

North Windham 06256

ZIP code · CT · Connecticut > Southeastern Connecticut

BUYER'S MARKET

\$288K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



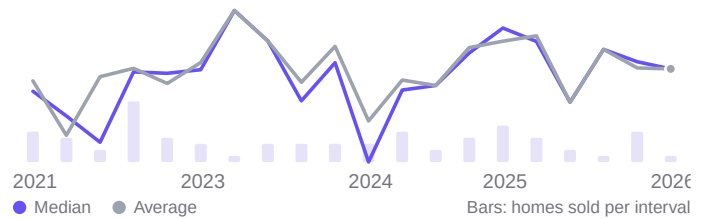
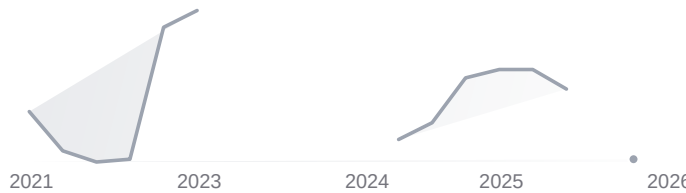
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$275K · Average \$275K

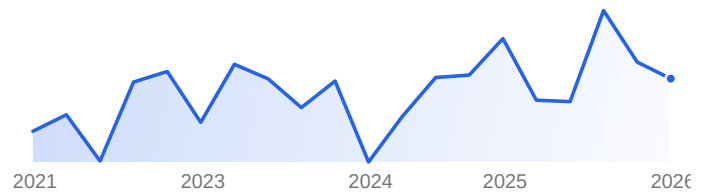
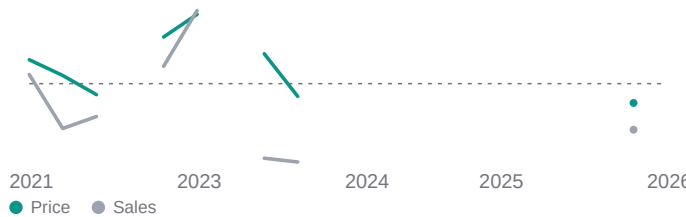


Growth (year over year)

Price -12.3% · Sales -29.4%

Price per square foot

\$216/ft²



Sale premium vs estimated value

-15.6%

Annual turnover (share of homes sold)

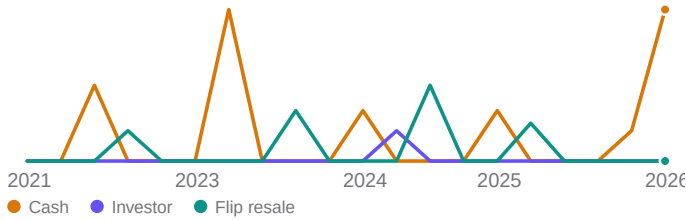
1.4%



BUYERS & OUTCOMES

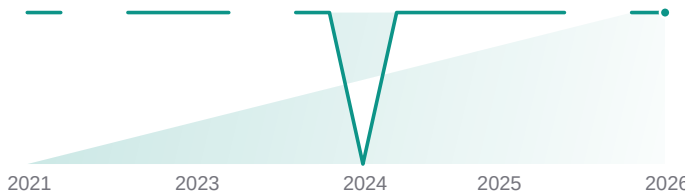
Buyer mix

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



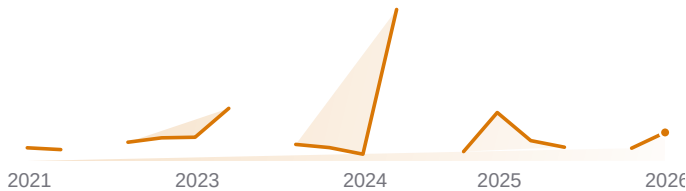
Sellers who sold at a gain

100%

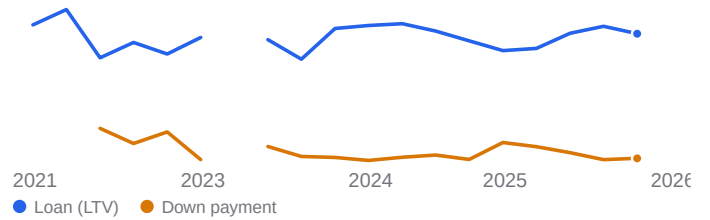


Median annualized return at resale

+6.8%

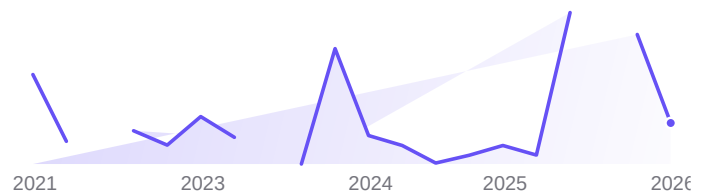


Financing (share of purchase price) Loan (LTV) 92% · Down payment 3.7%



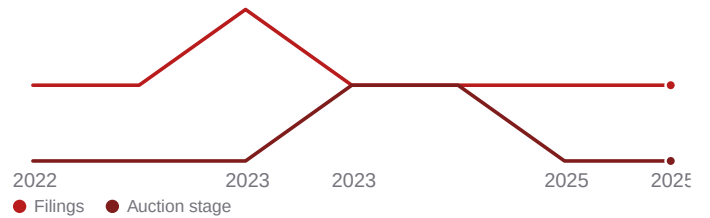
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	936
Median value (AVM)	\$344K
Median size	1,196 ft²
Median bedrooms	3
Median year built	1987
Single family	42%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.5%
Owner occupied	87%
Company owned	4.5%
Median loan-to-value	45%

Typical ownership tenure

24.2 yrs

COMMUNITY

Population	2,772
Density	351 / mi²
Median household income	\$55K
Average household income	\$78K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	15.2%
Unemployment	0.7%
Average temp	48°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.