

North Franklin 06254

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$343K

MEDIAN SALE PRICE

+82.7%

1-YR CHANGE

18

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

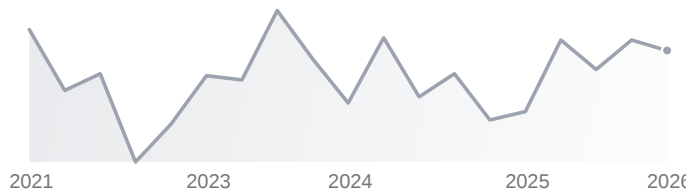
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

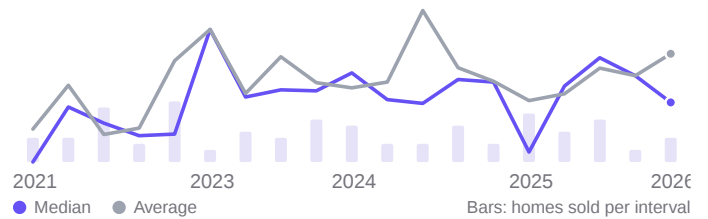
Market temperature (0-100)

59 / 100



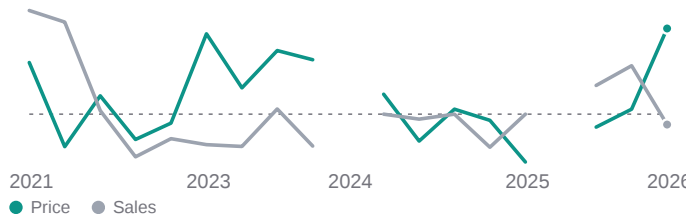
Sale prices

Median \$305K · Average \$395K



Growth (year over year)

Price +82.7% · Sales -10.0%



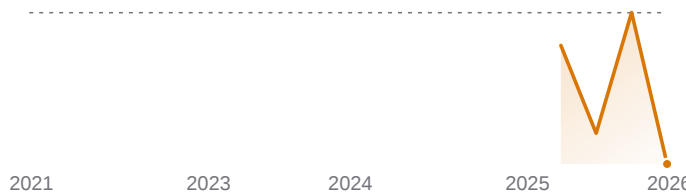
Price per square foot

\$226/ft²



Sale premium vs estimated value

-20.1%



Annual turnover (share of homes sold)

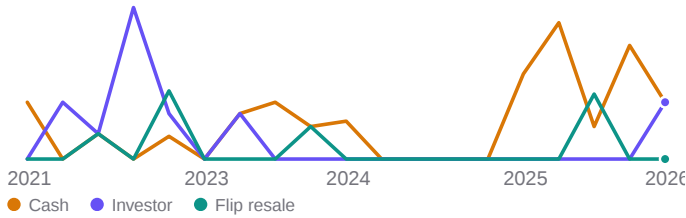
2.4%



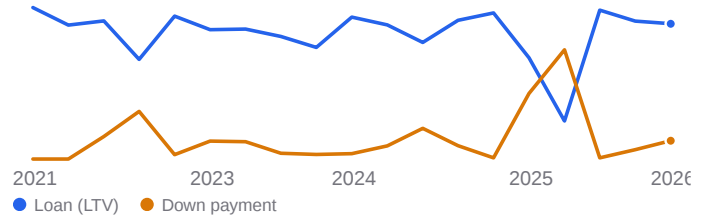
BUYERS & OUTCOMES

Buyer mix

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

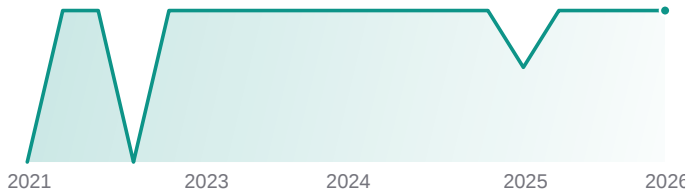


Financing (share of purchase price) Loan (LTV) 88% · Down payment 16%



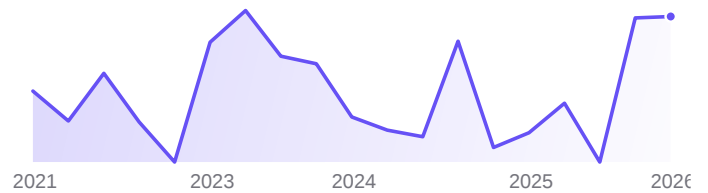
Sellers who sold at a gain

100%



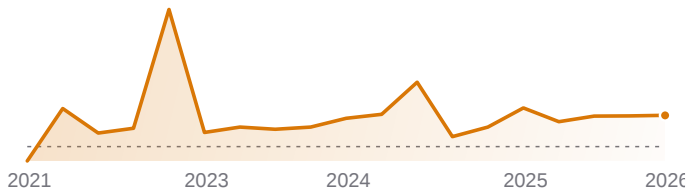
Typical hold before selling

24.9 yrs



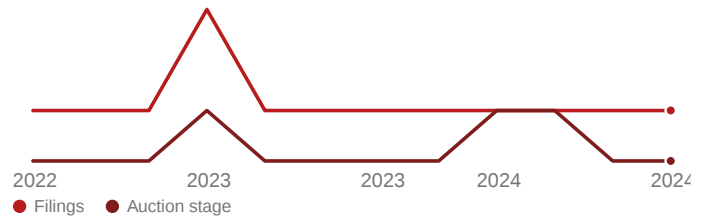
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	749
Median value (AVM)	\$405K
Median size	1,695 ft²
Median bedrooms	3
Median year built	1975
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.6%
Owner occupied	86%
Company owned	5.7%
Median loan-to-value	39%
Typical ownership tenure	24.8 yrs

COMMUNITY

Population	1,768
Density	91 / mi²
Median household income	\$91K
Average household income	\$107K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	5.3%
Unemployment	0.9%
Average temp	49°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.