Ivoryton 06442

ZIP code · CT · Connecticut › Lower Connecticut River Valley

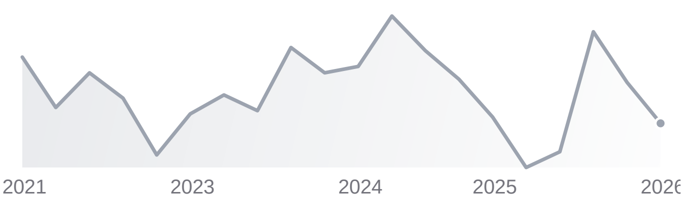
BALANCED MARKET

$386K	**-14.3%**	**25**	**$614K**
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

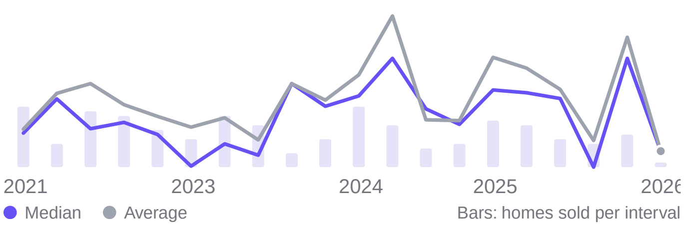
Market temperature — Balanced market · 43 / 100

MARKET TRENDS (5 YEARS)

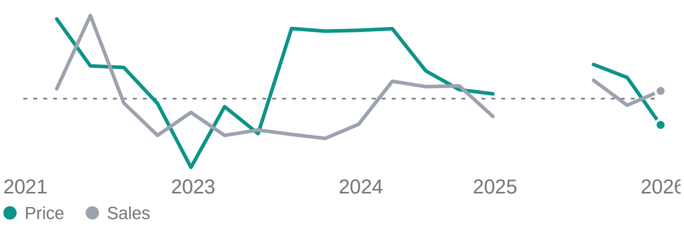
Market temperature (0–100) — 43 / 100



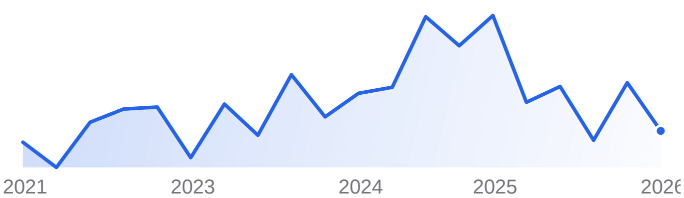
Sale prices — Median $305K · Average $305K



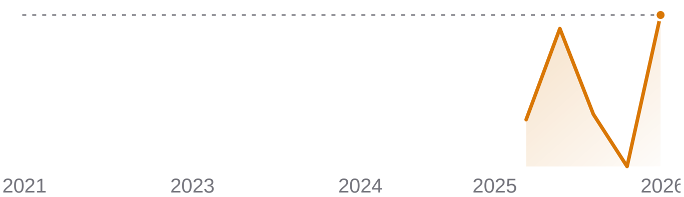
Growth (year over year) — Price -14.3% · Sales +4.2%



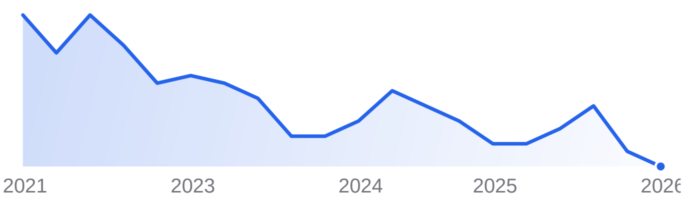
Price per square foot — $230/ft²



Sale premium vs estimated value — +0.0%

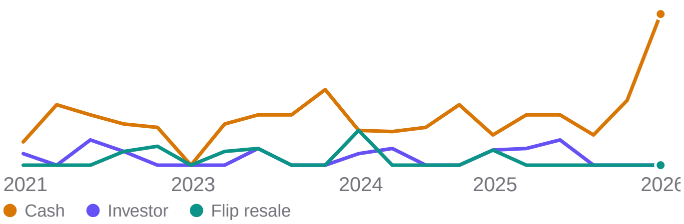


Annual turnover (share of homes sold) — 2.5%

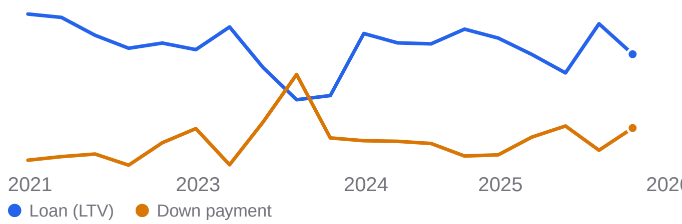


BUYERS & OUTCOMES

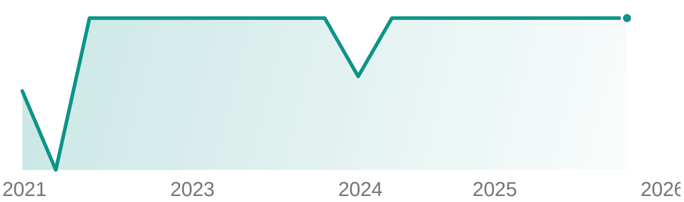
Buyer mix — Cash 100% · Investor 0% · Flip resale 0%



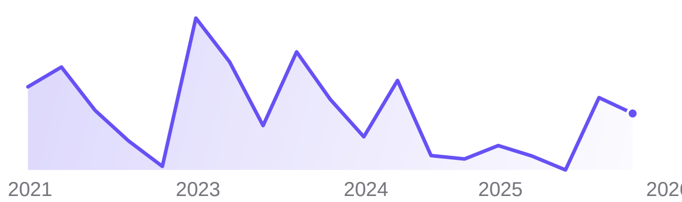
Financing (share of purchase price) — Loan (LTV) 67% · Down payment 28%



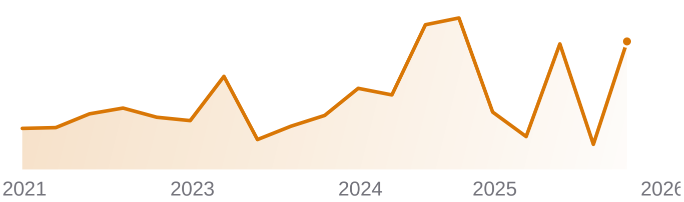
Sellers who sold at a gain — 100%



Typical hold before selling — 12.9 yrs



Median annualized return at resale — +12.0%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	988
Median value (AVM)	$614K
Median size	1,789 ft²
Median bedrooms	3
Median year built	1980
Single family	90%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.6%
Owner occupied	87%
Company owned	3.5%
Median loan-to-value	37%

Typical ownership tenure	22.7 yrs

COMMUNITY

Population	2,085
Density	636 / mi²
Median household income	$103K
Average household income	$133K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	4.0%
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.