

Eastford 06242

ZIP code · CT · Connecticut > Northeastern Connecticut

SELLER'S MARKET

\$395K

MEDIAN SALE PRICE

+106.8%

1-YR CHANGE

23

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

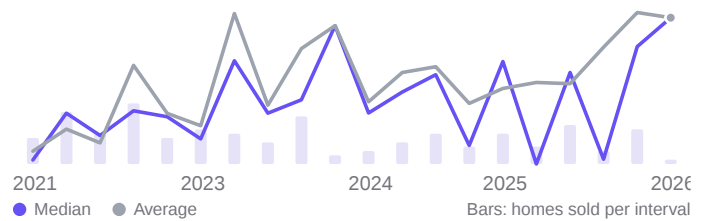
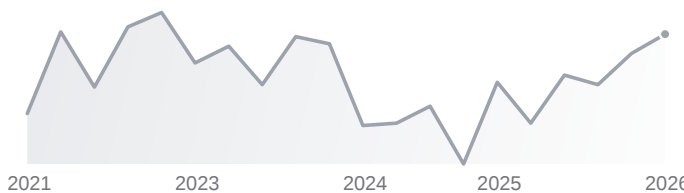
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$400K · Average \$400K

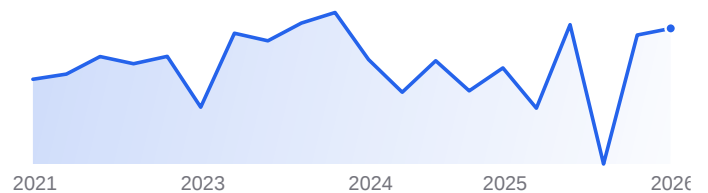
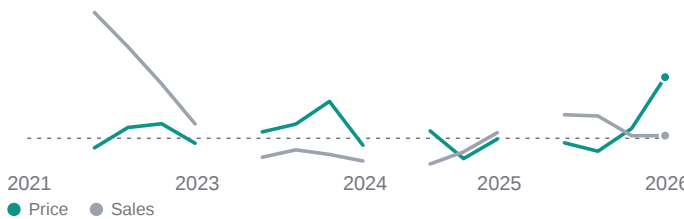


Growth (year over year)

Price +106.8% · Sales +4.5%

Price per square foot

\$223/ft²

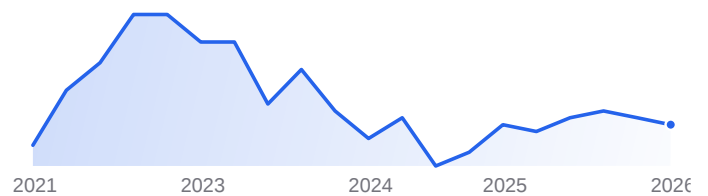
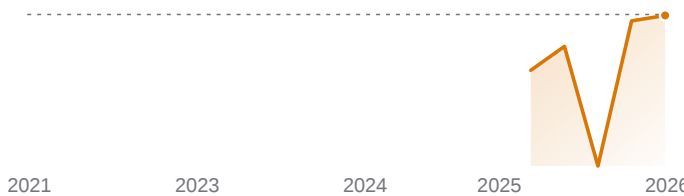


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

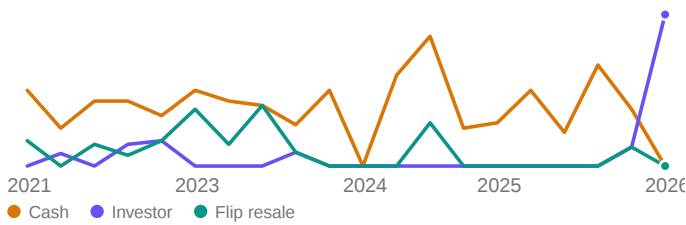
3.5%



BUYERS & OUTCOMES

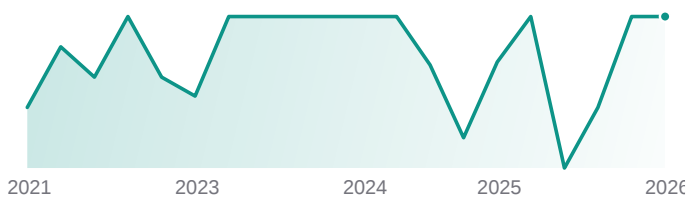
Buyer mix

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



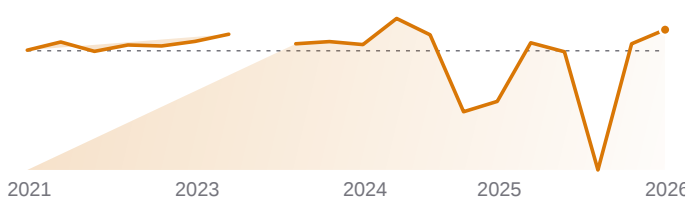
Sellers who sold at a gain

100%

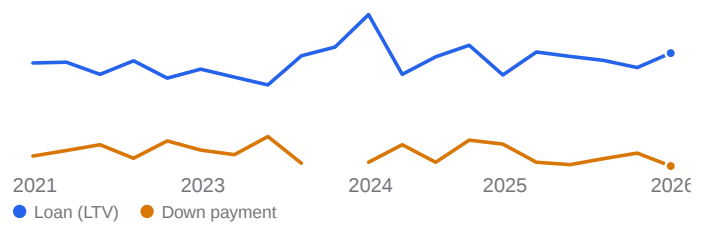


Median annualized return at resale

+13.3%

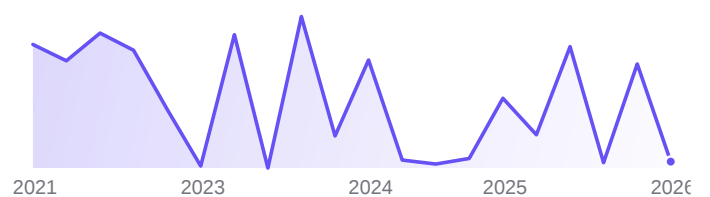


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



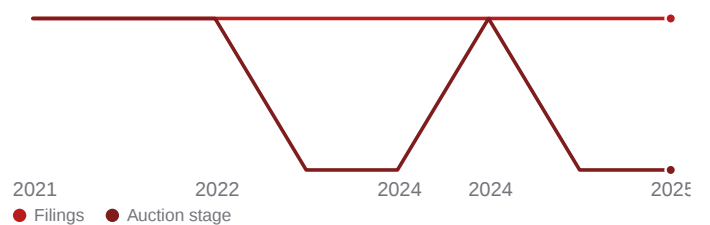
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	656
Median value (AVM)	\$428K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1980
Single family	86%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.6%
Owner occupied	64%
Company owned	5.8%
Median loan-to-value	29%

Typical ownership tenure

23.5 yrs

COMMUNITY

Population	1,373
Density	61 / mi²
Median household income	\$96K
Average household income	\$110K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	61
Homes occupied	88%
Bachelor's or higher	22%
Poverty rate	7.1%
Unemployment	1.0%
Average temp	47°F
Annual precip	51 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.