

Woodstock 06281

ZIP code · CT · Connecticut > Northeastern Connecticut

SELLER'S MARKET

\$473K

MEDIAN SALE PRICE

+15.1%

1-YR CHANGE

102

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

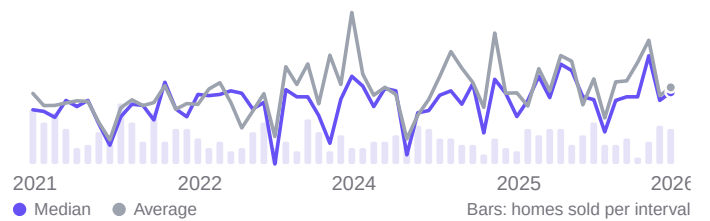
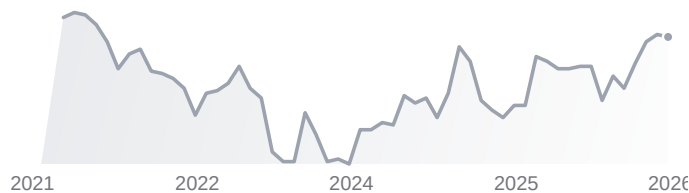
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$434K · Average \$454K

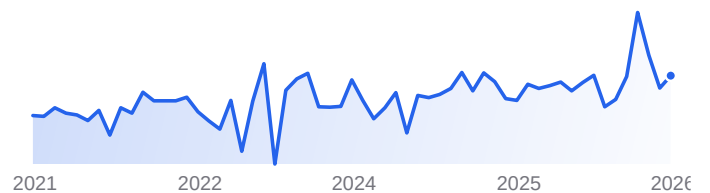
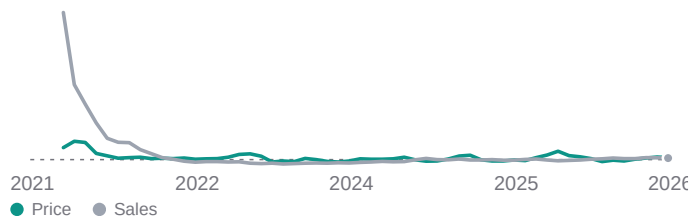


Growth (year over year)

Price +15.1% · Sales +12.1%

Price per square foot

\$274/ft²

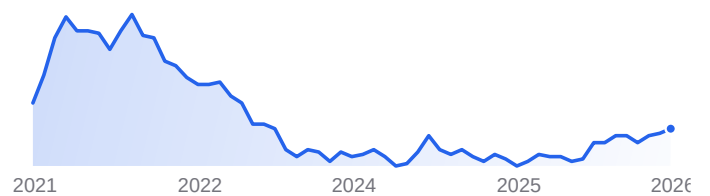


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

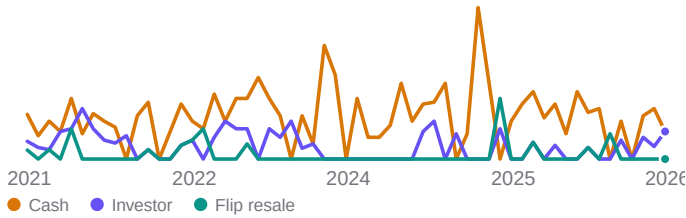
3.6%



BUYERS & OUTCOMES

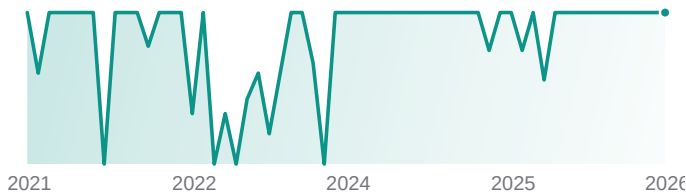
Buyer mix

Cash 18% · Investor 18% · Flip resale 0%



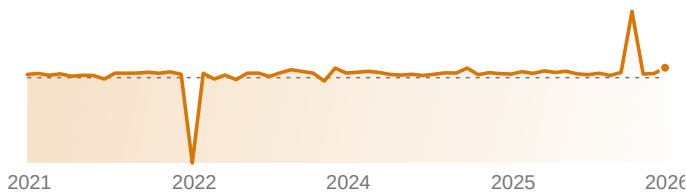
Sellers who sold at a gain

100%

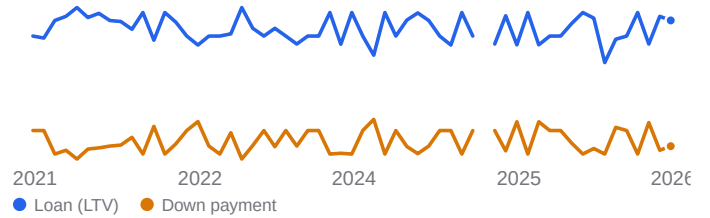


Median annualized return at resale

+9.7%

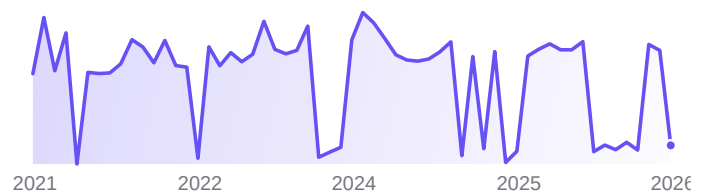


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



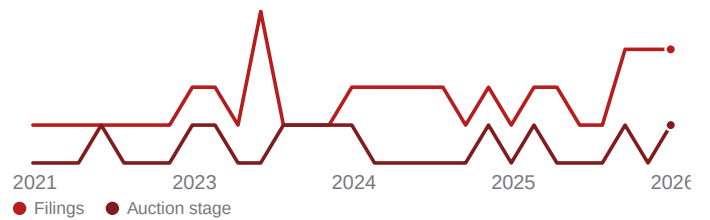
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,810
Median value (AVM)	\$446K
Median size	1,773 ft²
Median bedrooms	3
Median year built	1984
Single family	88%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	80%
Company owned	6.2%
Median loan-to-value	36%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	7,243
Density	130 / mi²
Median household income	\$99K
Average household income	\$131K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	55
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	5.4%
Unemployment	1.1%
Average temp	47°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.