

Guilford 06437

ZIP code · CT · Connecticut > South Central Connecticut

BALANCED MARKET

\$667K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

276

SALES (12 MO)

\$675K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



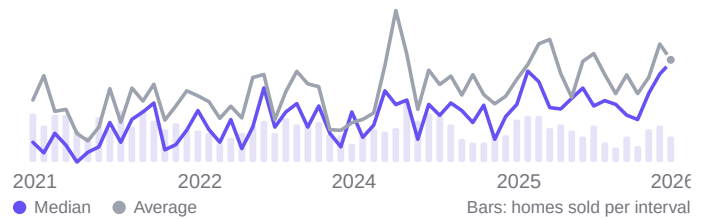
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$715K · Average \$722K

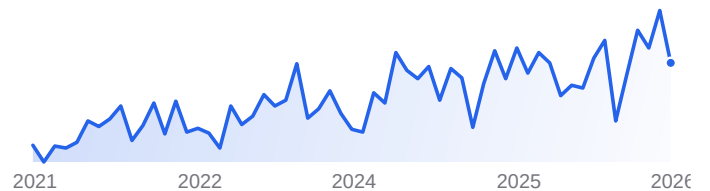
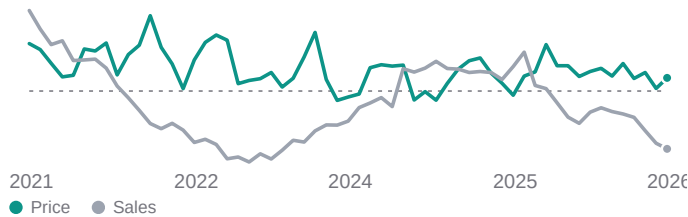


Growth (year over year)

Price +4.8% · Sales -21.1%

Price per square foot

\$324/ft²

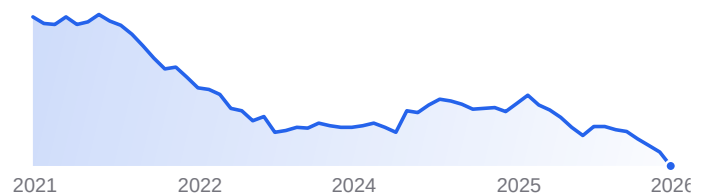
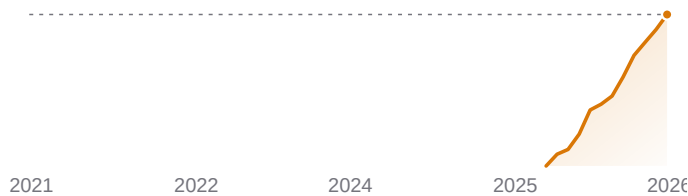


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

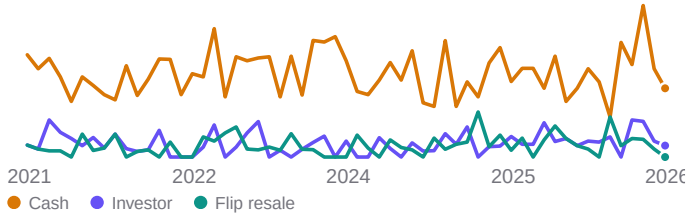
3.1%



BUYERS & OUTCOMES

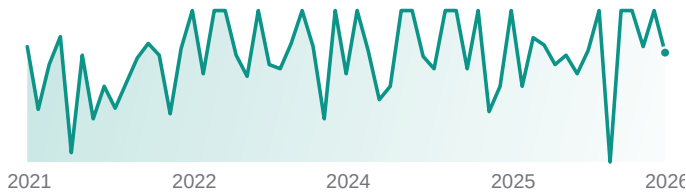
Buyer mix

Cash 29% · Investor 4.8% · Flip resale 0%



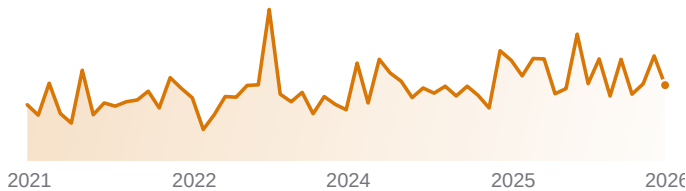
Sellers who sold at a gain

94%

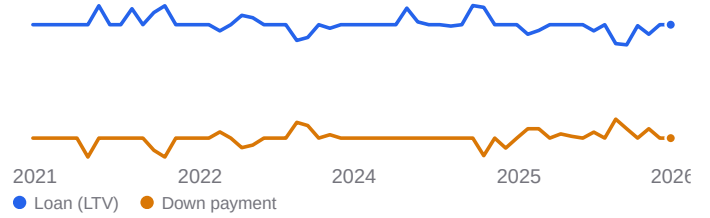


Median annualized return at resale

+4.3%

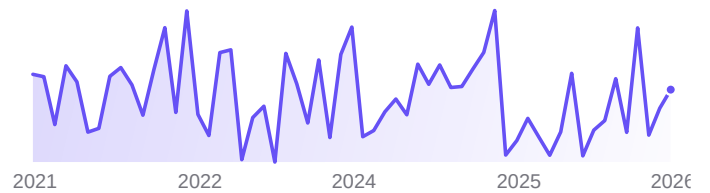


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



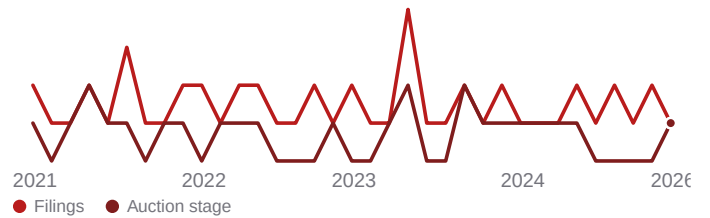
Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,820
Median value (AVM)	\$675K
Median size	1,937 ft²
Median bedrooms	3
Median year built	1976
Single family	90%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	11%
Median loan-to-value	41%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	21,178
Density	429 / mi²
Median household income	\$124K
Average household income	\$167K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	59
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	2.8%
Unemployment	1.1%
Average temp	50°F
Annual precip	50 in
Sunshine	58%

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.