

Niantic 06357

ZIP code · CT · Connecticut > Southeastern Connecticut > Niantic

BALANCED MARKET

\$490K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

151

SALES (12 MO)

\$524K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

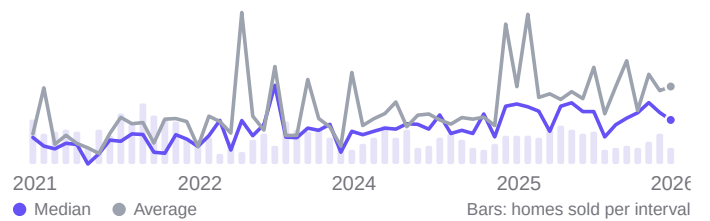
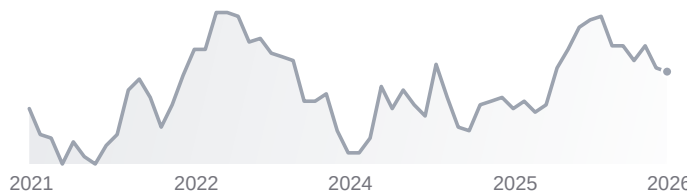
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$452K · Average \$605K

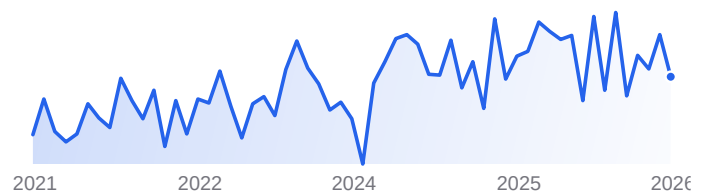
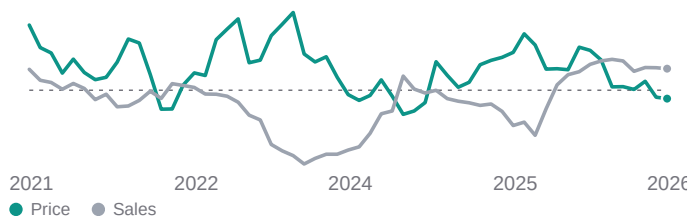


Growth (year over year)

Price -3.9% · Sales +10.2%

Price per square foot

\$289/ft²

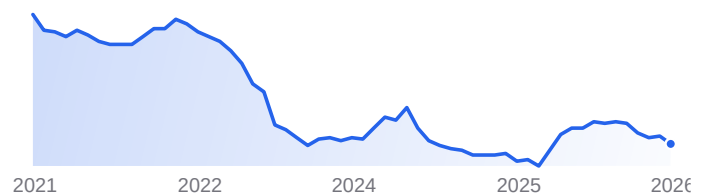
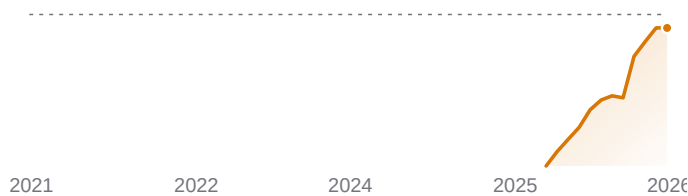


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

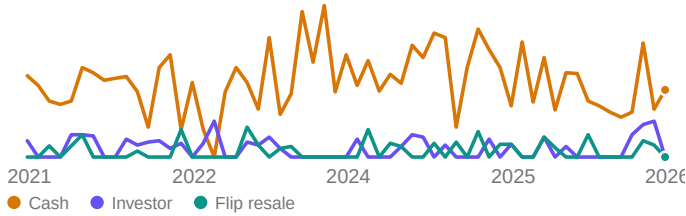
2.8%



BUYERS & OUTCOMES

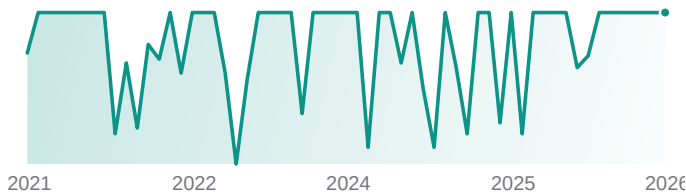
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



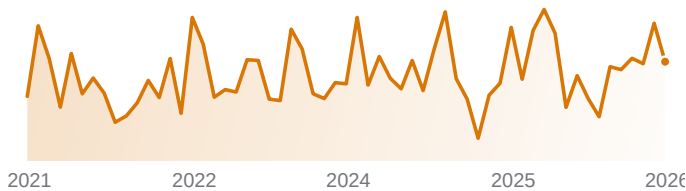
Sellers who sold at a gain

100%

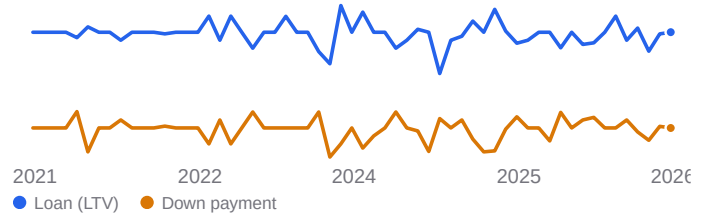


Median annualized return at resale

+5.6%

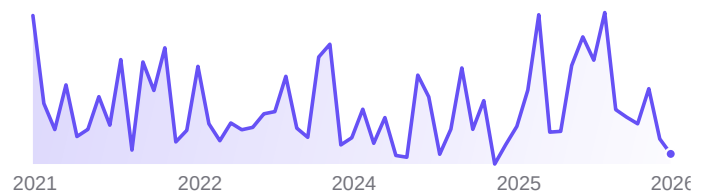


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



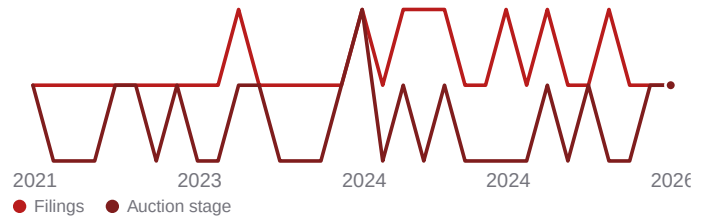
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,480
Median value (AVM)	\$524K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1965
Single family	77%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	4.7%
Median loan-to-value	35%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	8,221
Density	646 / mi ²
Median household income	\$93K
Average household income	\$118K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	53
Homes occupied	86%
Bachelor's or higher	25%
Poverty rate	4.3%
Unemployment	0.8%
Average temp	51°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.