

Ledyard 06339

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

99

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



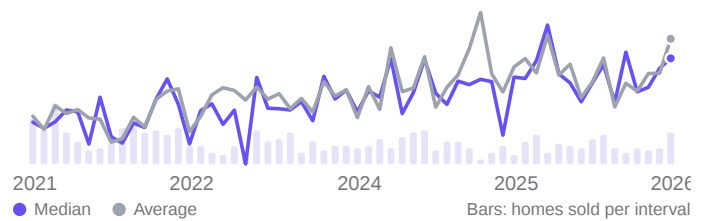
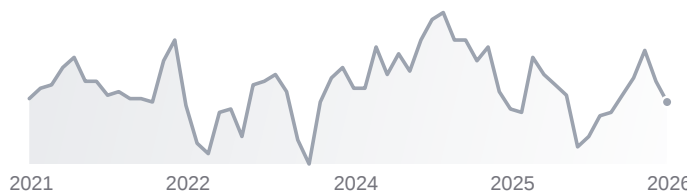
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$453K · Average \$507K

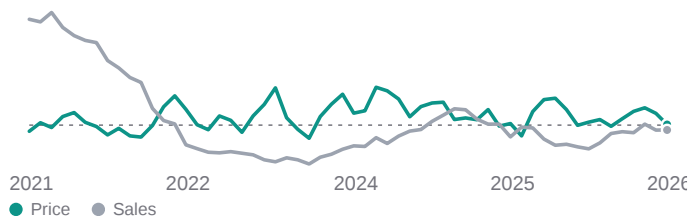


Growth (year over year)

Price +0.6% · Sales -4.8%

Price per square foot

\$269/ft²

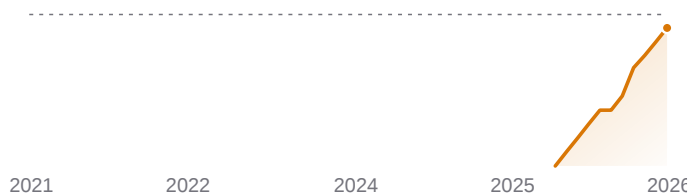


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

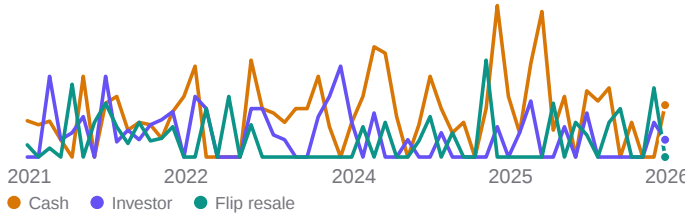
3.2%



BUYERS & OUTCOMES

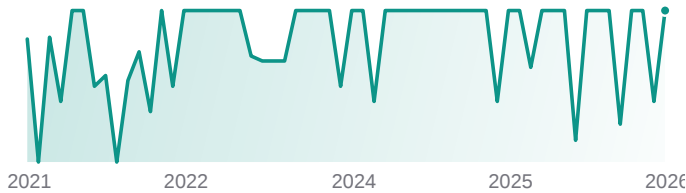
Buyer mix

Cash 21% · Investor 7.1% · Flip resale 0%



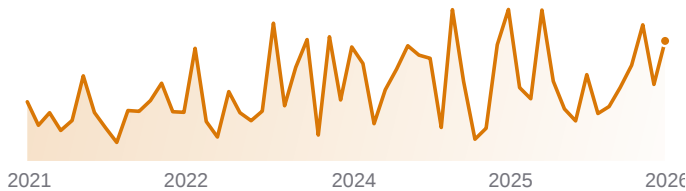
Sellers who sold at a gain

100%

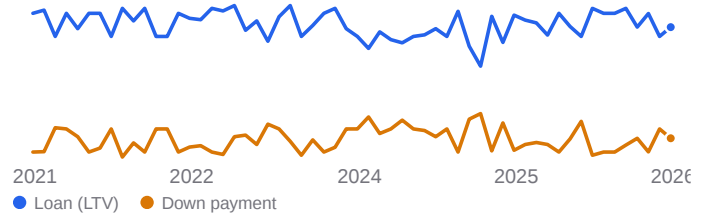


Median annualized return at resale

+8.6%

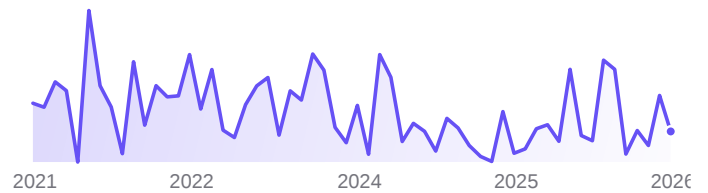


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



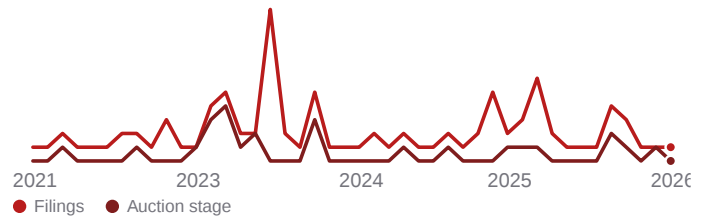
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,125
Median value (AVM)	\$413K
Median size	1,438 ft²
Median bedrooms	3
Median year built	1972
Single family	86%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	5.9%
Median loan-to-value	48%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	7,677
Density	294 / mi²
Median household income	\$101K
Average household income	\$129K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	2.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.