

West Simsbury 06092

ZIP code · CT · Connecticut > Capitol > West Simsbury

BUYER'S MARKET

\$605K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

47

SALES (12 MO)

\$646K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



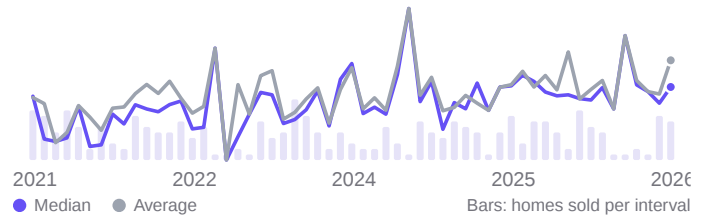
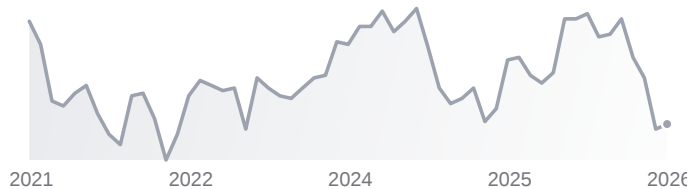
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$650K · Average \$822K

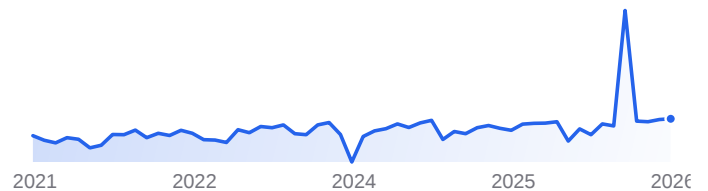
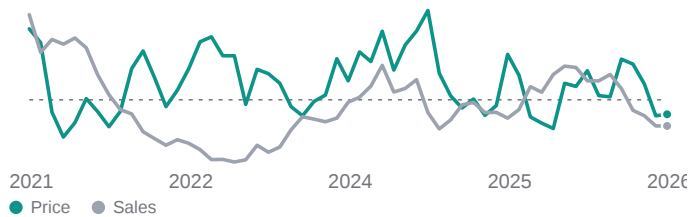


Growth (year over year)

Price -10.5% · Sales -19.0%

Price per square foot

\$291/ft²

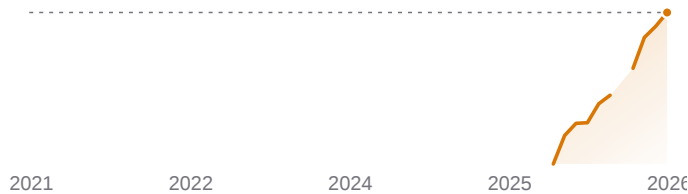


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

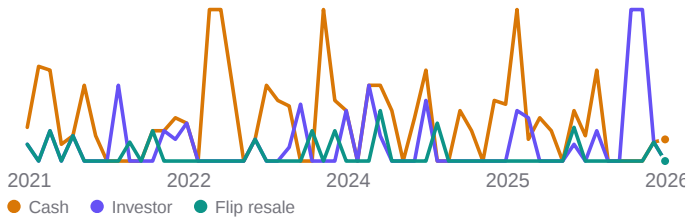
3.3%



BUYERS & OUTCOMES

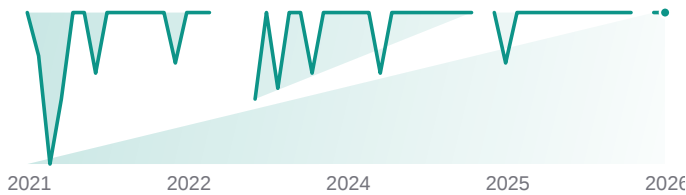
Buyer mix

Cash 14% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

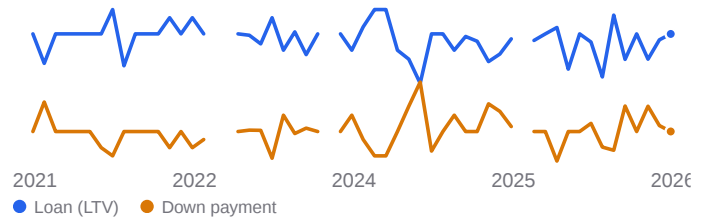


Median annualized return at resale

+6.4%

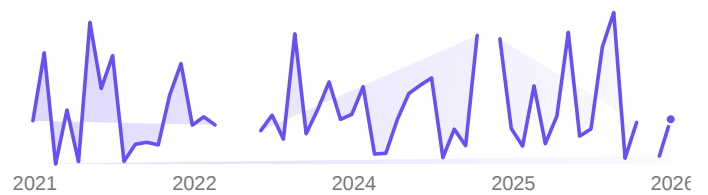


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



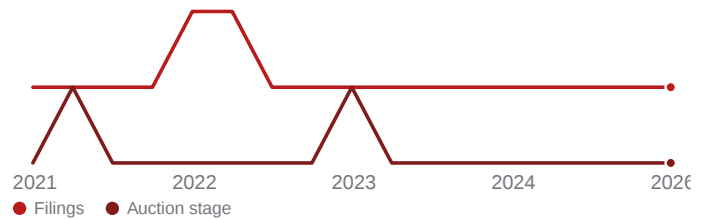
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,425
Median value (AVM)	\$646K
Median size	2,406 ft²
Median bedrooms	4
Median year built	1968
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.8%
Owner occupied	94%
Company owned	5.8%
Median loan-to-value	48%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	4,279
Density	517 / mi²
Median household income	\$180K
Average household income	\$219K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	43%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	48°F
Annual precip	51 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.