

Pomfret Center 06259

ZIP code · CT · Connecticut > Northeastern Connecticut

BUYER'S MARKET

\$443K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

33

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



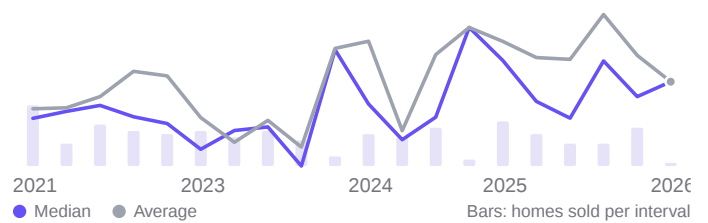
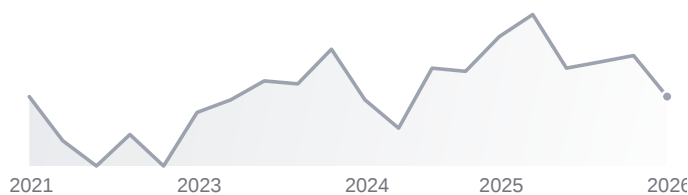
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$440K · Average \$440K

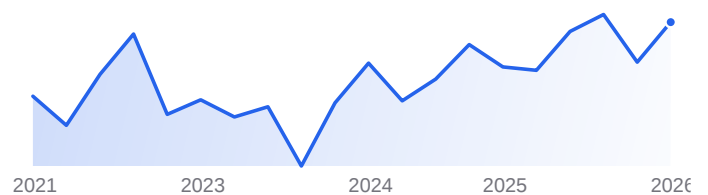
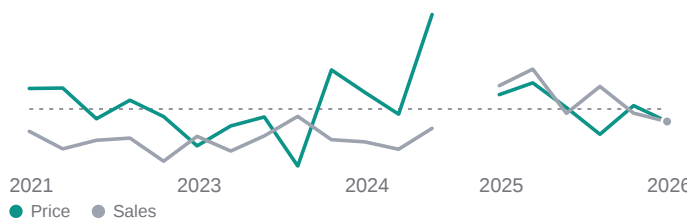


Growth (year over year)

Price -8.3% · Sales -8.3%

Price per square foot

\$274/ft²

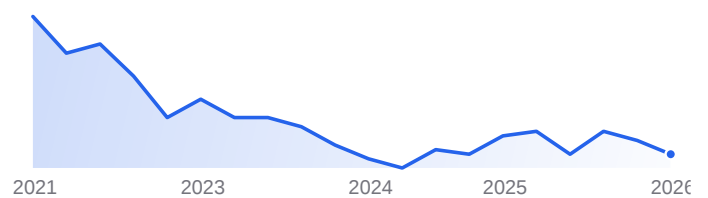


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

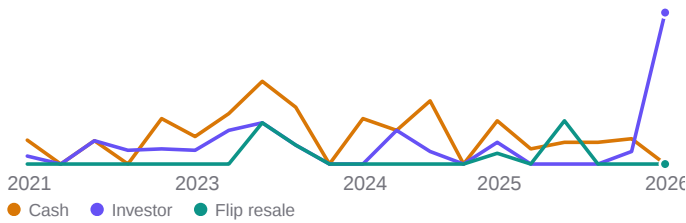
2.3%



BUYERS & OUTCOMES

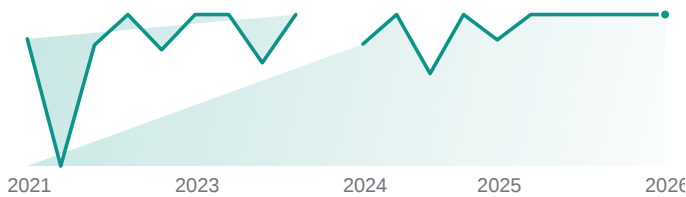
Buyer mix

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



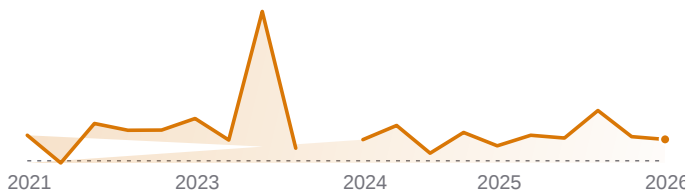
Sellers who sold at a gain

100%

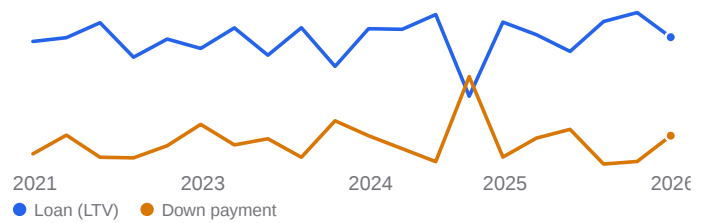


Median annualized return at resale

+5.0%

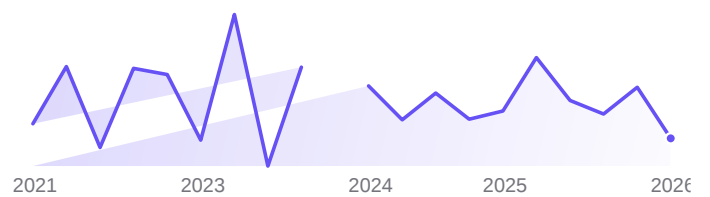


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



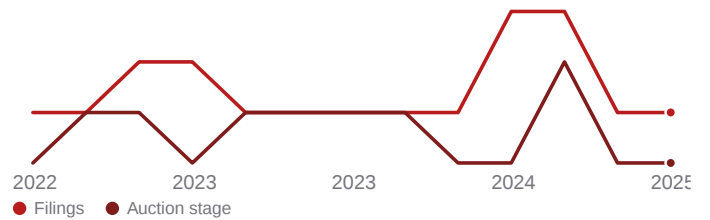
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,432
Median value (AVM)	\$488K
Median size	1,927 ft²
Median bedrooms	3
Median year built	1986
Single family	94%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	6.5%
Median loan-to-value	45%

Typical ownership tenure

20.8 yrs

COMMUNITY

Population	4,543
Density	100 / mi²
Median household income	\$107K
Average household income	\$124K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	6.6%
Unemployment	1.1%
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.