

Norwich 06360

ZIP code · CT · Connecticut > Southeastern Connecticut > Norwich

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

380

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



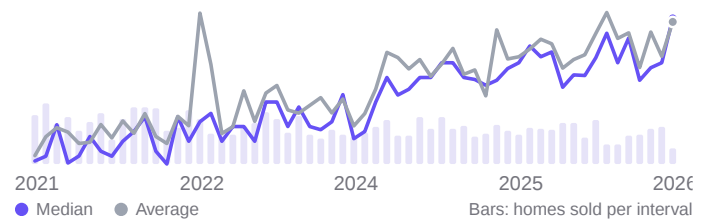
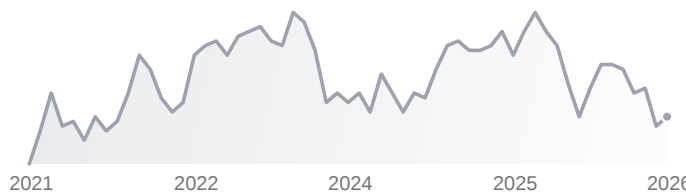
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$320K · Average \$316K

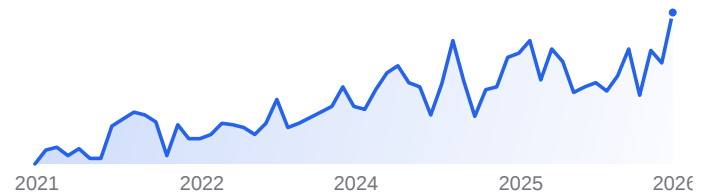
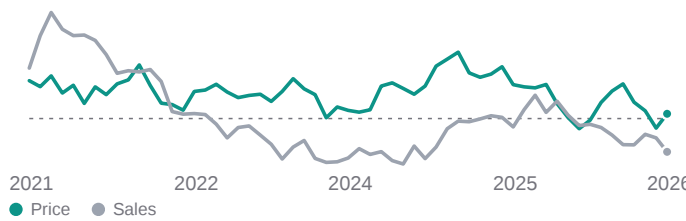


Growth (year over year)

Price +2.0% · Sales -14.2%

Price per square foot

\$229/ft²

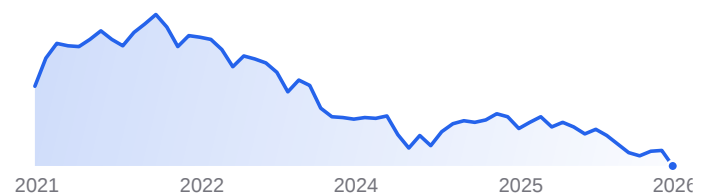
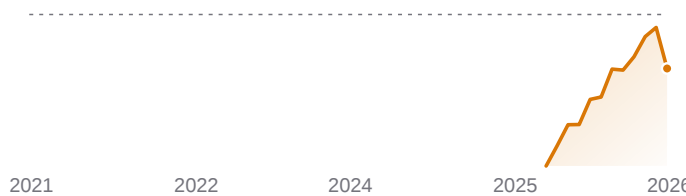


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

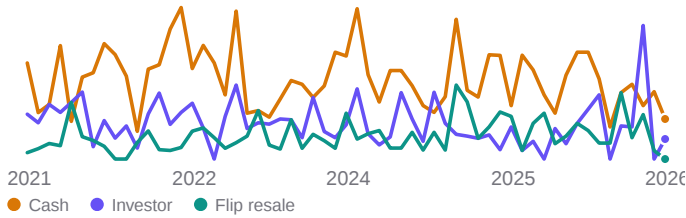
3.7%



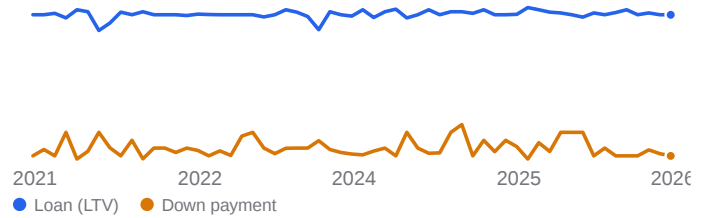
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 6.3% · Flip resale 0%

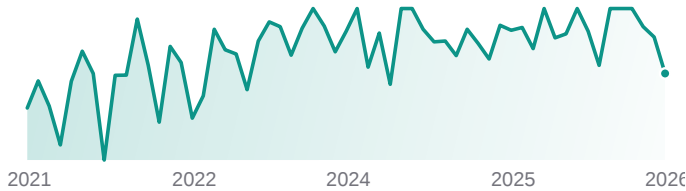


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



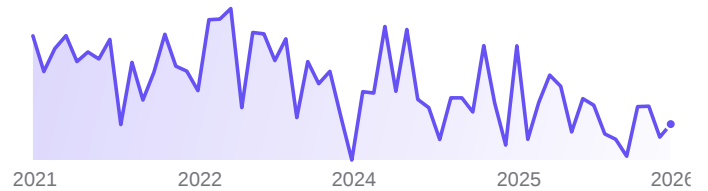
Sellers who sold at a gain

86%



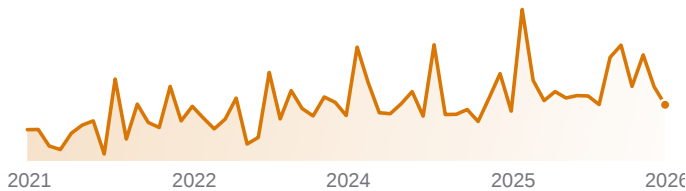
Typical hold before selling

6.2 yrs



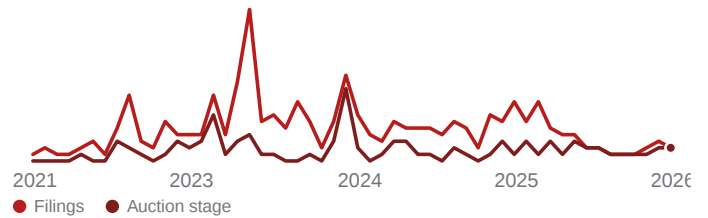
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,322
Median value (AVM)	\$314K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1955
Single family	66%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	8.8%
Median loan-to-value	46%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	35,921
Density	1,277 / mi²
Median household income	\$68K
Average household income	\$87K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	60
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	13.5%
Unemployment	0.9%
Average temp	50°F
Annual precip	52 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.