

East Lyme 06333

ZIP code · CT · Connecticut > Southeastern Connecticut

SELLER'S MARKET

\$548K

MEDIAN SALE PRICE

+17.3%

1-YR CHANGE

95

SALES (12 MO)

\$572K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

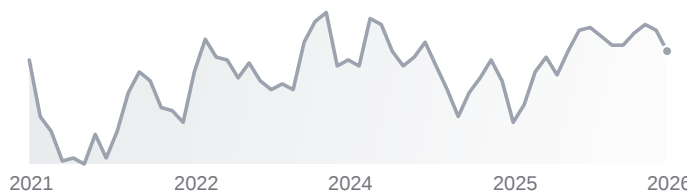
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

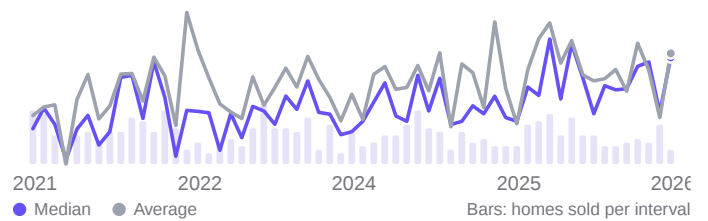
Market temperature (0–100)

63 / 100



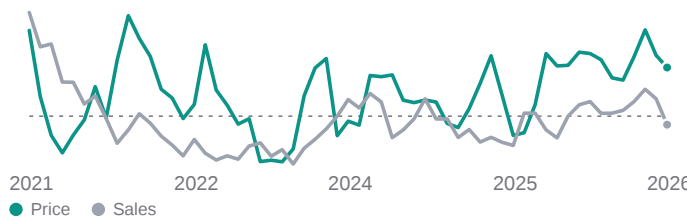
Sale prices

Median \$615K · Average \$628K



Growth (year over year)

Price +17.3% · Sales -3.1%



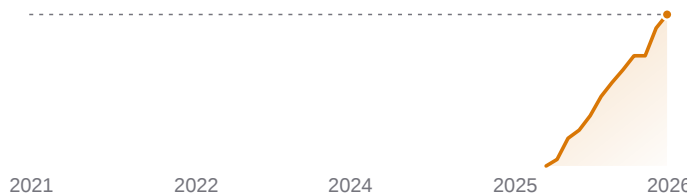
Price per square foot

\$297/ft²



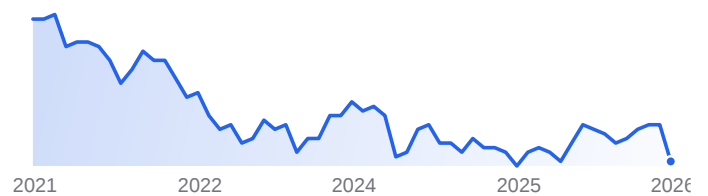
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

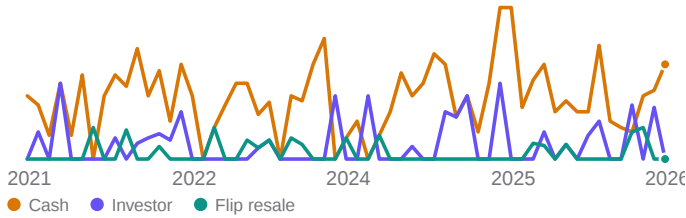
3.7%



BUYERS & OUTCOMES

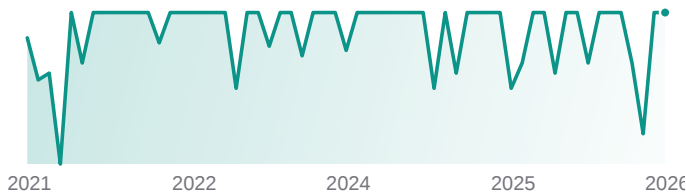
Buyer mix

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



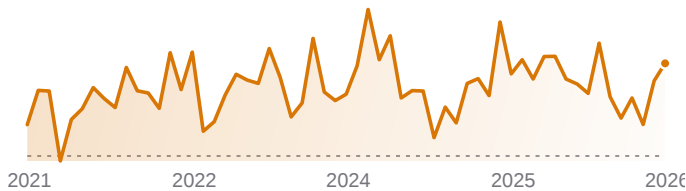
Sellers who sold at a gain

100%

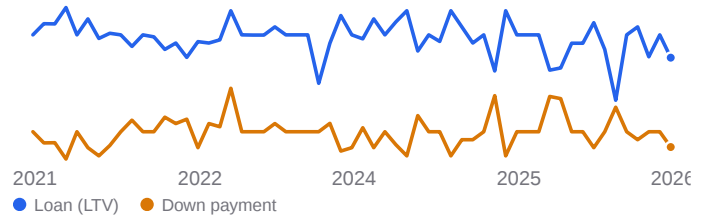


Median annualized return at resale

+5.7%

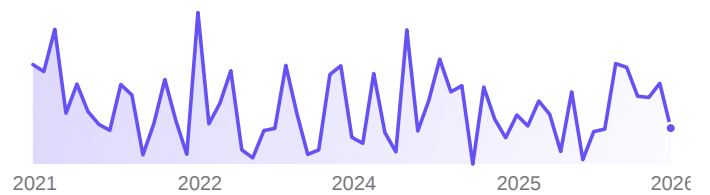


Financing (share of purchase price) Loan (LTV) 66% · Down payment 10%



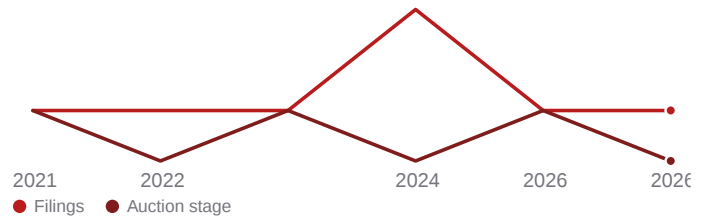
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,569
Median value (AVM)	\$572K
Median size	2,062 ft²
Median bedrooms	3
Median year built	1979
Single family	93%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	3.4%
Median loan-to-value	44%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	7,633
Density	326 / mi²
Median household income	\$124K
Average household income	\$150K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	5.9%
Unemployment	0.9%
Average temp	50°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.