

Oakdale 06370

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$393K

MEDIAN SALE PRICE

-6.6%

1-YR CHANGE

84

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

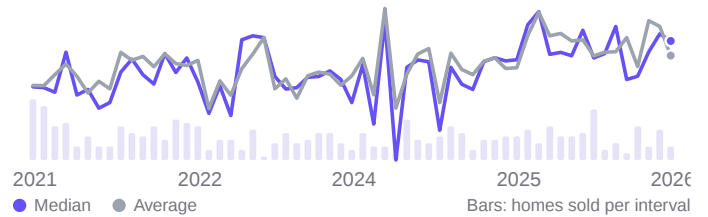
Market temperature (0-100)

46 / 100



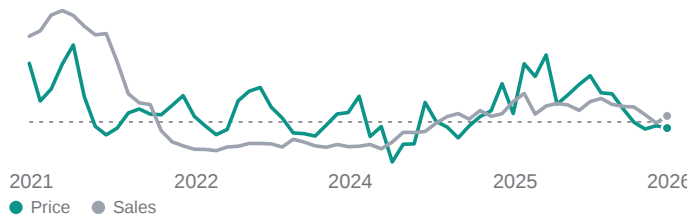
Sale prices

Median \$396K · Average \$357K



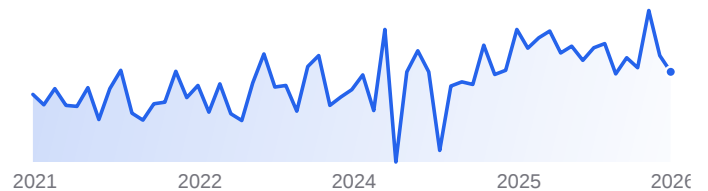
Growth (year over year)

Price -6.6% · Sales +6.3%



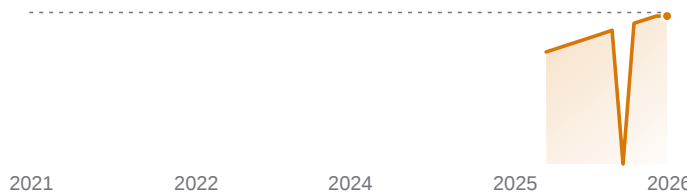
Price per square foot

\$250/ft²



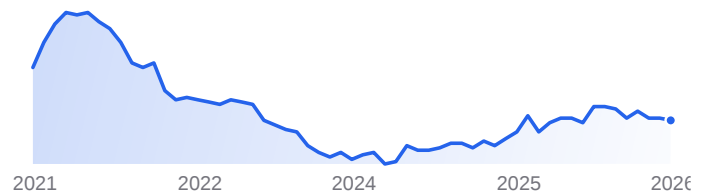
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

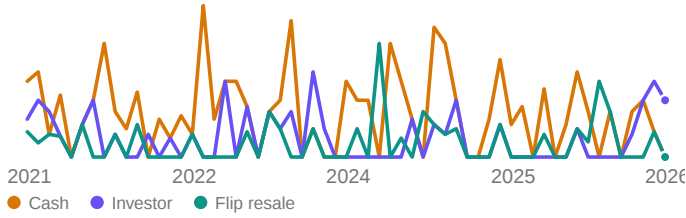
3.1%



BUYERS & OUTCOMES

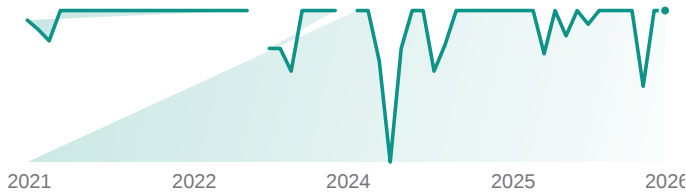
Buyer mix

Cash 0% · Investor 25% · Flip resale 0%



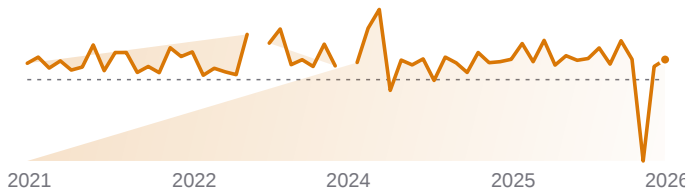
Sellers who sold at a gain

100%

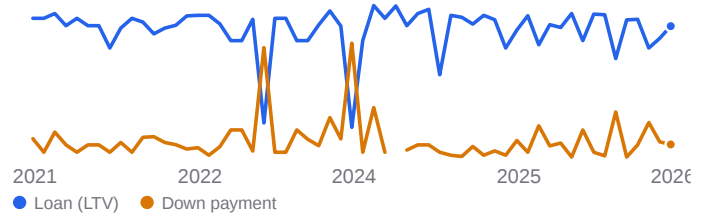


Median annualized return at resale

+4.4%

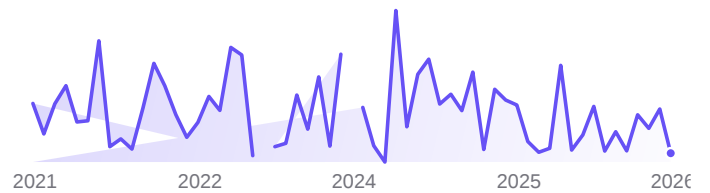


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



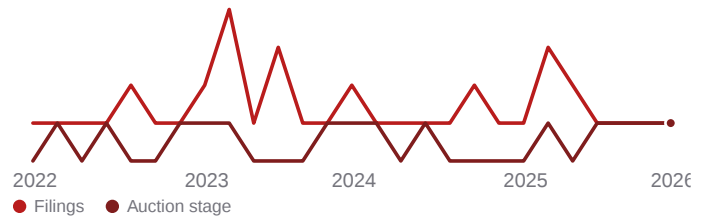
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,740
Median value (AVM)	\$413K
Median size	1,342 ft²
Median bedrooms	3
Median year built	1974
Single family	91%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.6%
Owner occupied	85%
Company owned	5.3%
Median loan-to-value	44%

Typical ownership tenure

22.3 yrs

COMMUNITY

Population	7,005
Density	286 / mi²
Median household income	\$97K
Average household income	\$117K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	4.9%
Unemployment	1.1%
Average temp	49°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.