

Willimantic 06226

ZIP code · CT · Connecticut > Southeastern Connecticut > Willimantic

SELLER'S MARKET

\$295K

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

115

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

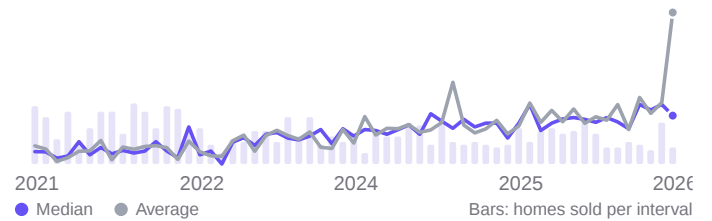
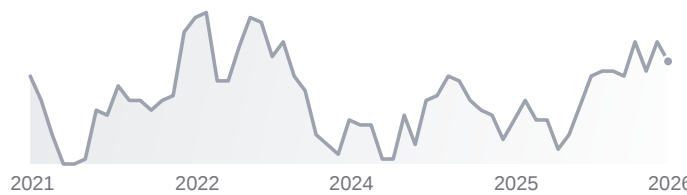
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$280K · Average \$556K

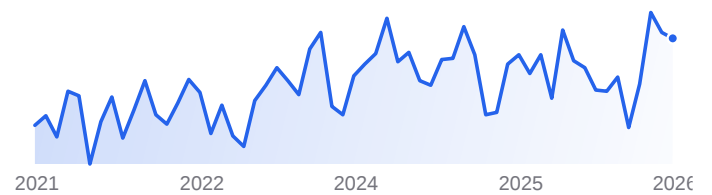
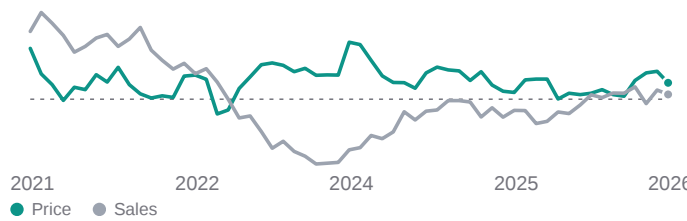


Growth (year over year)

Price +9.3% · Sales +2.7%

Price per square foot

\$190/ft²

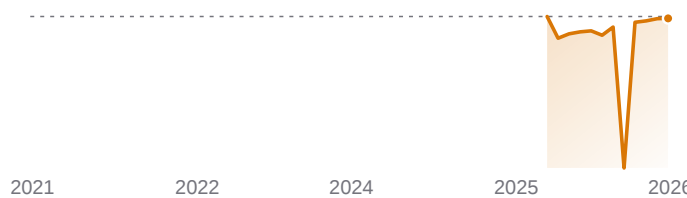


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

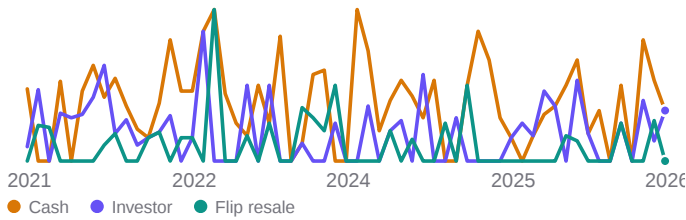
3.7%



BUYERS & OUTCOMES

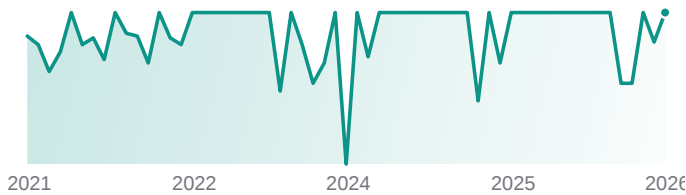
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



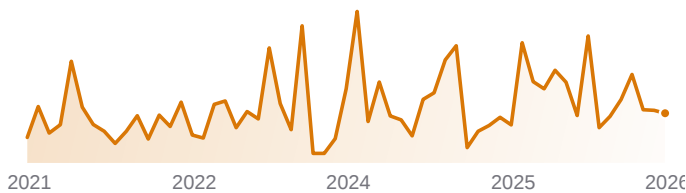
Sellers who sold at a gain

100%

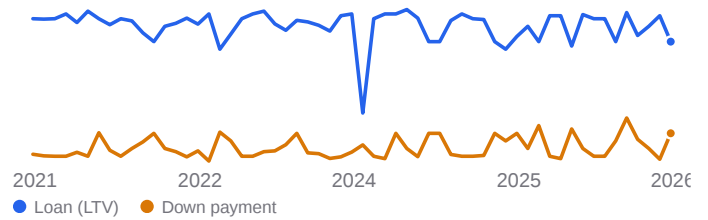


Median annualized return at resale

+5.2%

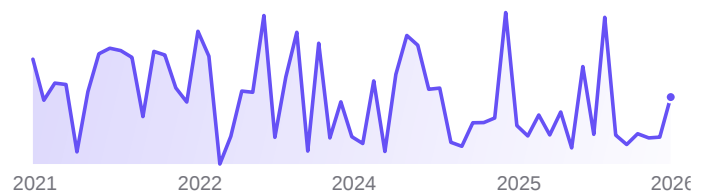


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



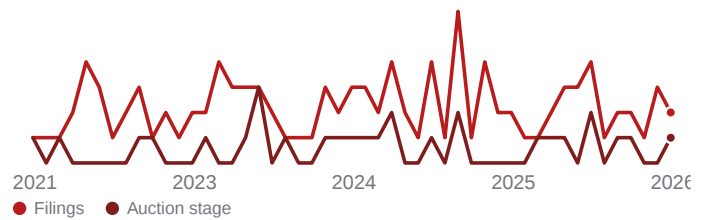
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,094
Median value (AVM)	\$283K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1945
Single family	74%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.5%
Owner occupied	72%
Company owned	8.5%
Median loan-to-value	44%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	17,460
Density	2,391 / mi²
Median household income	\$44K
Average household income	\$71K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	56
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	19.4%
Unemployment	0.8%
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.