

Andover 06232

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$467K

MEDIAN SALE PRICE

+49.6%

1-YR CHANGE

31

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



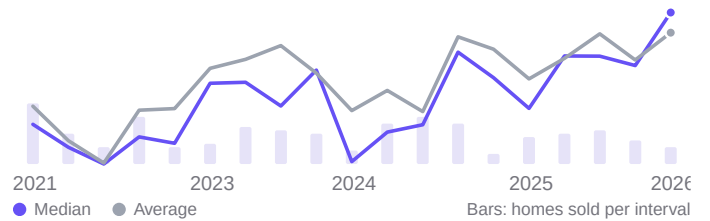
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$455K · Average \$425K

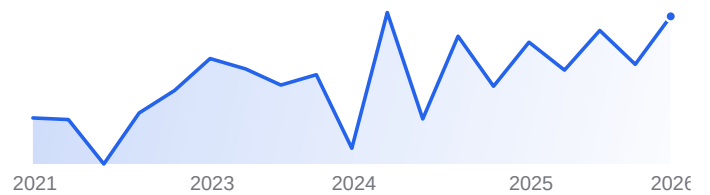
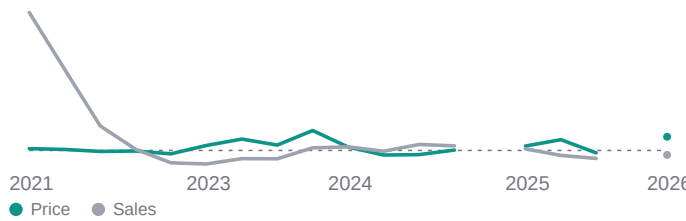


Growth (year over year)

Price +49.6% · Sales -16.2%

Price per square foot

\$269/ft²

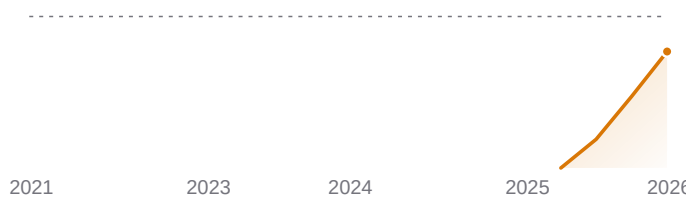


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

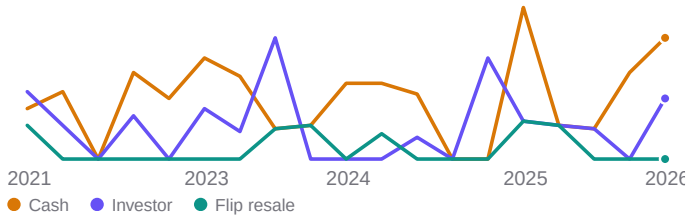
2.5%



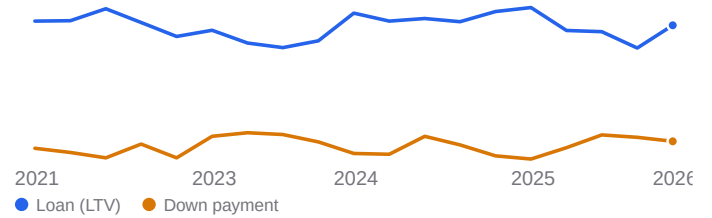
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



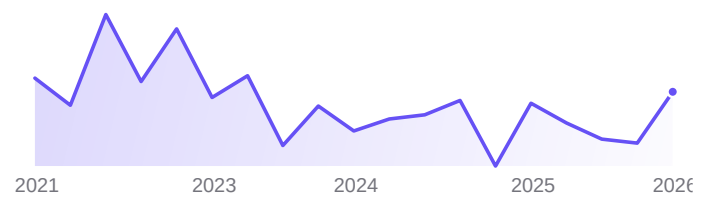
Sellers who sold at a gain

100%



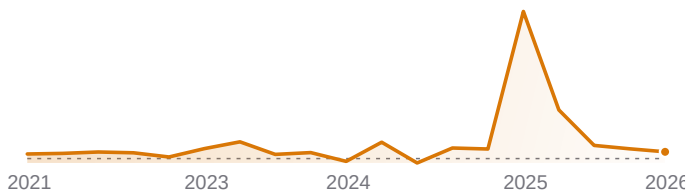
Typical hold before selling

15.5 yrs



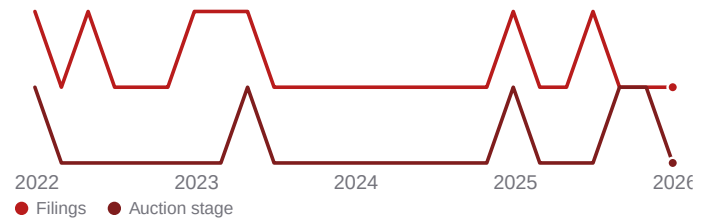
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,255
Median value (AVM)	\$431K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1977
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	4.1%
Median loan-to-value	42%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	3,090
Density	204 / mi²
Median household income	\$119K
Average household income	\$146K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	61
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	1.0%
Unemployment	1.0%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.