

Simsbury 06070

ZIP code · CT · Connecticut > Capitol

SELLER'S MARKET

\$593K

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

215

SALES (12 MO)

\$573K

MEDIAN VALUE (AVM)

Market temperature

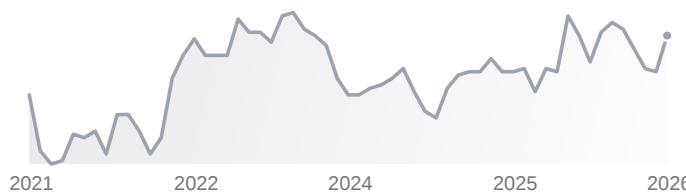
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

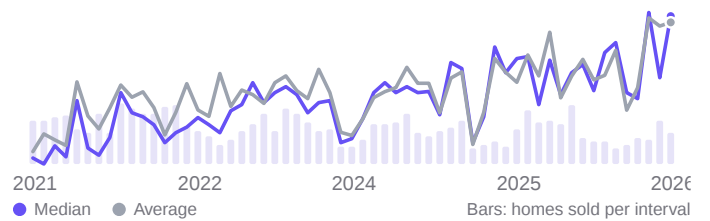
Market temperature (0–100)

70 / 100



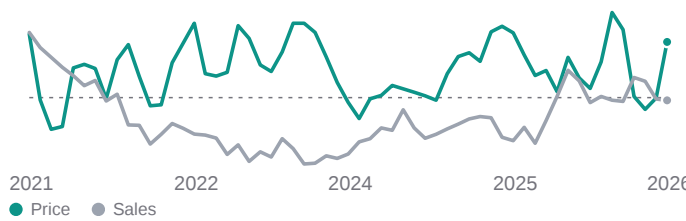
Sale prices

Median \$641K · Average \$625K



Growth (year over year)

Price +19.0% · Sales -0.9%



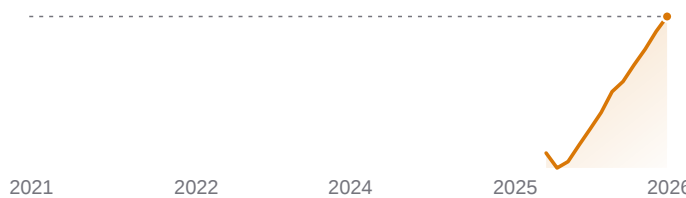
Price per square foot

\$275/ft²



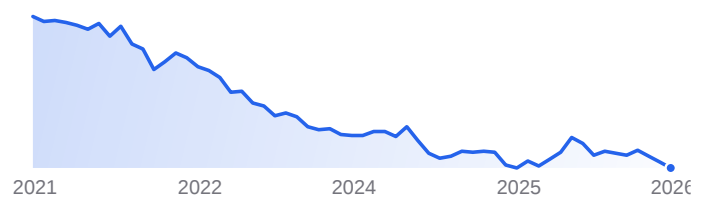
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

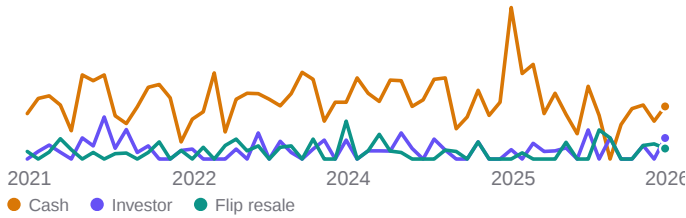
3.9%



BUYERS & OUTCOMES

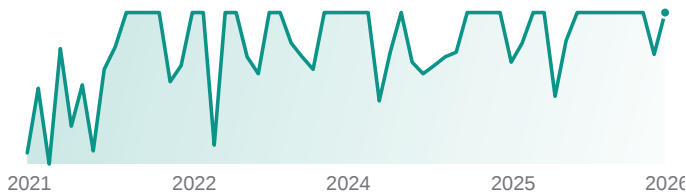
Buyer mix

Cash 28% · Investor 11% · Flip resale 5.6%



Sellers who sold at a gain

100%

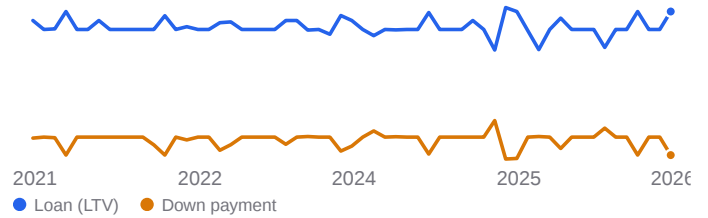


Median annualized return at resale

+5.7%

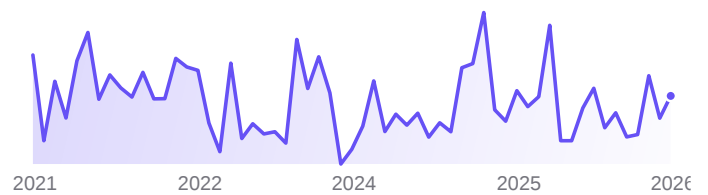


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



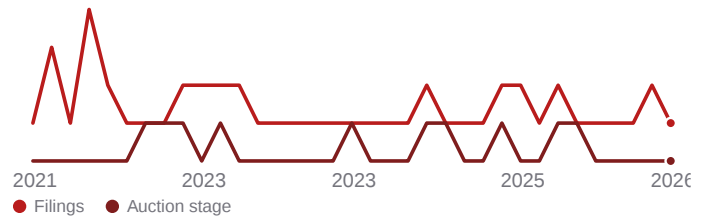
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,450
Median value (AVM)	\$573K
Median size	2,034 ft²
Median bedrooms	4
Median year built	1972
Single family	82%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	92%
Company owned	7.6%
Median loan-to-value	47%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	15,098
Density	681 / mi²
Median household income	\$151K
Average household income	\$171K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	67
Homes occupied	96%
Bachelor's or higher	39%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	50 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.