

Putnam 06260

ZIP code · CT · Connecticut > Northeastern Connecticut > Putnam

BALANCED MARKET

\$327K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

127

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



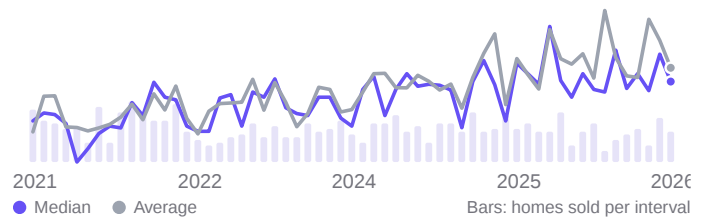
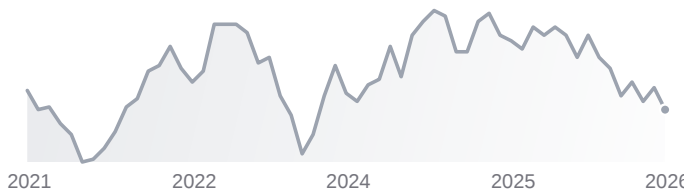
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$315K · Average \$341K

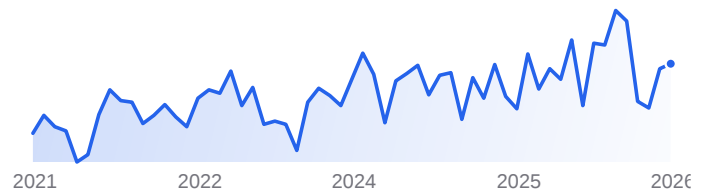
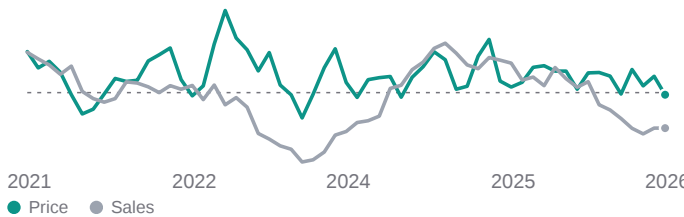


Growth (year over year)

Price -1.0% · Sales -17.5%

Price per square foot

\$217/ft²

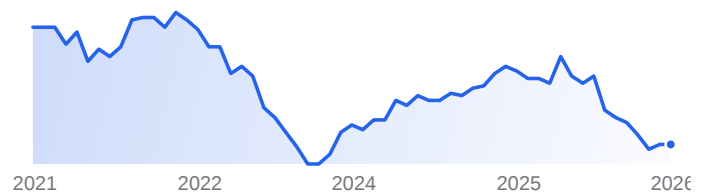
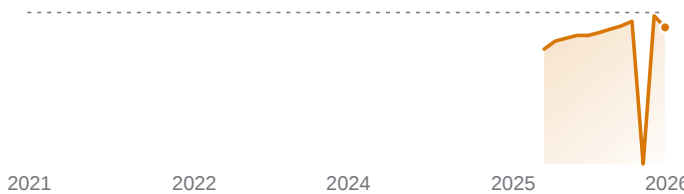


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

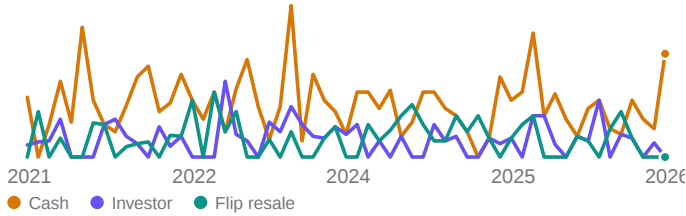
4.4%



BUYERS & OUTCOMES

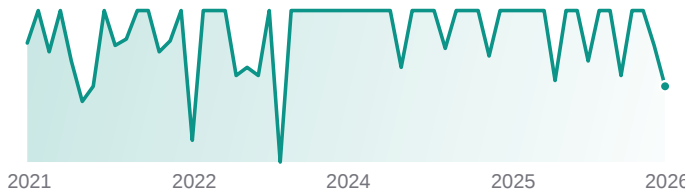
Buyer mix

Cash 45% · Investor 0% · Flip resale 0%



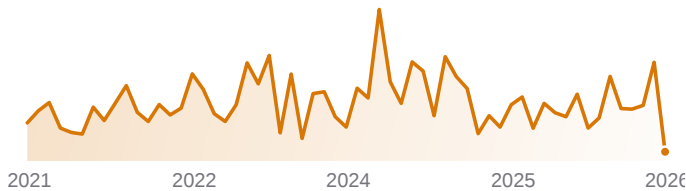
Sellers who sold at a gain

83%

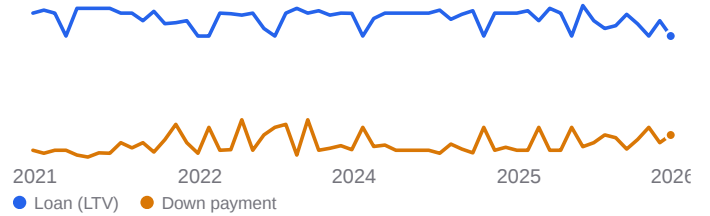


Median annualized return at resale

+1.1%

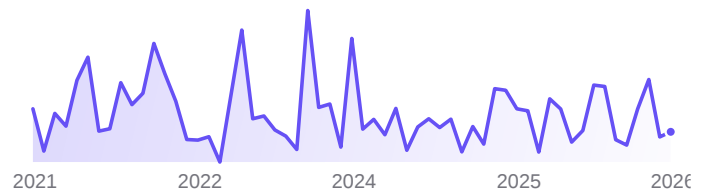


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



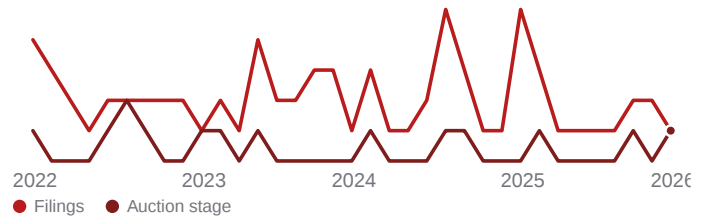
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,866
Median value (AVM)	\$345K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1962
Single family	69%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	6.5%
Median loan-to-value	49%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	9,441
Density	472 / mi ²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	11.1%
Unemployment	1.0%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

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