

Bozrah 06334

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$460K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

22

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



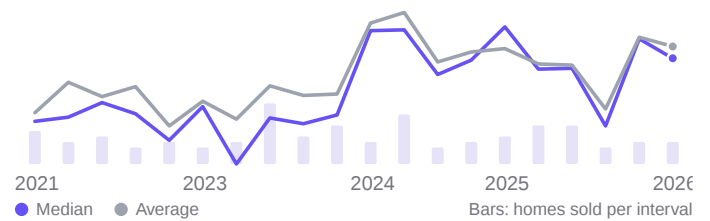
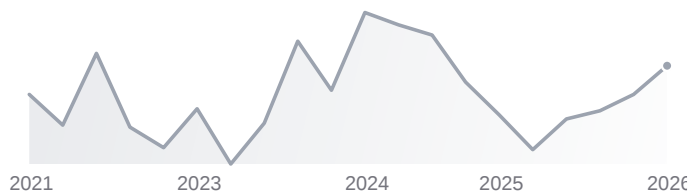
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$395K · Average \$428K

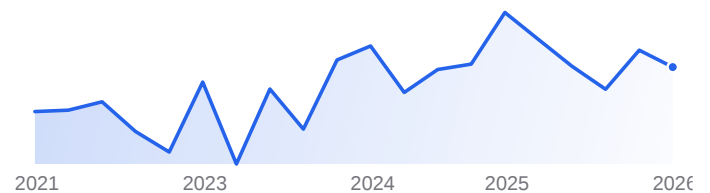
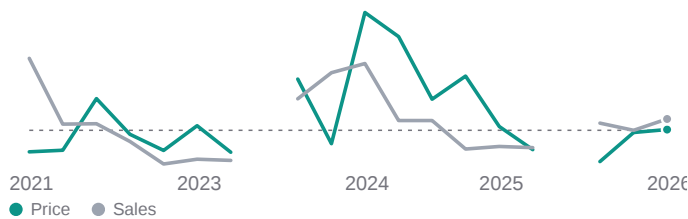


Growth (year over year)

Price +1.1% · Sales +15.8%

Price per square foot

\$234/ft²

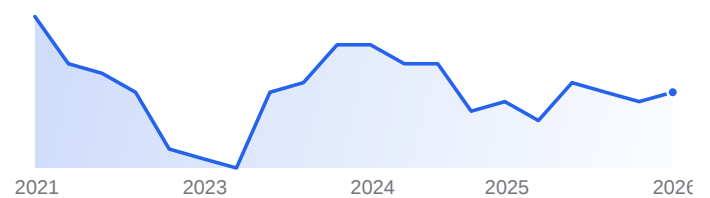


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

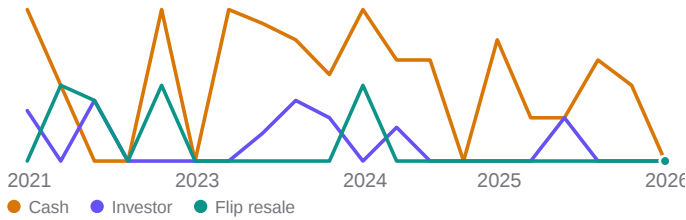
2.4%



BUYERS & OUTCOMES

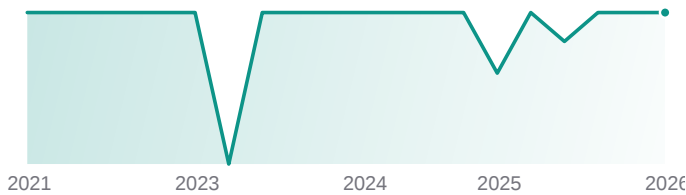
Buyer mix

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



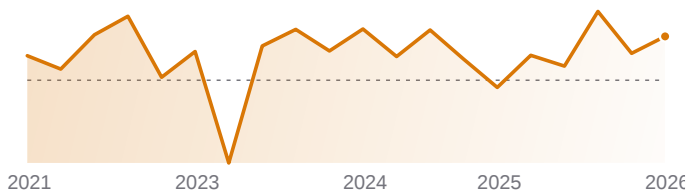
Sellers who sold at a gain

100%

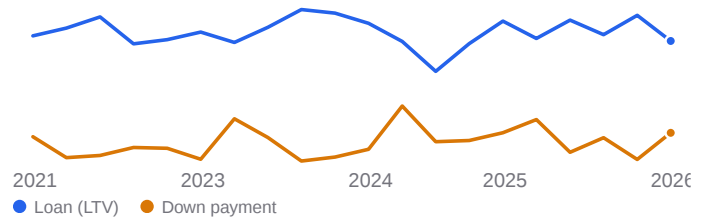


Median annualized return at resale

+7.4%

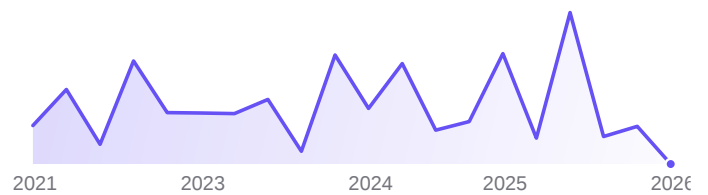


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



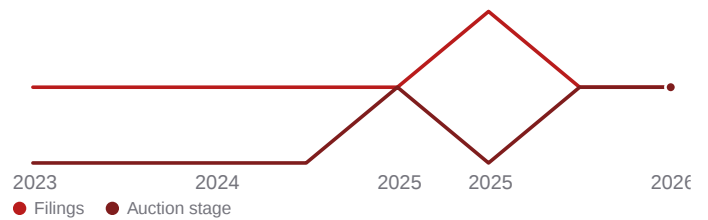
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	911
Median value (AVM)	\$409K
Median size	1,553 ft²
Median bedrooms	3
Median year built	1971
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	84%
Company owned	5.5%
Median loan-to-value	43%
Typical ownership tenure	28.3 yrs

COMMUNITY

Population	2,316
Density	117 / mi²
Median household income	\$103K
Average household income	\$119K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	55
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	9.1%
Unemployment	1.0%
Average temp	49°F
Annual precip	52 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.