

South Windsor 06074

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$468K

MEDIAN SALE PRICE

+13.8%

1-YR CHANGE

322

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

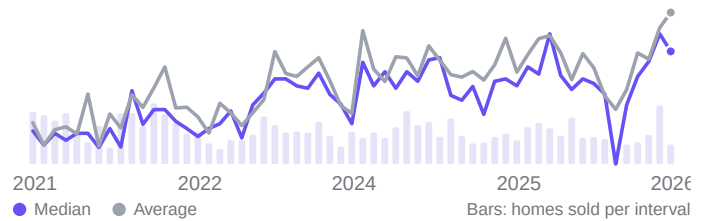
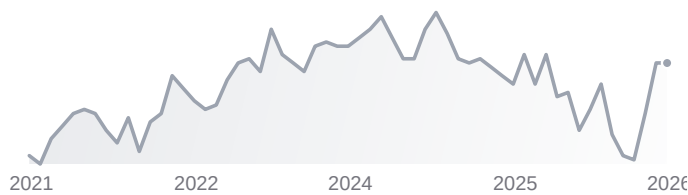
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$463K · Average \$545K

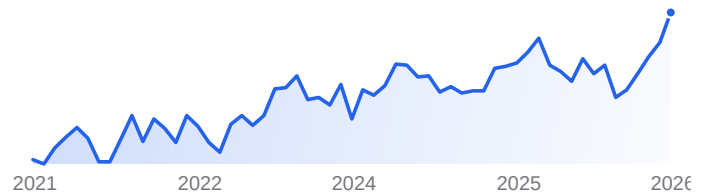
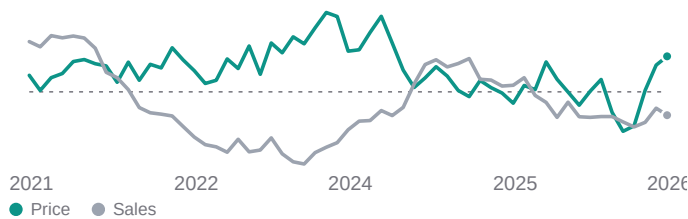


Growth (year over year)

Price +13.8% · Sales -9.0%

Price per square foot

\$318/ft²

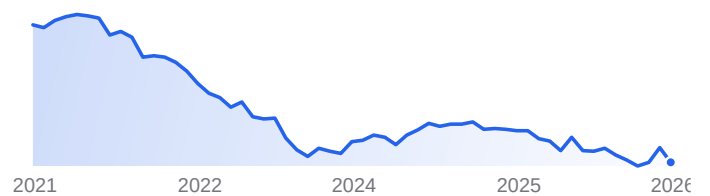
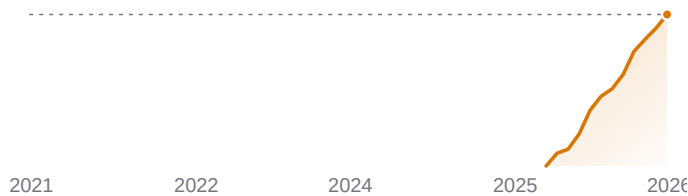


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

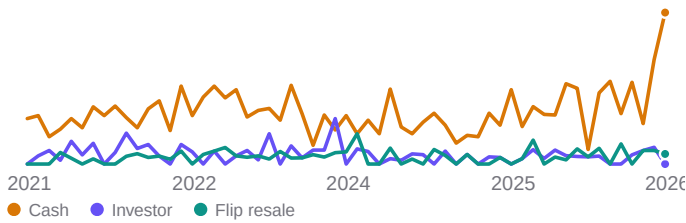
3.3%



BUYERS & OUTCOMES

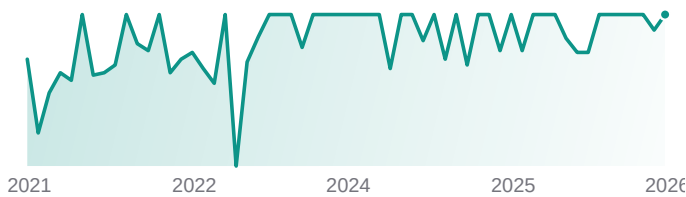
Buyer mix

Cash 83% · Investor 0% · Flip resale 5.6%



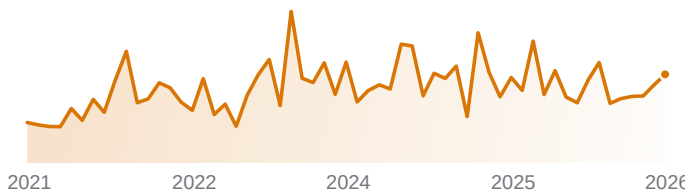
Sellers who sold at a gain

100%

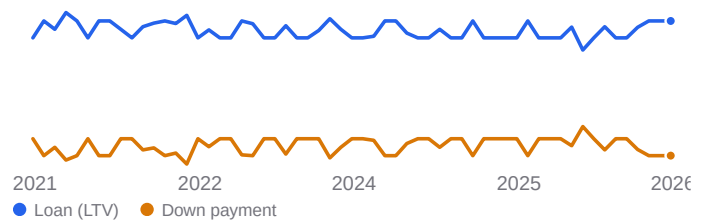


Median annualized return at resale

+4.8%

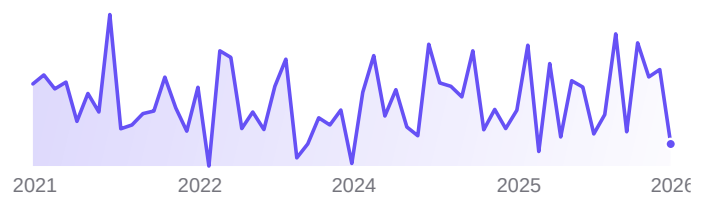


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



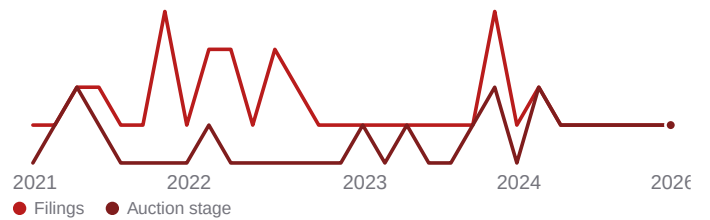
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,767
Median value (AVM)	\$454K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1979
Single family	70%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	5.0%
Median loan-to-value	48%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	27,274
Density	949 / mi²
Median household income	\$134K
Average household income	\$152K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	59
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	4.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	47 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.