

South Windham 06266

ZIP code · CT · Connecticut > Southeastern Connecticut > South Windham

BALANCED MARKET

\$361K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



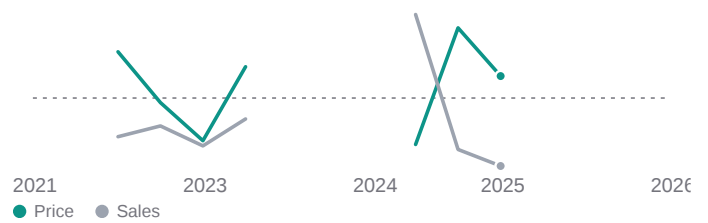
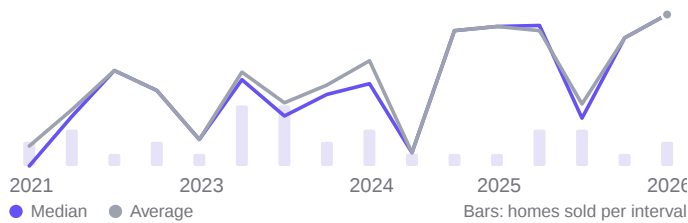
MARKET TRENDS (5 YEARS)

Sale prices

Median \$361K · Average \$361K

Growth (year over year)

Price +26.4% · Sales -81.3%



Price per square foot

\$279/ft²

Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

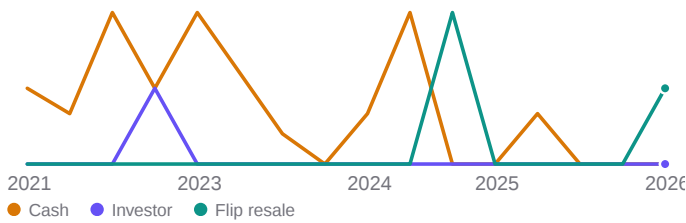
5.1%



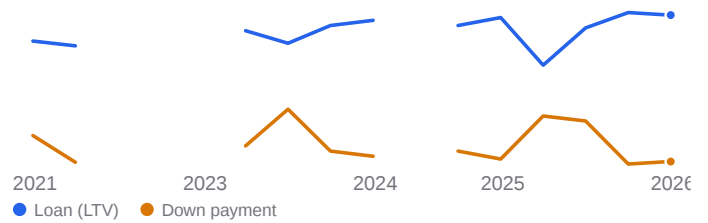
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 50%

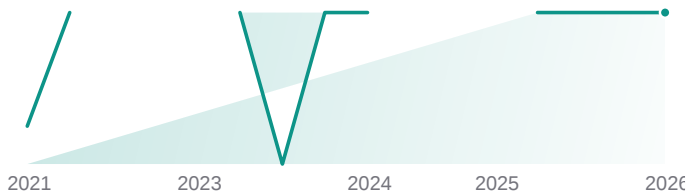


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



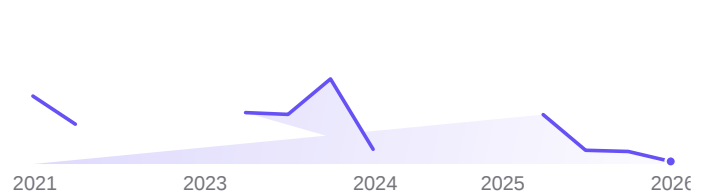
Sellers who sold at a gain

100%



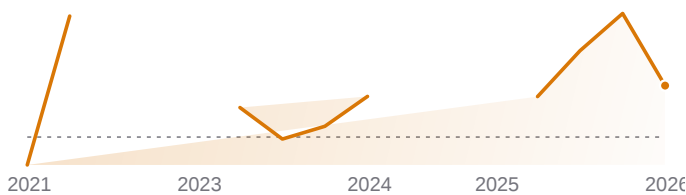
Typical hold before selling

1.2 yrs



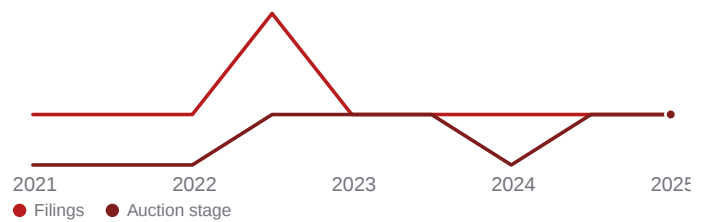
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	176
Median value (AVM)	\$333K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1961
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	6.3%
Median loan-to-value	38%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	243
Density	311 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	63
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	5.9%
Unemployment	0.8%
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.