

Unionville 06085

ZIP code · CT · Connecticut > Capitol

SELLER'S MARKET

\$498K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

89

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

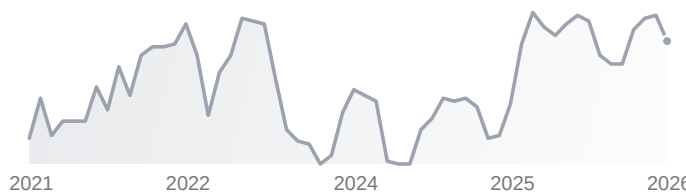
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

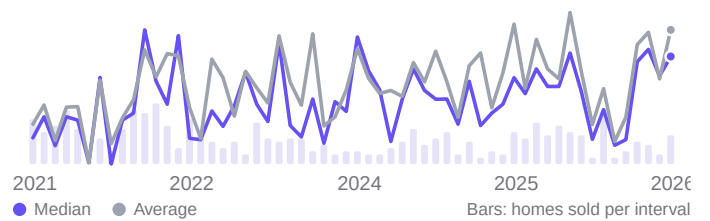
Market temperature (0-100)

67 / 100



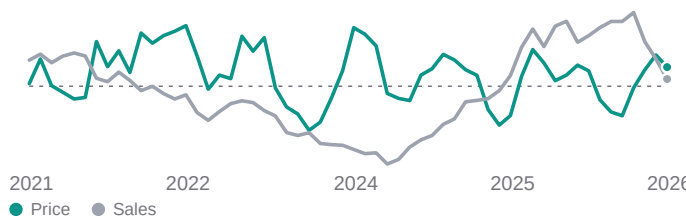
Sale prices

Median \$510K · Average \$585K



Growth (year over year)

Price +12.4% · Sales +4.7%



Price per square foot

\$291/ft²



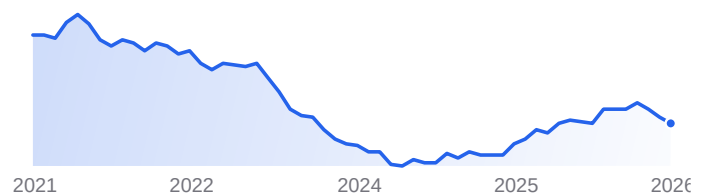
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

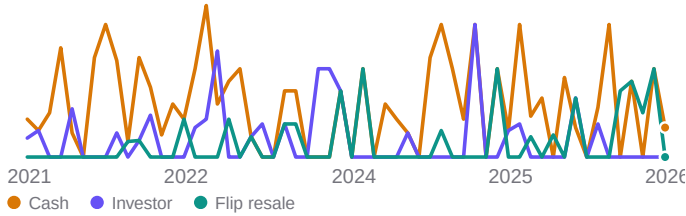
3.4%



BUYERS & OUTCOMES

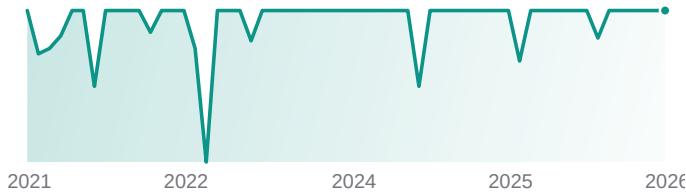
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



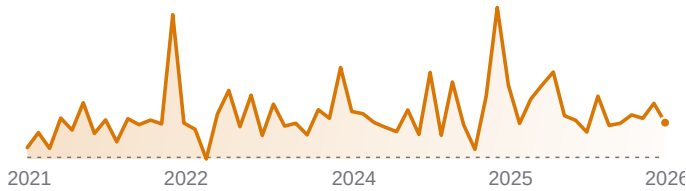
Sellers who sold at a gain

100%

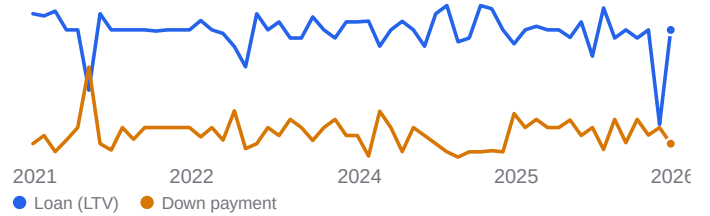


Median annualized return at resale

+3.4%

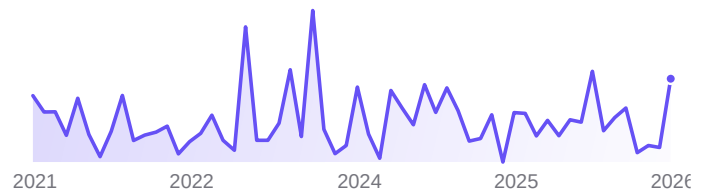


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



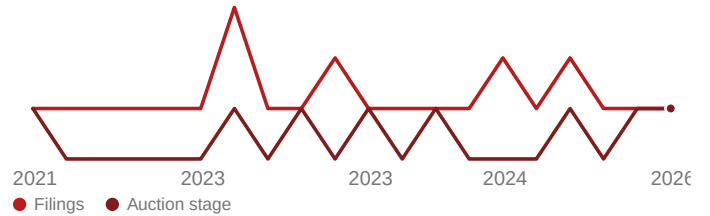
Typical hold before selling

18.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,587
Median value (AVM)	\$489K
Median size	1,814 ft²
Median bedrooms	3
Median year built	1978
Single family	82%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	5.5%
Median loan-to-value	49%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	7,576
Density	1,549 / mi²
Median household income	\$129K
Average household income	\$137K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	64
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	5.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	52 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.