

Taftville 06380

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$215K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



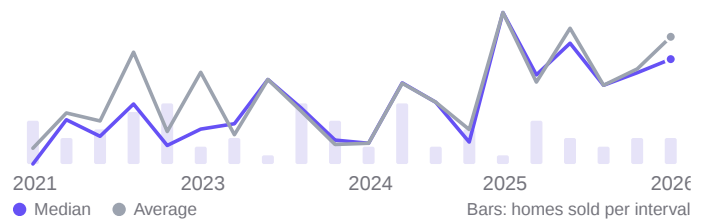
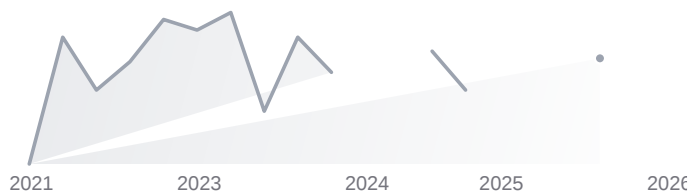
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$320K · Average \$358K

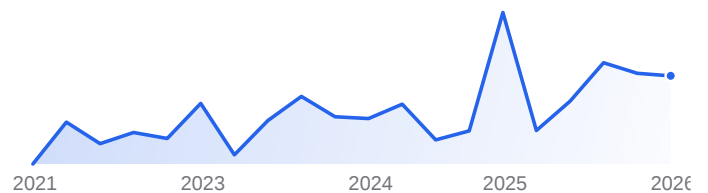
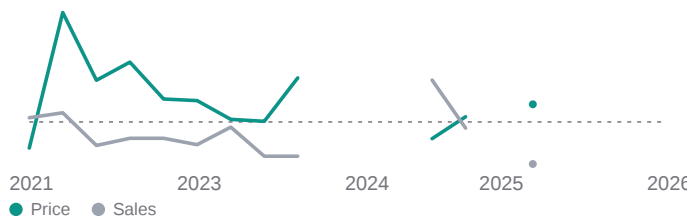


Growth (year over year)

Price +18.1% · Sales -42.9%

Price per square foot

\$188/ft²

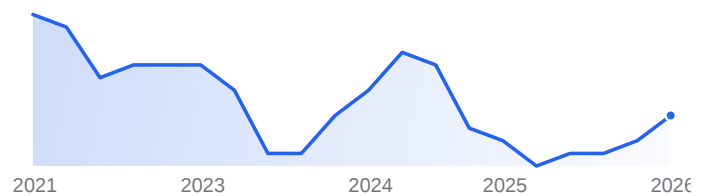
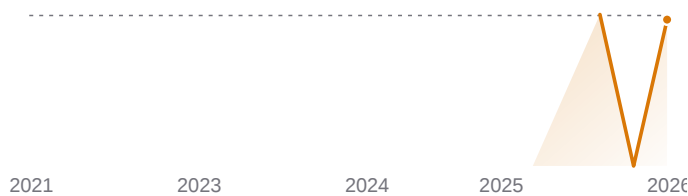


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

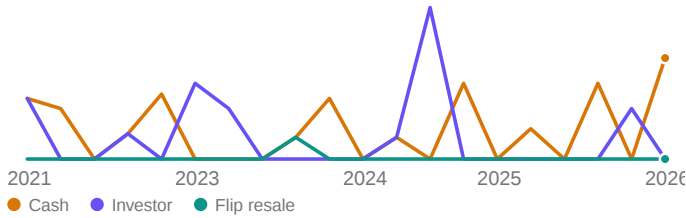
3.4%



BUYERS & OUTCOMES

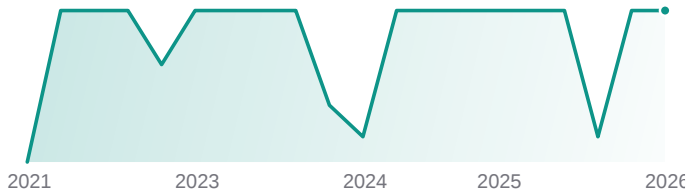
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



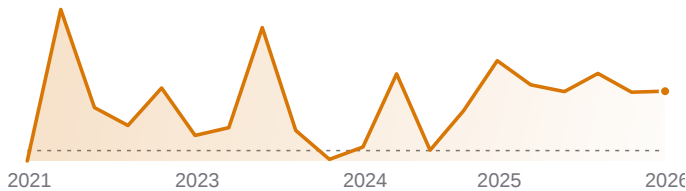
Sellers who sold at a gain

100%

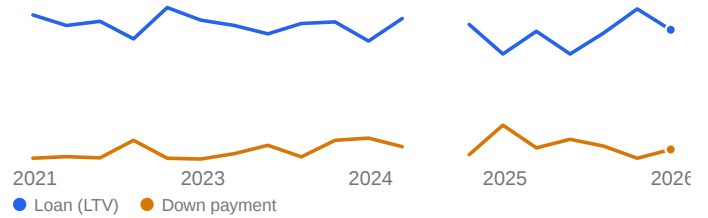


Median annualized return at resale

+7.0%

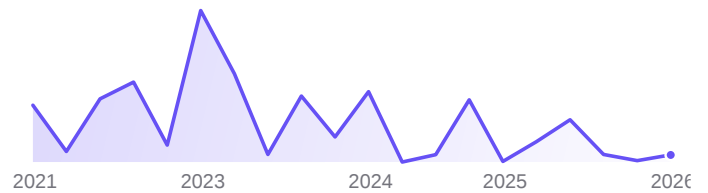


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



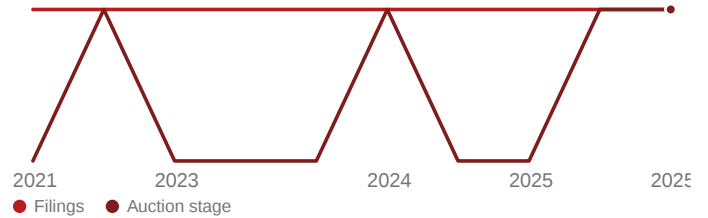
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	468
Median value (AVM)	\$277K
Median size	1,766 ft²
Median bedrooms	4
Median year built	1920
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.7%
Owner occupied	62%
Company owned	15%
Median loan-to-value	47%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	2,370
Density	2,441 / mi²
Median household income	\$59K
Average household income	\$82K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	56
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	13.3%
Unemployment	0.8%
Average temp	50°F
Annual precip	52 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.