

Higganum 06441

ZIP code · CT · Connecticut > Lower Connecticut River Valley > Higganum

BUYER'S MARKET

\$495K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

55

SALES (12 MO)

\$503K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



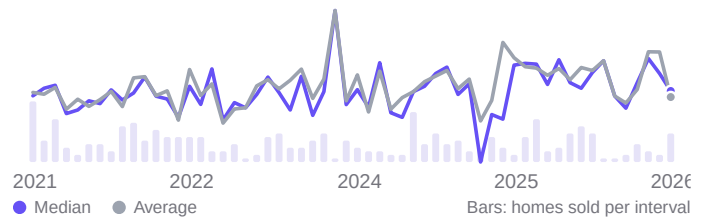
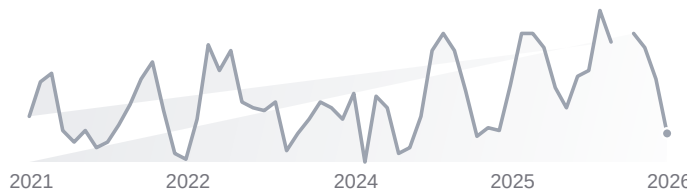
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$404K · Average \$371K

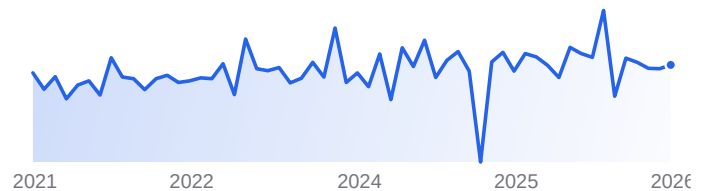
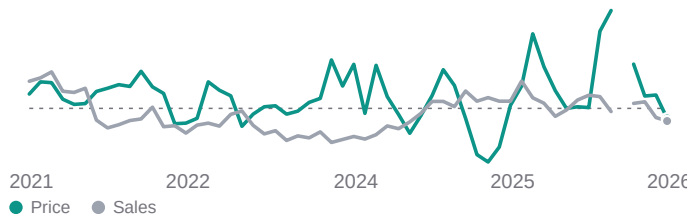


Growth (year over year)

Price -10.0% · Sales -12.7%

Price per square foot

\$238/ft²

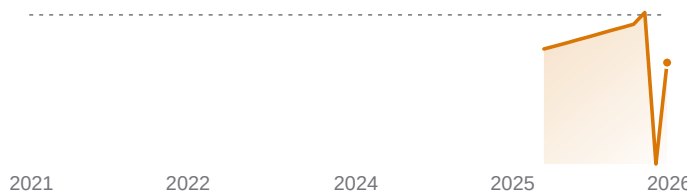


Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

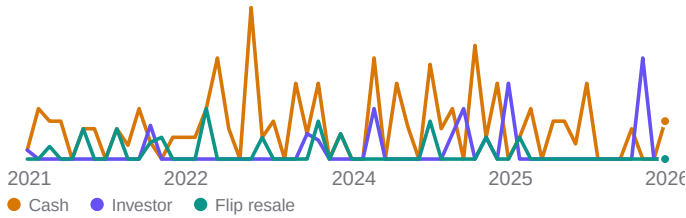
2.7%



BUYERS & OUTCOMES

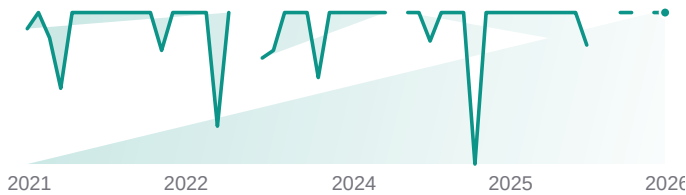
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



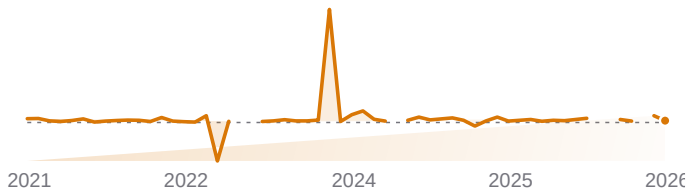
Sellers who sold at a gain

100%

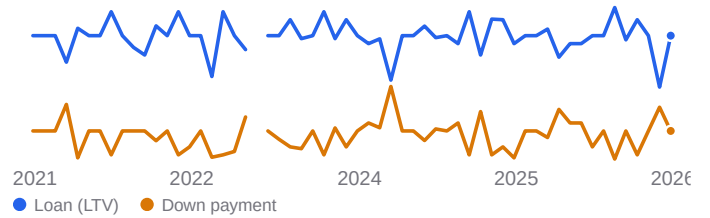


Median annualized return at resale

+3.2%

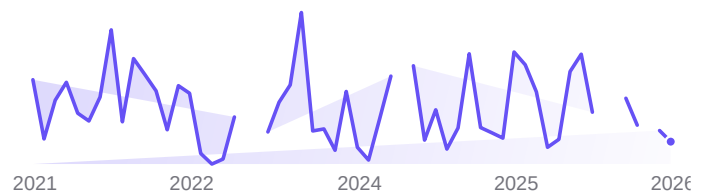


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



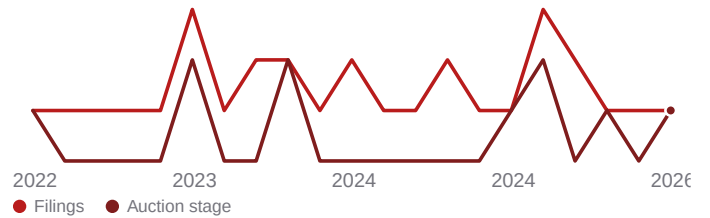
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,072
Median value (AVM)	\$503K
Median size	1,914 ft²
Median bedrooms	3
Median year built	1974
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	4.4%
Median loan-to-value	46%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	4,758
Density	194 / mi²
Median household income	\$110K
Average household income	\$160K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	66
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	4.1%
Unemployment	1.1%
Average temp	49°F
Annual precip	53 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.