

Centerbrook 06409

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BALANCED MARKET

\$469K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

6

SALES (12 MO)

\$576K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



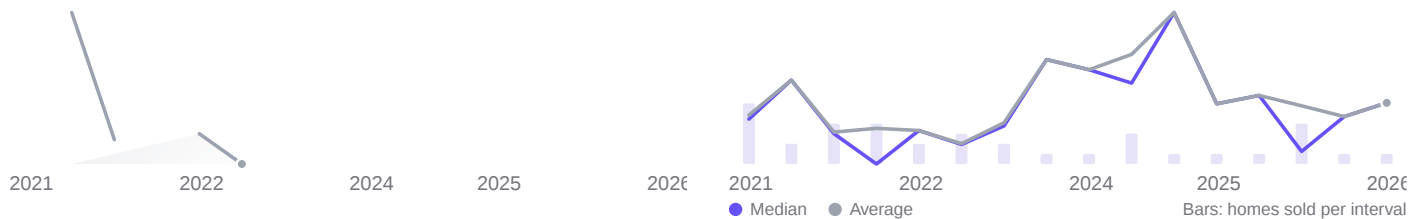
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$469K · Average \$469K

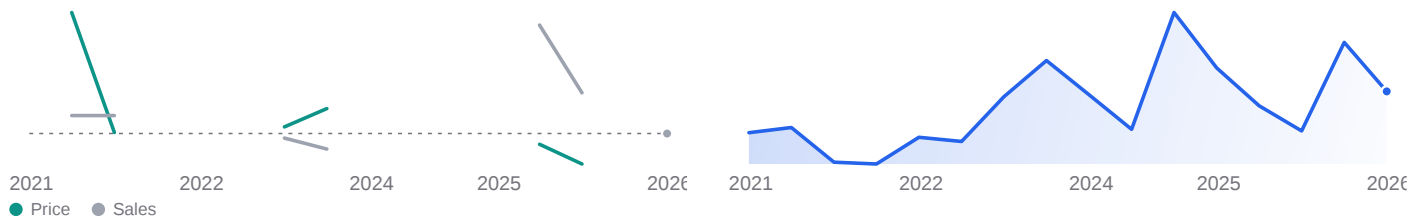


Growth (year over year)

Price -2.6% · Sales +0.0%

Price per square foot

\$319/ft²

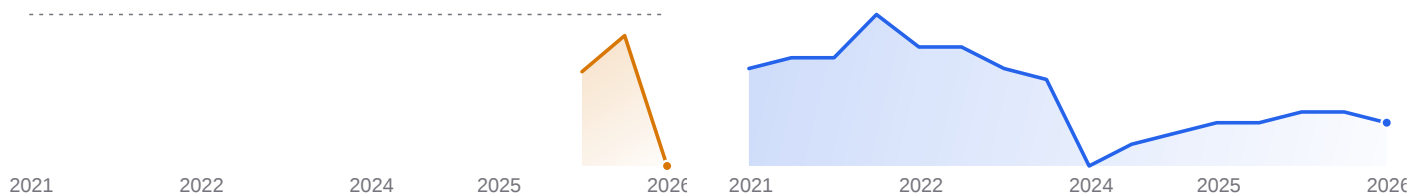


Sale premium vs estimated value

-12.4%

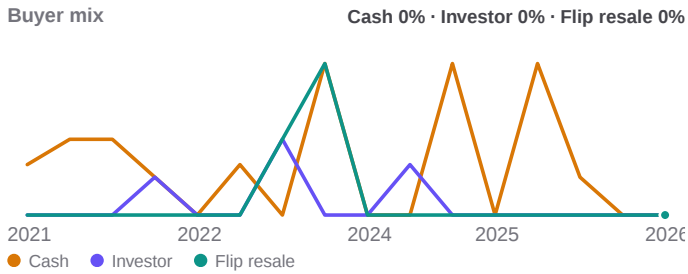
Annual turnover (share of homes sold)

2.9%



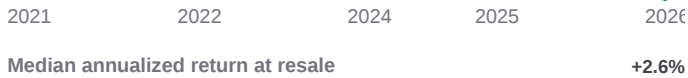
BUYERS & OUTCOMES

Buyer mix

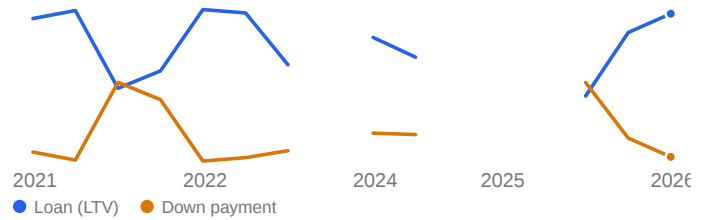


Sellers who sold at a gain

100%

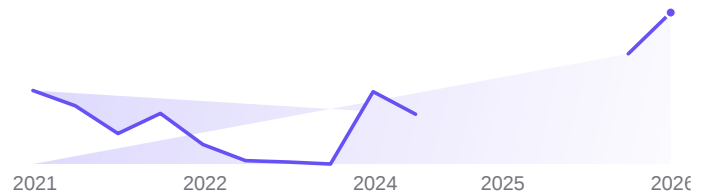


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

38.1 yrs



HOUSING STOCK

Homes	206
Median value (AVM)	\$576K
Median size	1,600 ft ²
Median bedrooms	3
Median year built	1963
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	79%
Company owned	4.4%
Median loan-to-value	35%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	715
Density	509 / mi ²
Median household income	\$92K
Average household income	\$109K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	3.9%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.