

West Hartland 06091

ZIP code · CT · Connecticut > Northwest Hills

\$639K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

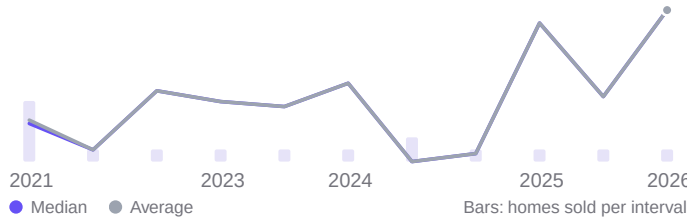
MARKET TRENDS (5 YEARS)

Sale prices

Median \$639K · Average \$639K

Growth (year over year)

Price +105.4% · Sales -25.0%

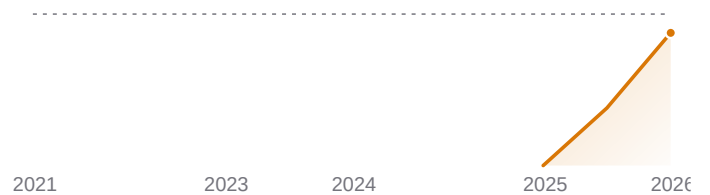
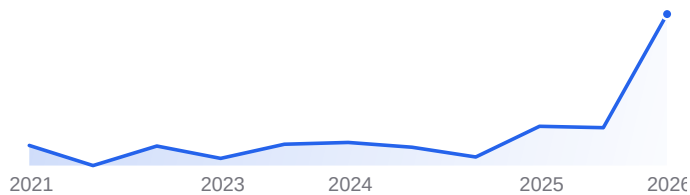


Price per square foot

\$532/ft²

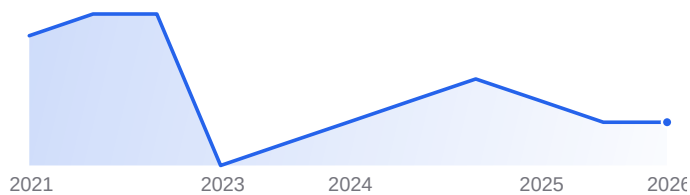
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

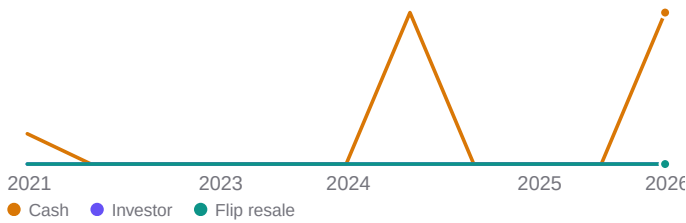
2.7%



BUYERS & OUTCOMES

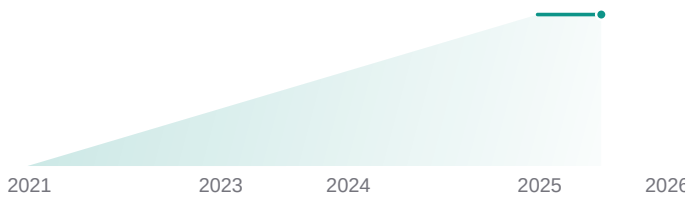
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



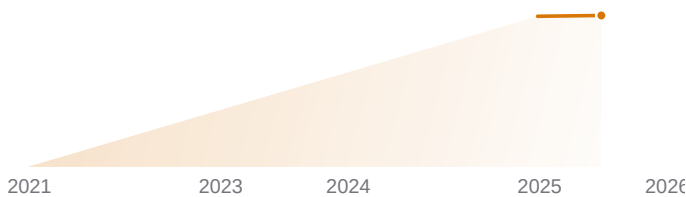
Sellers who sold at a gain

100%

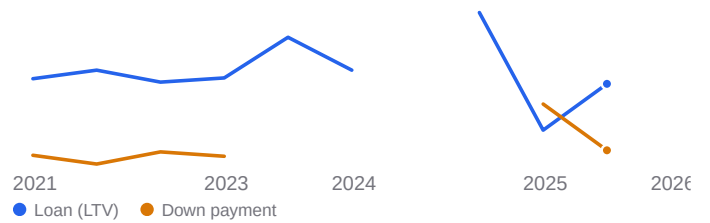


Median annualized return at resale

+11.2%

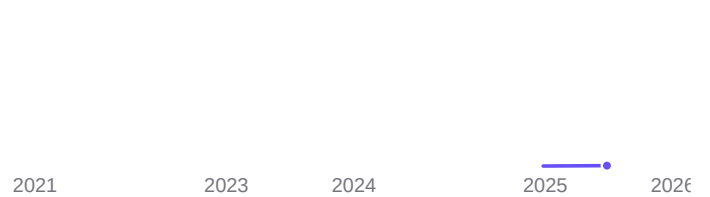


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



Typical hold before selling

4.1 yrs



HOUSING STOCK

Homes	110
Median value (AVM)	\$389K
Median size	1,617 ft²
Median bedrooms	3
Median year built	1948
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	13%
Median loan-to-value	27%
Typical ownership tenure	23.9 yrs

COMMUNITY

Population	450
Density	28 / mi²
Median household income	\$131K
Average household income	\$145K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	55
Homes occupied	87%
Bachelor's or higher	25%
Poverty rate	4.6%
Unemployment	0.9%
Average temp	45°F
Annual precip	52 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.