

Essex 06426

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BUYER'S MARKET

\$697K

MEDIAN SALE PRICE

-16.5%

1-YR CHANGE

47

SALES (12 MO)

\$856K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



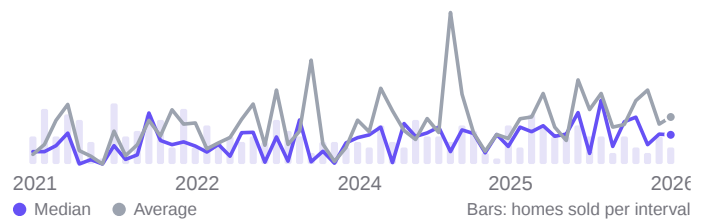
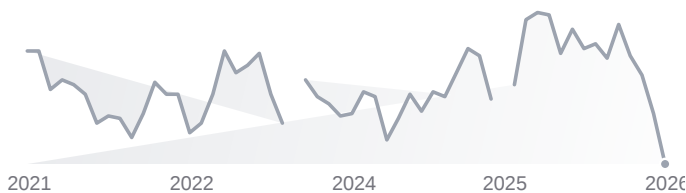
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$740K · Average \$993K

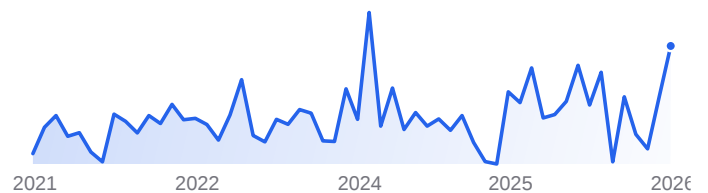
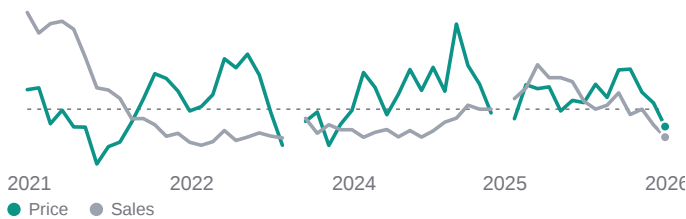


Growth (year over year)

Price -16.5% · Sales -26.6%

Price per square foot

\$610/ft²

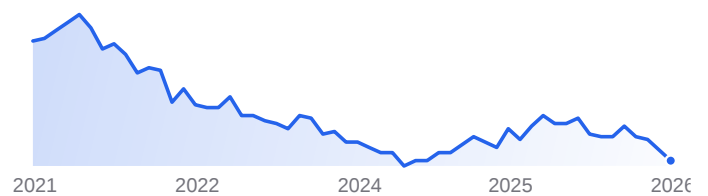
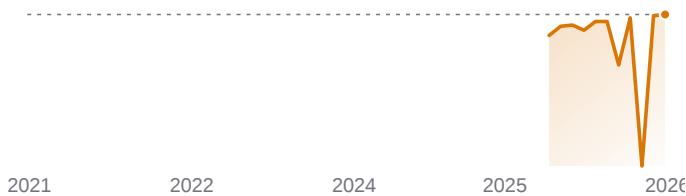


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

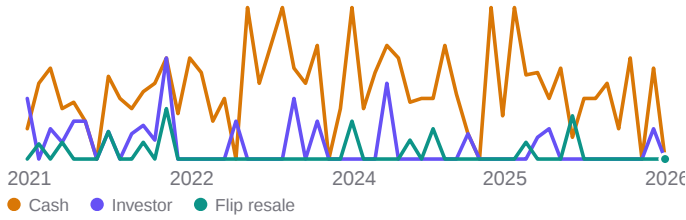
3.0%



BUYERS & OUTCOMES

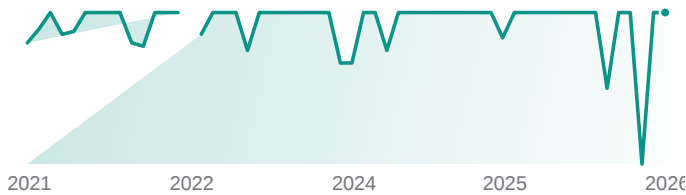
Buyer mix

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



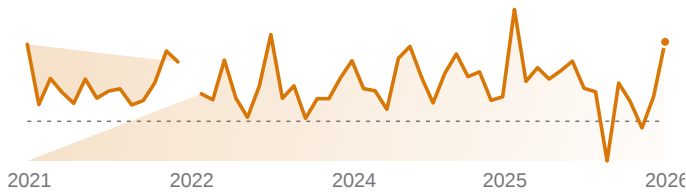
Sellers who sold at a gain

100%

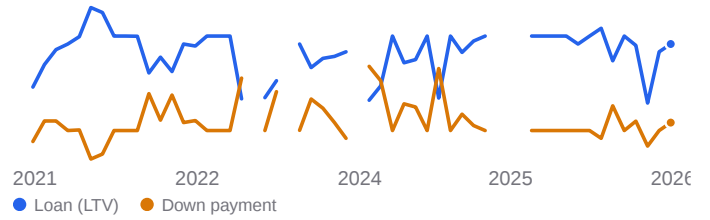


Median annualized return at resale

+9.7%

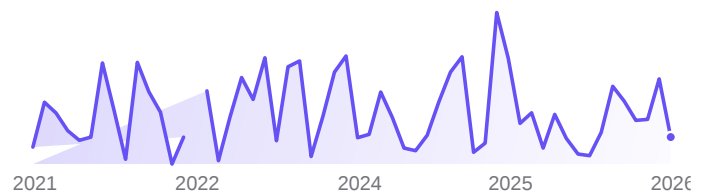


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



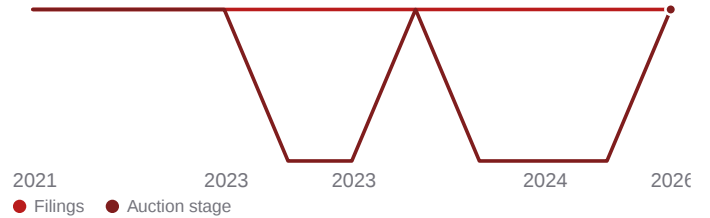
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,545
Median value (AVM)	\$856K
Median size	2,086 ft²
Median bedrooms	3
Median year built	1967
Single family	81%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.4%
Owner occupied	76%
Company owned	8.1%
Median loan-to-value	27%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	3,344
Density	470 / mi²
Median household income	\$104K
Average household income	\$143K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	56
Homes occupied	91%
Bachelor's or higher	38%
Poverty rate	6.7%
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.