

Old Lyme 06371

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BUYER'S MARKET

\$565K

MEDIAN SALE PRICE

-14.2%

1-YR CHANGE

116

SALES (12 MO)

\$739K

MEDIAN VALUE (AVM)

Market temperature

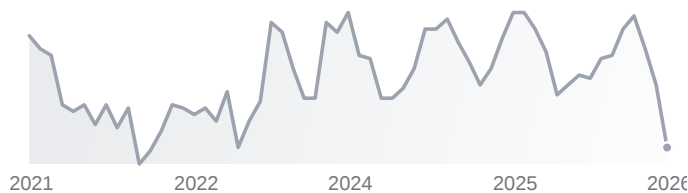
Buyer's market · 24 / 100



MARKET TRENDS (5 YEARS)

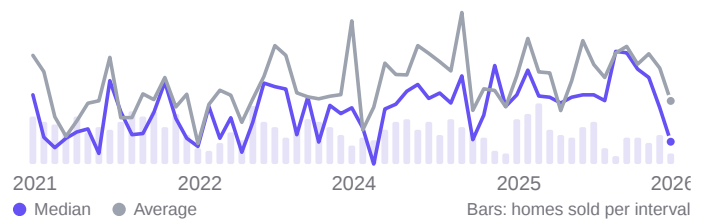
Market temperature (0–100)

24 / 100



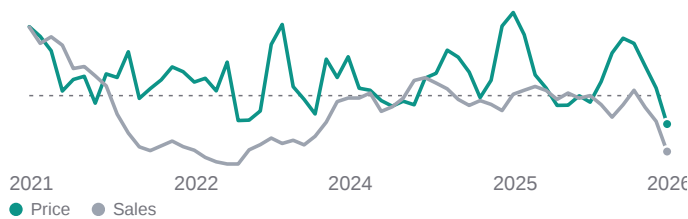
Sale prices

Median \$425K · Average \$599K



Growth (year over year)

Price -14.2% · Sales -28.0%



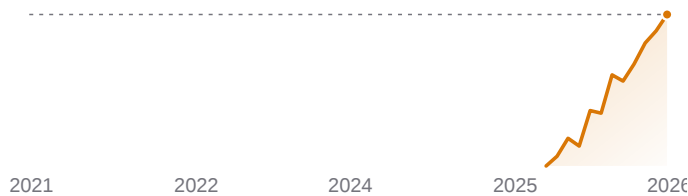
Price per square foot

\$302/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

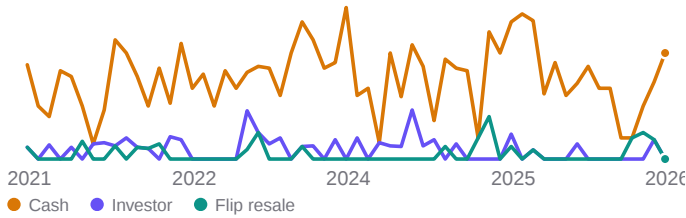
2.0%



BUYERS & OUTCOMES

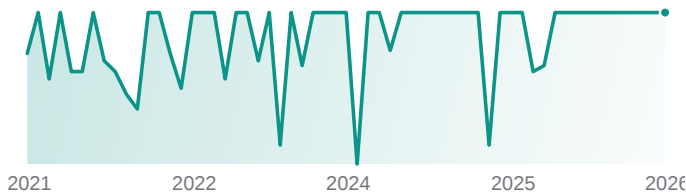
Buyer mix

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



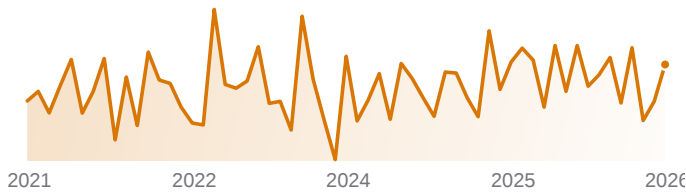
Sellers who sold at a gain

100%

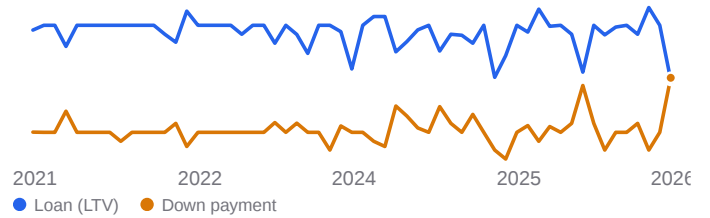


Median annualized return at resale

+6.8%

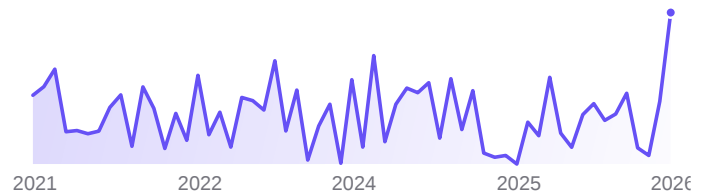


Financing (share of purchase price) Loan (LTV) 49% · Down payment 51%



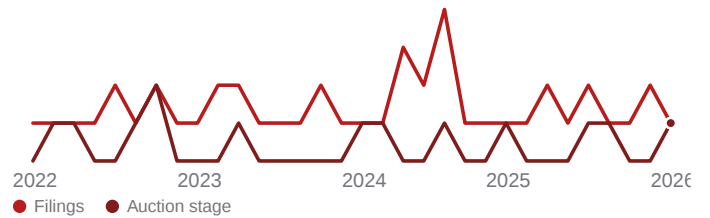
Typical hold before selling

35.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,836
Median value (AVM)	\$739K
Median size	1,769 ft²
Median bedrooms	3
Median year built	1963
Single family	94%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	59%
Company owned	9.0%
Median loan-to-value	30%

Typical ownership tenure

24.5 yrs

COMMUNITY

Population	8,725
Density	146 / mi²
Median household income	\$127K
Average household income	\$168K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	53
Homes occupied	77%
Bachelor's or higher	28%
Poverty rate	3.7%
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.