

Gales Ferry 06335

ZIP code · CT · Connecticut > Southeastern Connecticut > Gales Ferry

BUYER'S MARKET

\$338K

MEDIAN SALE PRICE

-20.3%

1-YR CHANGE

75

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



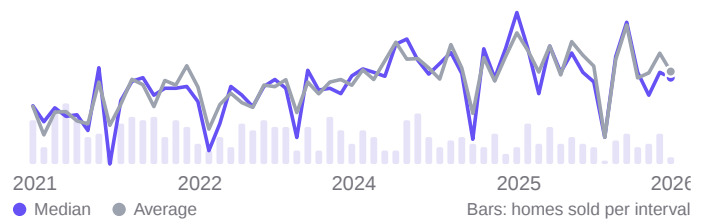
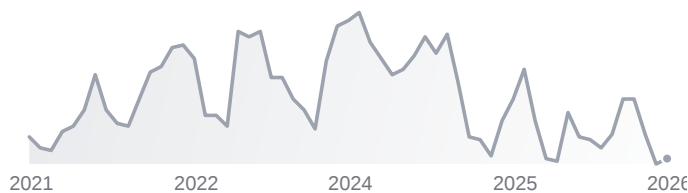
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$350K · Average \$368K

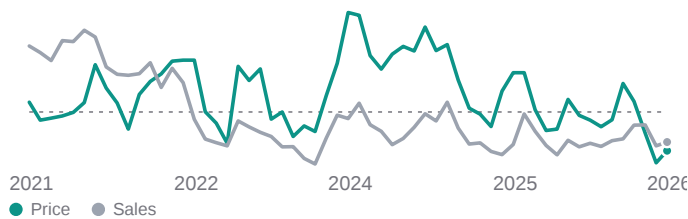


Growth (year over year)

Price -20.3% · Sales -15.7%

Price per square foot

\$269/ft²

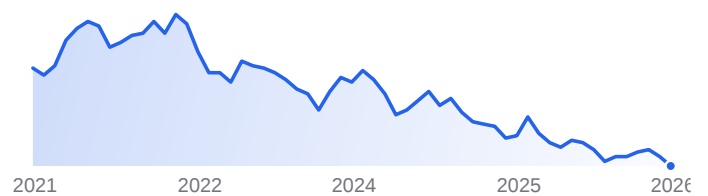
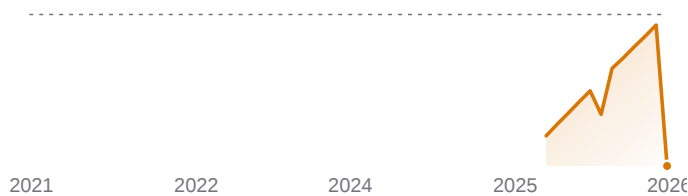


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

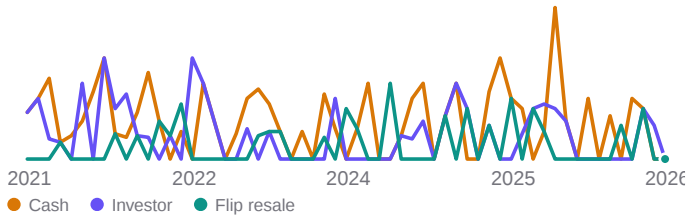
2.9%



BUYERS & OUTCOMES

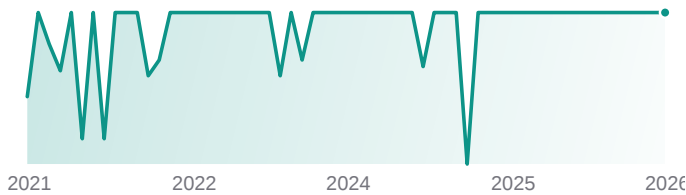
Buyer mix

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



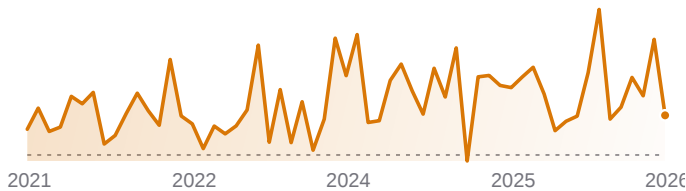
Sellers who sold at a gain

100%

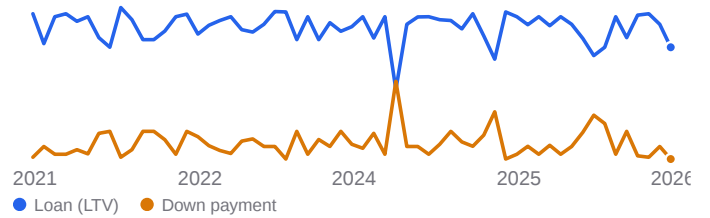


Median annualized return at resale

+3.5%

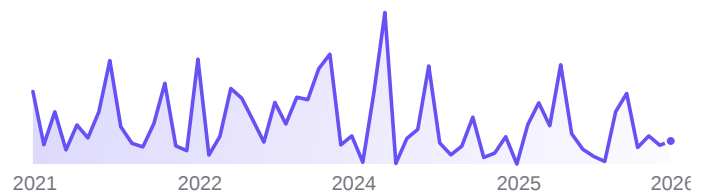


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.8%



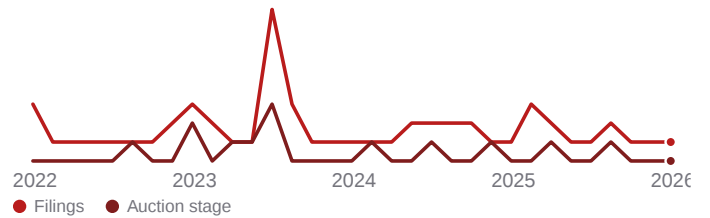
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,593
Median value (AVM)	\$411K
Median size	1,442 ft²
Median bedrooms	3
Median year built	1968
Single family	89%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.6%
Owner occupied	86%
Company owned	4.0%
Median loan-to-value	53%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	6,937
Density	543 / mi²
Median household income	\$100K
Average household income	\$117K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	50°F
Annual precip	50 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.