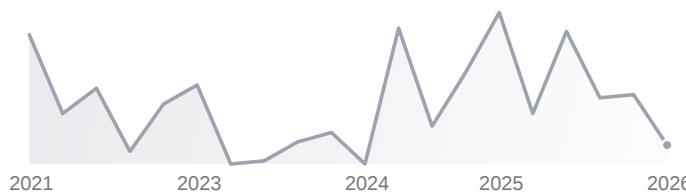
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$365K · Average \$758K

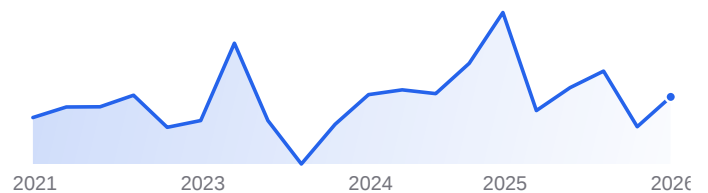
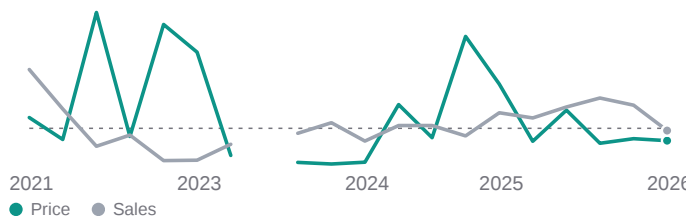


Growth (year over year)

Price -17.3% · Sales -3.2%

Price per square foot

\$367/ft²

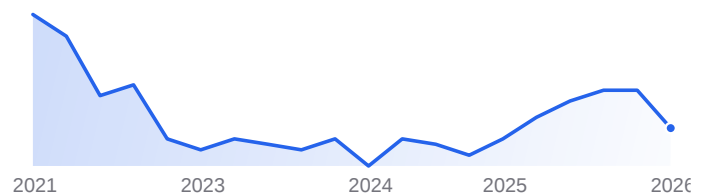


Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

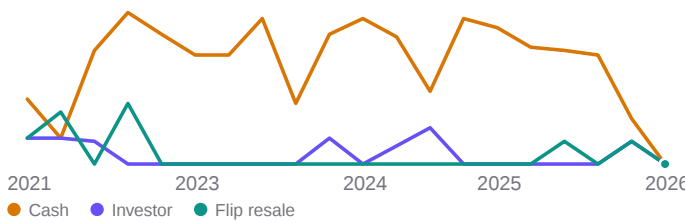
2.7%



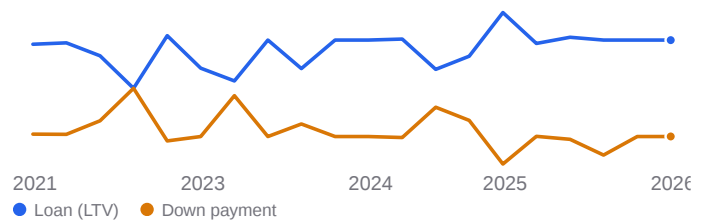
BUYERS & OUTCOMES

Buyer mix

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

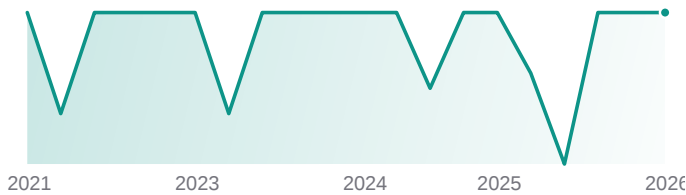


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



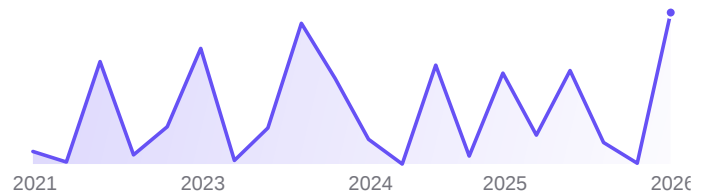
Sellers who sold at a gain

100%



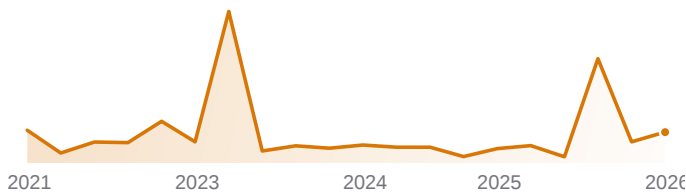
Typical hold before selling

26.7 yrs



Median annualized return at resale

+7.6%



HOUSING STOCK

Homes	1,091
Median value (AVM)	\$820K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1964
Single family	72%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.7%
Owner occupied	28%
Company owned	14%
Median loan-to-value	17%

Typical ownership tenure

24.7 yrs

COMMUNITY

Population	1,941
Density	58 / mi²
Median household income	\$94K
Average household income	\$149K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	55
Homes occupied	72%
Bachelor's or higher	28%
Poverty rate	5.8%
Unemployment	0.7%
Average temp	45°F
Annual precip	48 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.