

Windham 06280

ZIP code · CT · Connecticut > Southeastern Connecticut

SELLER'S MARKET

\$337K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

46

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

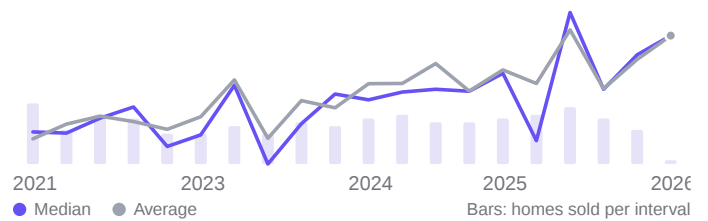
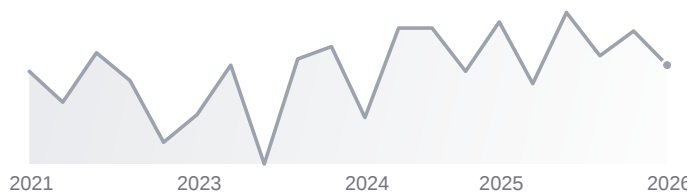
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$365K · Average \$365K

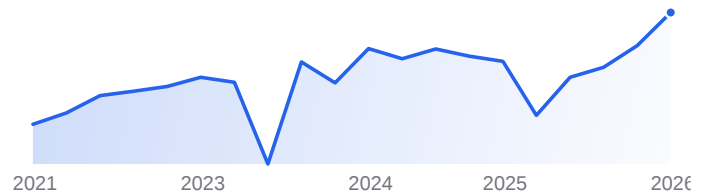
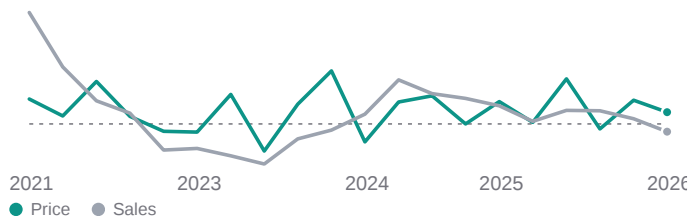


Growth (year over year)

Price +9.5% · Sales -6.1%

Price per square foot

\$260/ft²

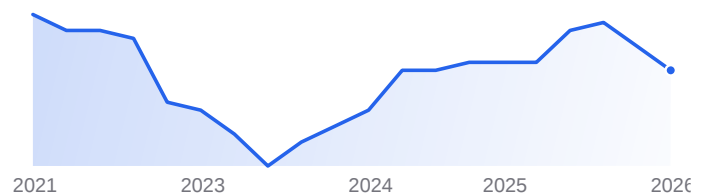


Sale premium vs estimated value

+21.7%

Annual turnover (share of homes sold)

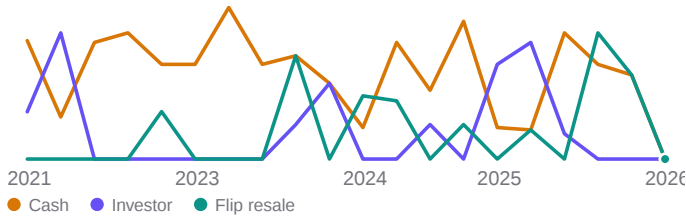
3.9%



BUYERS & OUTCOMES

Buyer mix

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



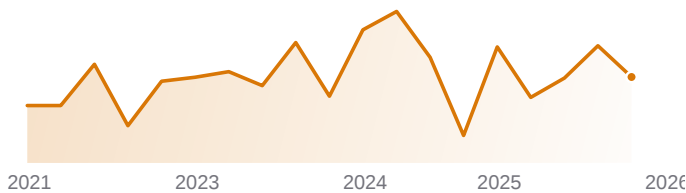
Sellers who sold at a gain

100%

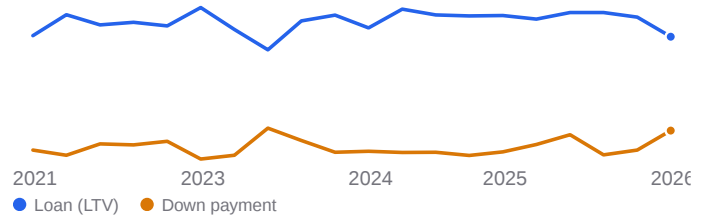


Median annualized return at resale

+4.8%

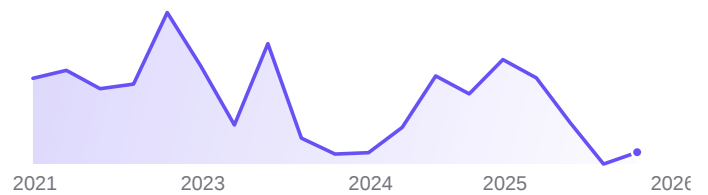


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



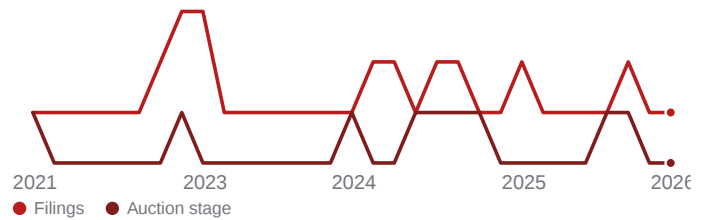
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,190
Median value (AVM)	\$372K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1969
Single family	86%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.4%
Owner occupied	75%
Company owned	9.6%
Median loan-to-value	42%

Typical ownership tenure

23.0 yrs

COMMUNITY

Population	3,287
Density	220 / mi²
Median household income	\$71K
Average household income	\$108K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	62
Homes occupied	96%
Bachelor's or higher	7%
Poverty rate	11.1%
Unemployment	0.9%
Average temp	49°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.