

Stonington 06378

ZIP code · CT · Connecticut > Southeastern Connecticut > Stonington

BALANCED MARKET

\$926K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

82

SALES (12 MO)

\$839K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



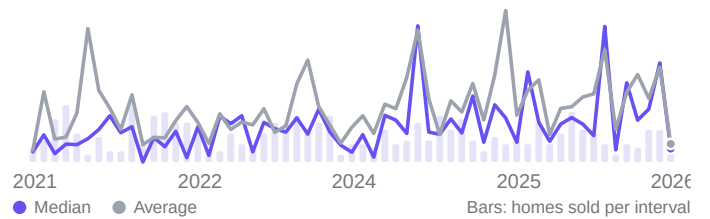
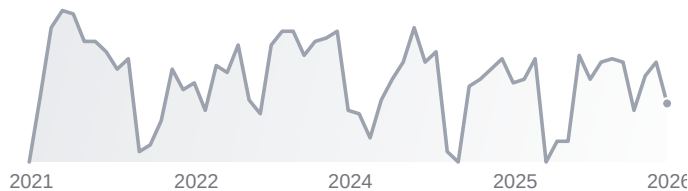
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$453K · Average \$506K

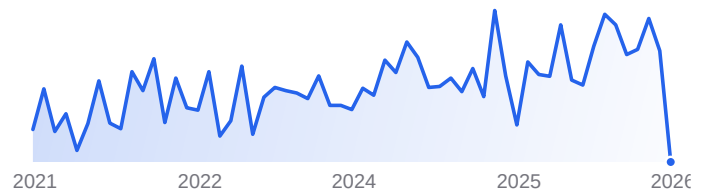
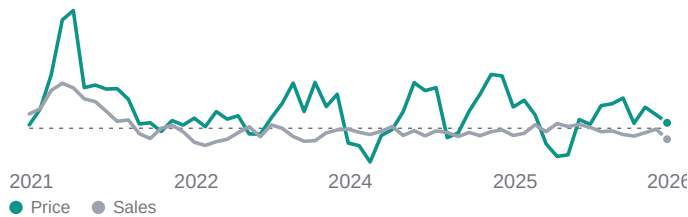


Growth (year over year)

Price +6.8% · Sales -13.7%

Price per square foot

\$167/ft²

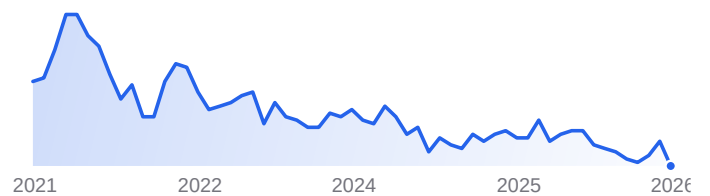
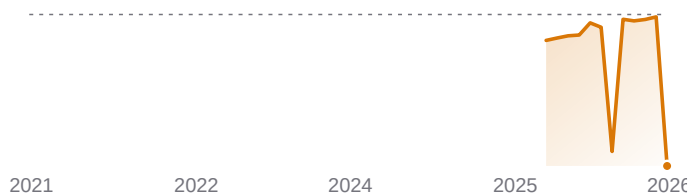


Sale premium vs estimated value

-58.2%

Annual turnover (share of homes sold)

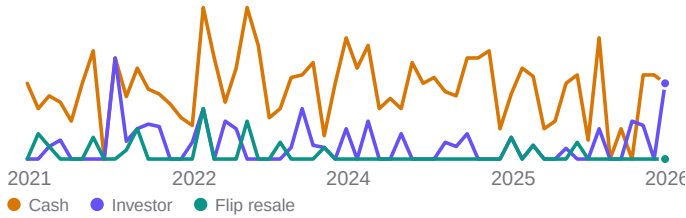
2.8%



BUYERS & OUTCOMES

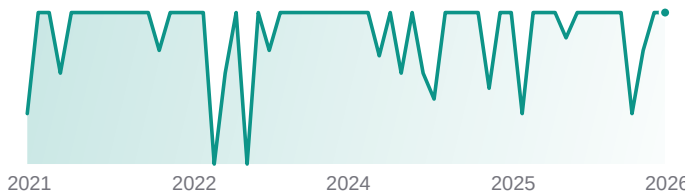
Buyer mix

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



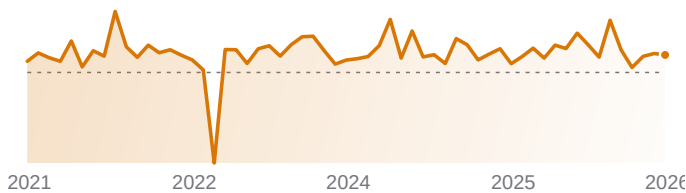
Sellers who sold at a gain

100%

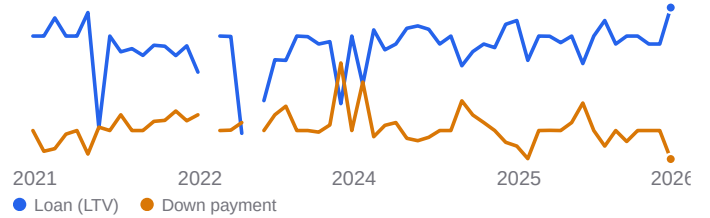


Median annualized return at resale

+4.5%

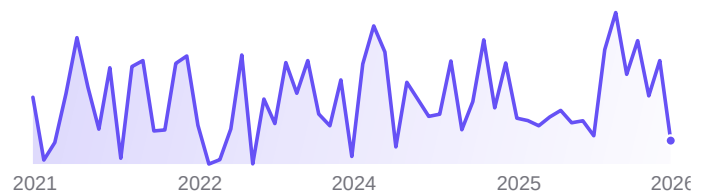


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



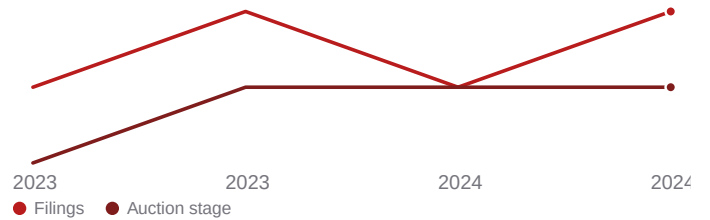
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,941
Median value (AVM)	\$839K
Median size	1,860 ft²
Median bedrooms	3
Median year built	1970
Single family	75%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	68%
Company owned	9.9%
Median loan-to-value	29%

Typical ownership tenure

21.9 yrs

COMMUNITY

Population	5,226
Density	211 / mi²
Median household income	\$113K
Average household income	\$159K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	57
Homes occupied	85%
Bachelor's or higher	32%
Poverty rate	4.4%
Unemployment	0.8%
Average temp	50°F
Annual precip	49 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.