

West Suffield 06093

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

49

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



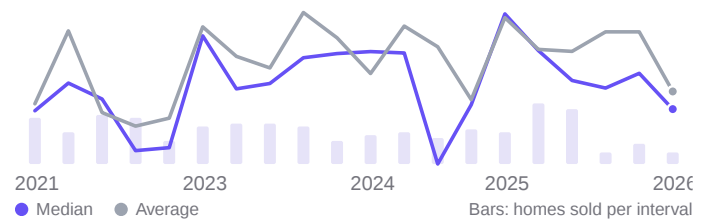
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$370K · Average \$407K

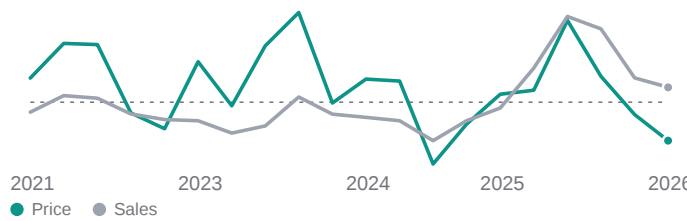


Growth (year over year)

Price -29.6% · Sales +11.4%

Price per square foot

\$305/ft²

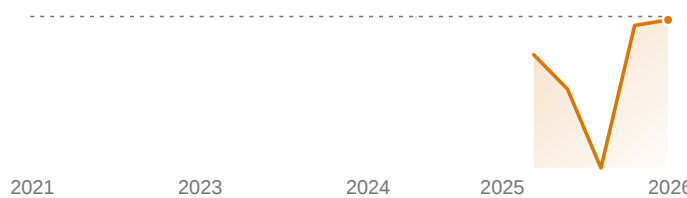


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

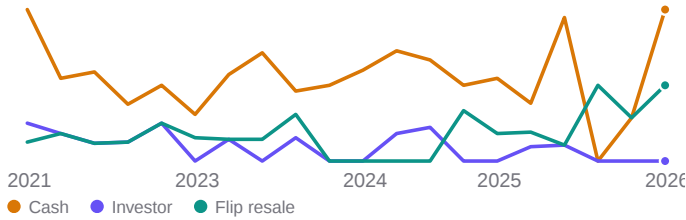
3.5%



BUYERS & OUTCOMES

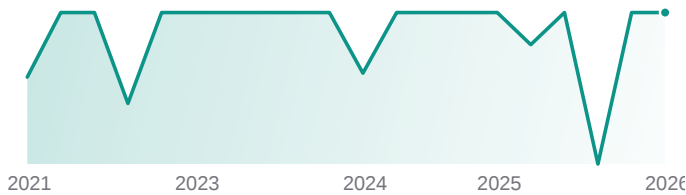
Buyer mix

Cash 50% · Investor 0% · Flip resale 25%



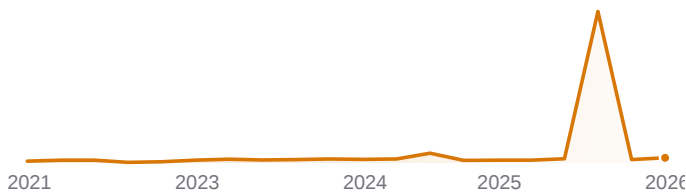
Sellers who sold at a gain

100%

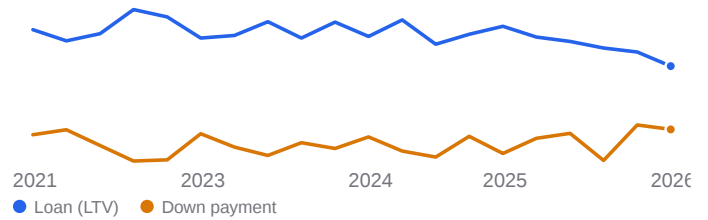


Median annualized return at resale

+9.1%

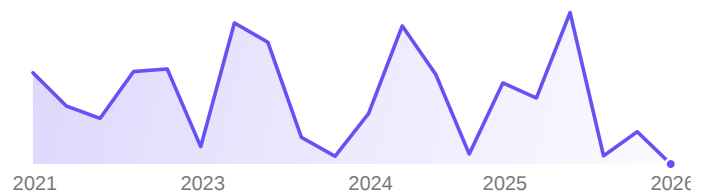


Financing (share of purchase price) Loan (LTV) 62% · Down payment 23%



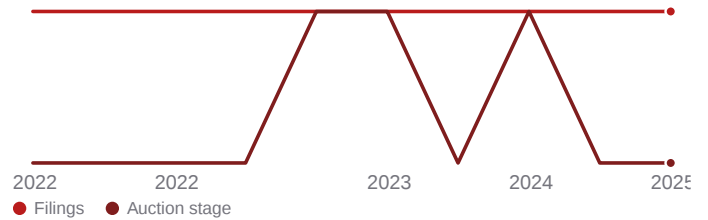
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,412
Median value (AVM)	\$498K
Median size	1,936 ft²
Median bedrooms	3
Median year built	1971
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	85%
Company owned	6.5%
Median loan-to-value	47%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	3,512
Density	216 / mi²
Median household income	\$120K
Average household income	\$149K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	1.9%
Unemployment	1.1%
Average temp	49°F
Annual precip	48 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.