

Willington 06279

ZIP code · CT · Connecticut > Capitol

BUYER'S MARKET

\$336K

MEDIAN SALE PRICE

-11.1%

1-YR CHANGE

45

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



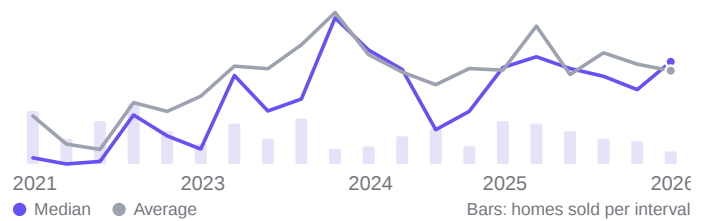
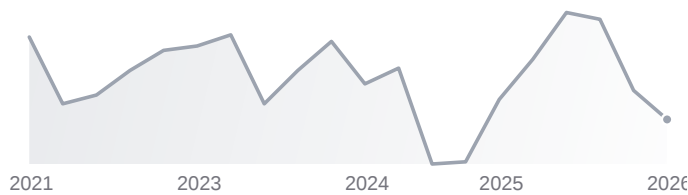
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$363K · Average \$349K

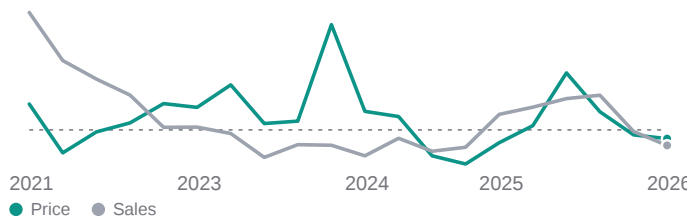


Growth (year over year)

Price -11.1% · Sales -19.6%

Price per square foot

\$203/ft²

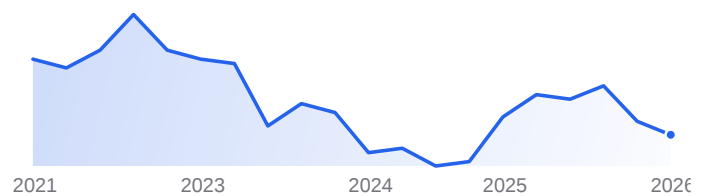
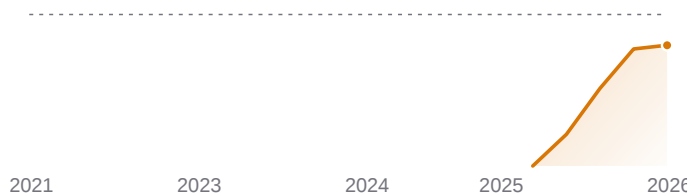


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

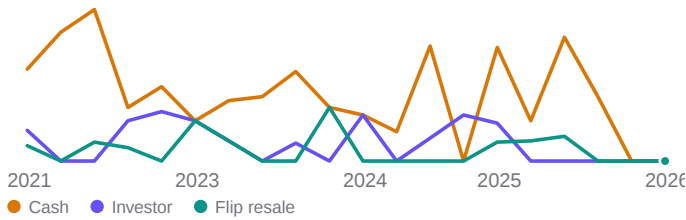
2.4%



BUYERS & OUTCOMES

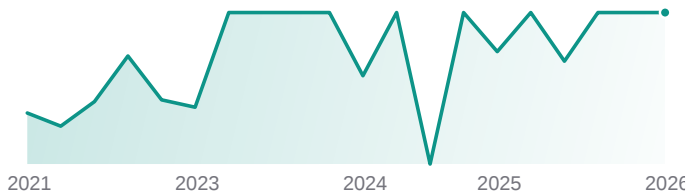
Buyer mix

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



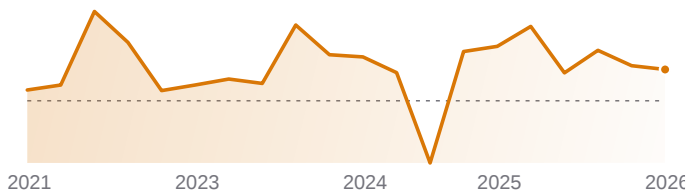
Sellers who sold at a gain

100%

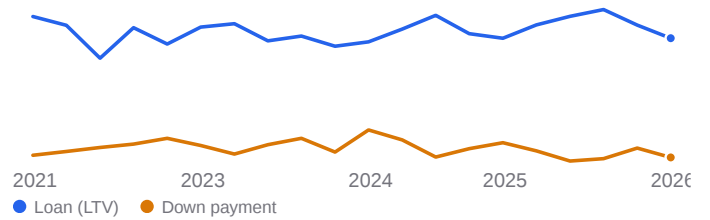


Median annualized return at resale

+3.3%

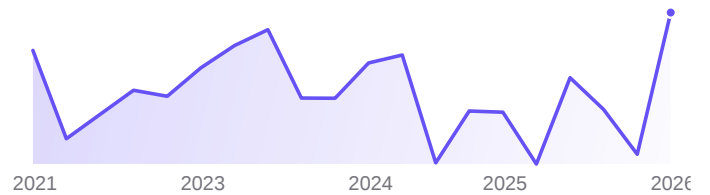


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



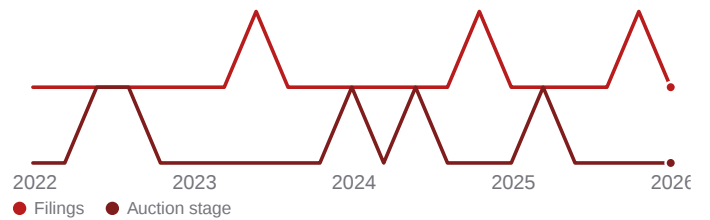
Typical hold before selling

22.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,907
Median value (AVM)	\$390K
Median size	1,593 ft²
Median bedrooms	3
Median year built	1975
Single family	90%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	5.6%
Median loan-to-value	43%

Typical ownership tenure

23.2 yrs

COMMUNITY

Population	5,752
Density	170 / mi²
Median household income	\$87K
Average household income	\$111K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	47°F
Annual precip	50 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.