

Colchester 06415

ZIP code · CT · Connecticut > Southeastern Connecticut > Colchester

SELLER'S MARKET

\$464K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

210

SALES (12 MO)

\$453K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

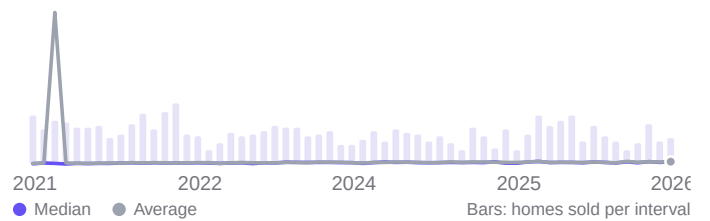
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$490K · Average \$497K

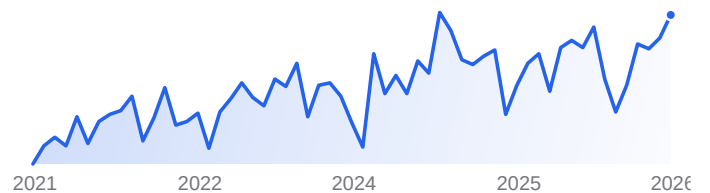
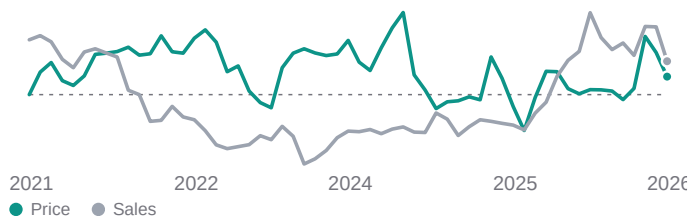


Growth (year over year)

Price +7.3% · Sales +13.5%

Price per square foot

\$285/ft²

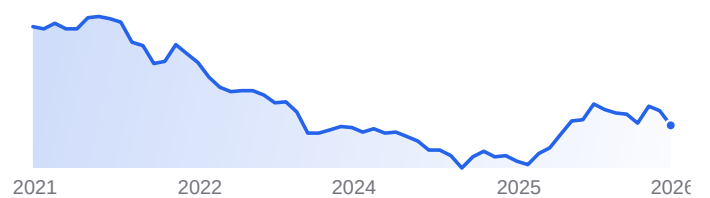
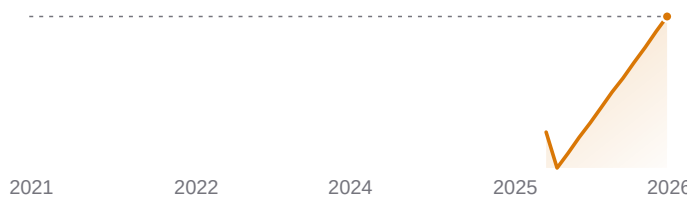


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

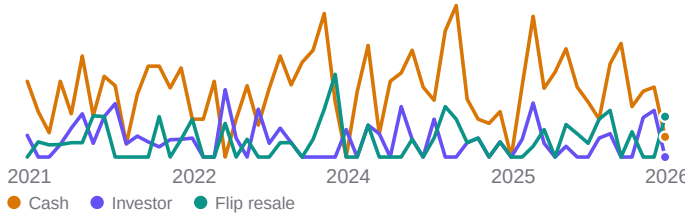
3.6%



BUYERS & OUTCOMES

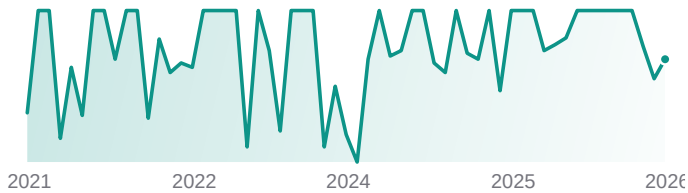
Buyer mix

Cash 6.7% · Investor 0% · Flip resale 13%



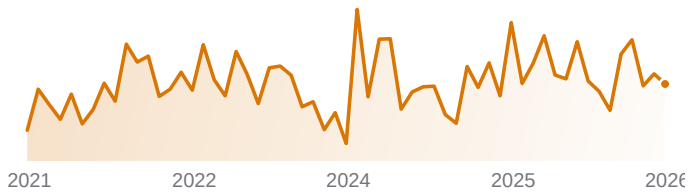
Sellers who sold at a gain

93%

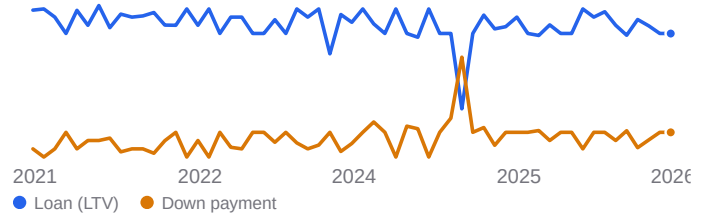


Median annualized return at resale

+5.1%

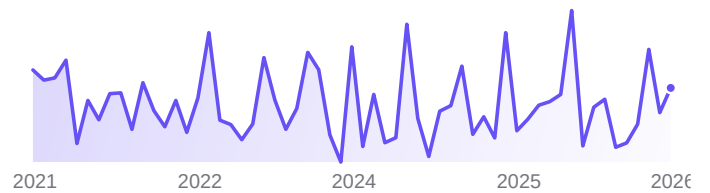


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



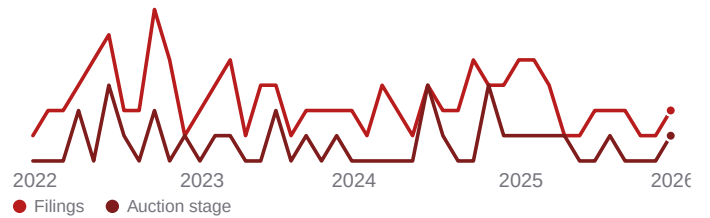
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,772
Median value (AVM)	\$453K
Median size	1,712 ft²
Median bedrooms	3
Median year built	1987
Single family	85%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	6.0%
Median loan-to-value	48%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	15,408
Density	277 / mi²
Median household income	\$117K
Average household income	\$137K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	4.2%
Unemployment	1.0%
Average temp	48°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.