

Canterbury 06331

ZIP code · CT · Connecticut > Northeastern Connecticut

SELLER'S MARKET

\$432K

MEDIAN SALE PRICE

+41.7%

1-YR CHANGE

30

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

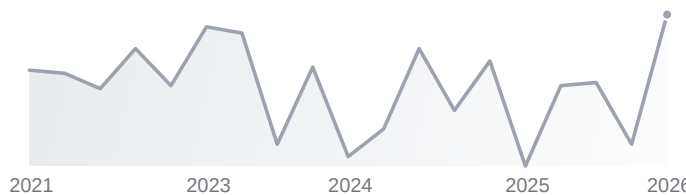
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

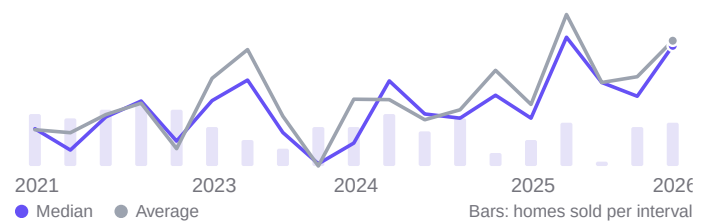
Market temperature (0–100)

65 / 100



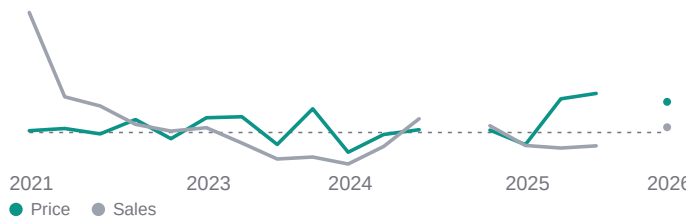
Sale prices

Median \$427K · Average \$436K



Growth (year over year)

Price +41.7% · Sales +7.1%



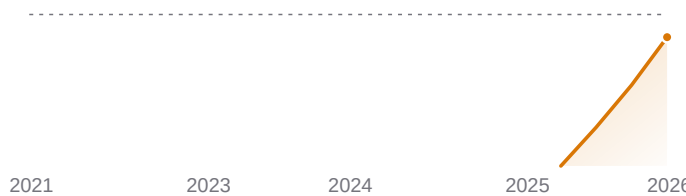
Price per square foot

\$252/ft²



Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

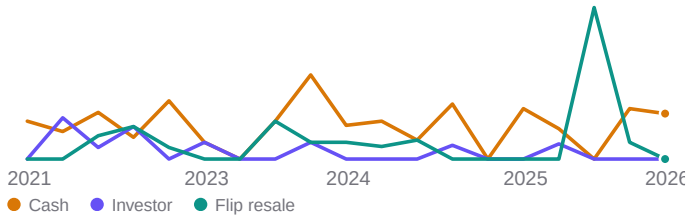
1.5%



BUYERS & OUTCOMES

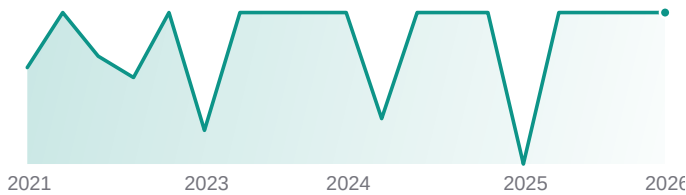
Buyer mix

Cash 30% · Investor 0% · Flip resale 0%



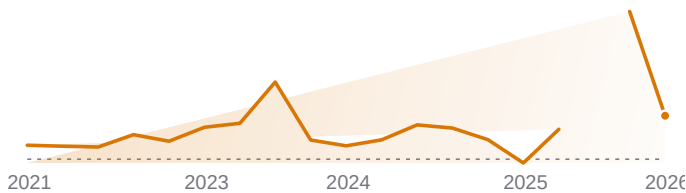
Sellers who sold at a gain

100%

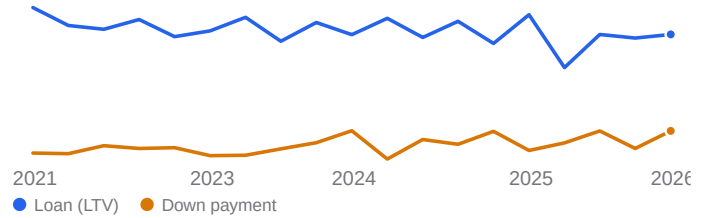


Median annualized return at resale

+7.3%

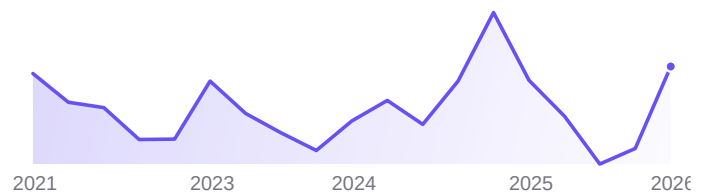


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



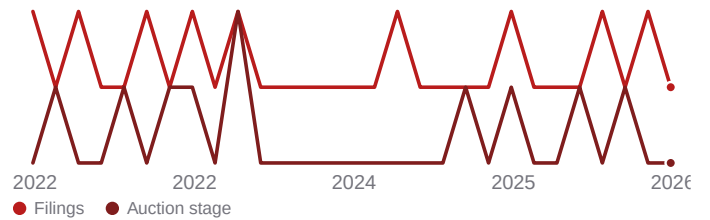
Typical hold before selling

23.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,026
Median value (AVM)	\$402K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	5.8%
Median loan-to-value	41%
Typical ownership tenure	24.5 yrs

COMMUNITY

Population	5,156
Density	128 / mi²
Median household income	\$95K
Average household income	\$115K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	58
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	6.7%
Unemployment	1.0%
Average temp	49°F
Annual precip	50 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.