

North Stonington 06359

ZIP code · CT · Connecticut > Southeastern Connecticut

BUYER'S MARKET

\$385K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

46

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



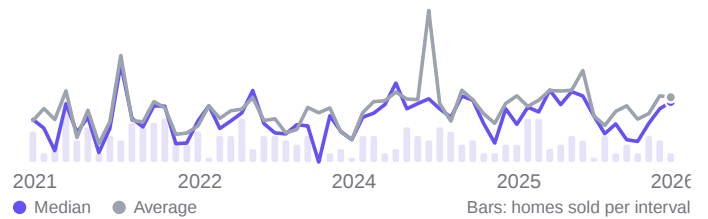
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$440K · Average \$468K

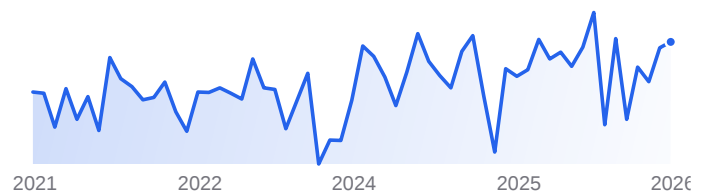
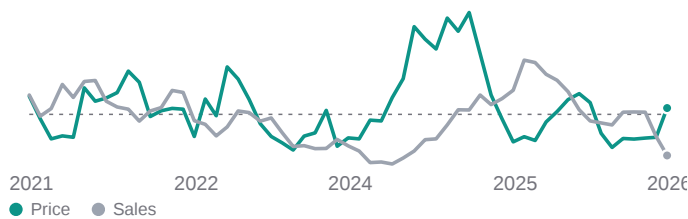


Growth (year over year)

Price +4.8% · Sales -31.3%

Price per square foot

\$334/ft²

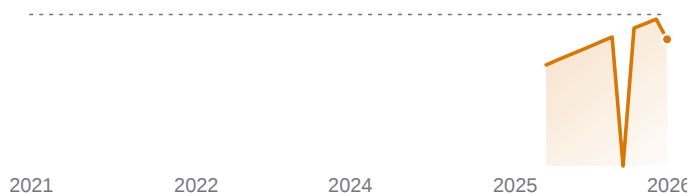


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

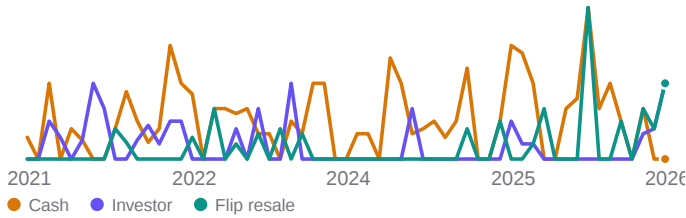
2.1%



BUYERS & OUTCOMES

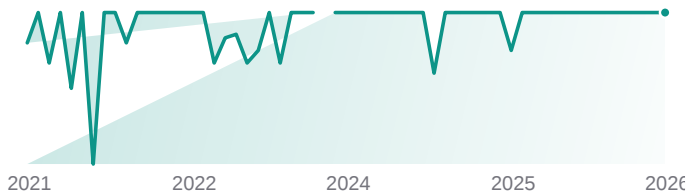
Buyer mix

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



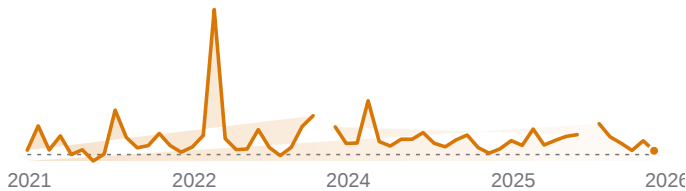
Sellers who sold at a gain

100%

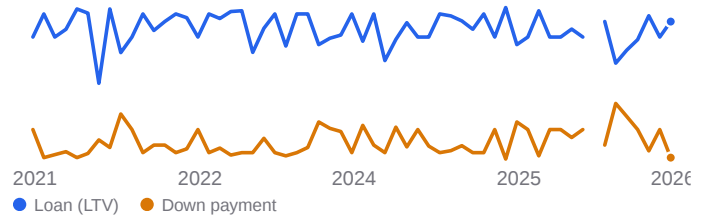


Median annualized return at resale

+1.6%

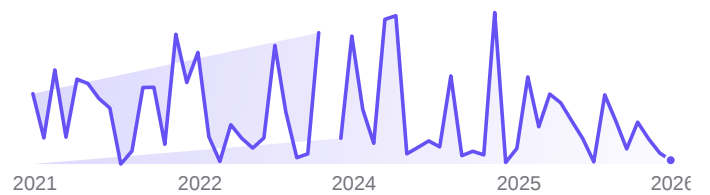


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



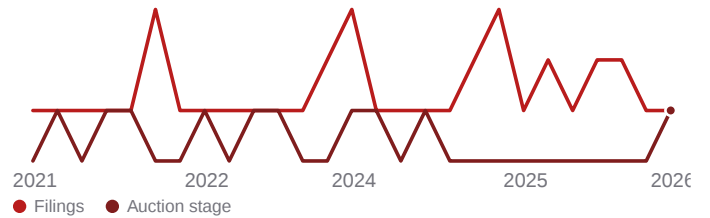
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,217
Median value (AVM)	\$488K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1974
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	7.8%
Median loan-to-value	44%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	5,025
Density	91 / mi²
Median household income	\$99K
Average household income	\$114K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	5.3%
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.