

Marlborough 06447

ZIP code · CT · Connecticut > Capitol

SELLER'S MARKET

\$486K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

89

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

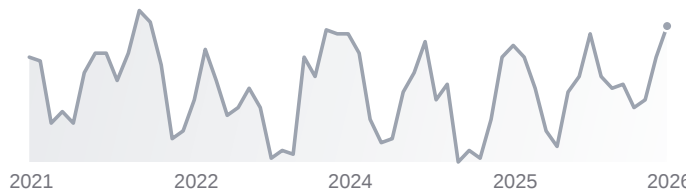
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

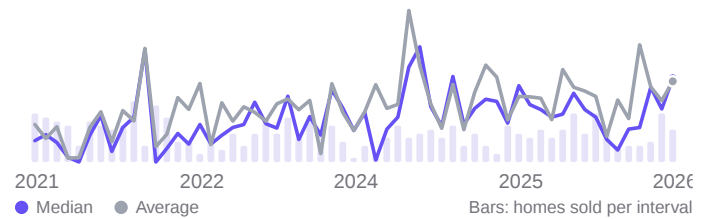
Market temperature (0–100)

72 / 100



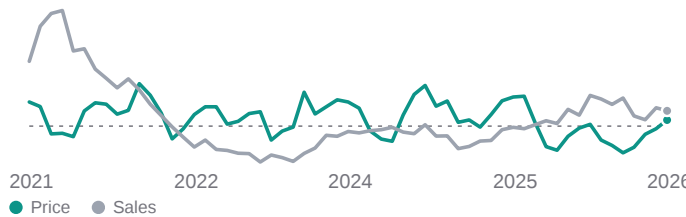
Sale prices

Median \$530K · Average \$520K



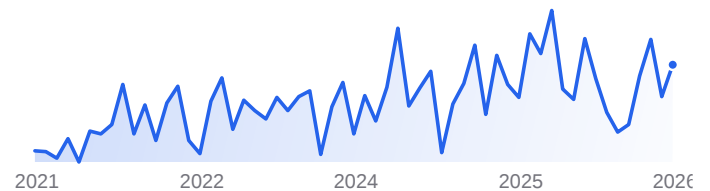
Growth (year over year)

Price +6.2% · Sales +15.6%



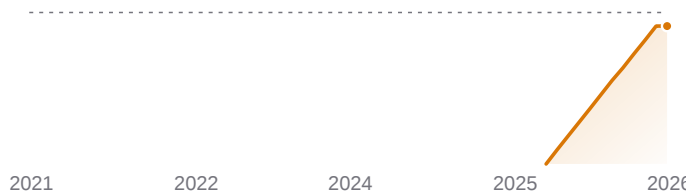
Price per square foot

\$259/ft²



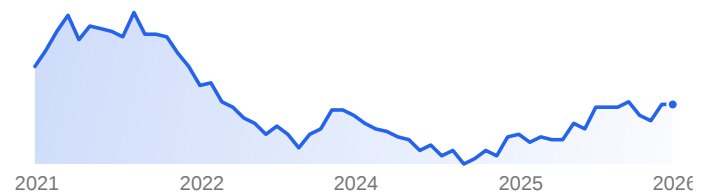
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

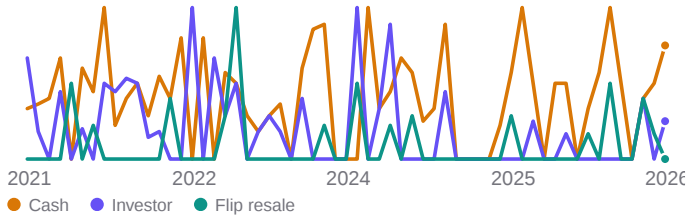
3.8%



BUYERS & OUTCOMES

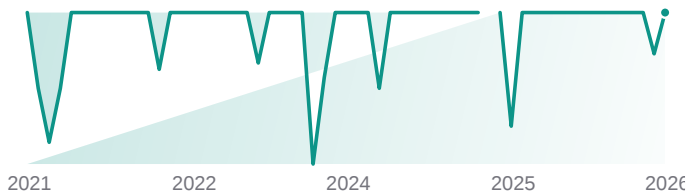
Buyer mix

Cash 38% · Investor 13% · Flip resale 0%



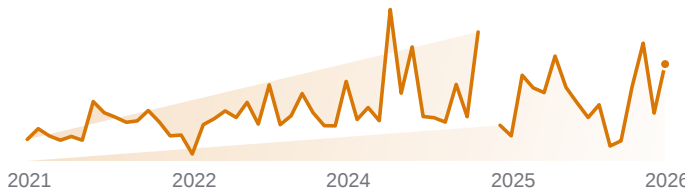
Sellers who sold at a gain

100%

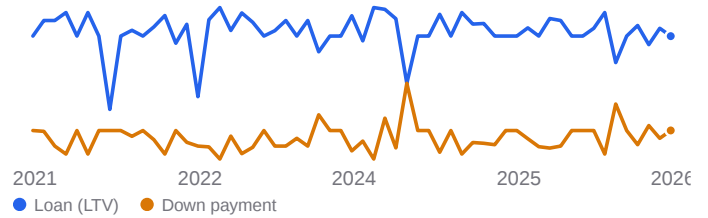


Median annualized return at resale

+7.3%

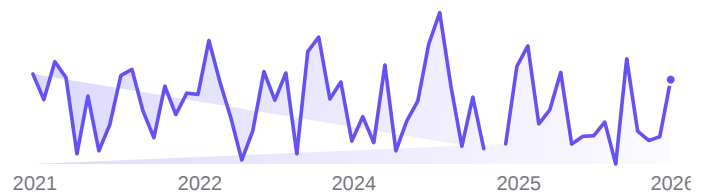


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



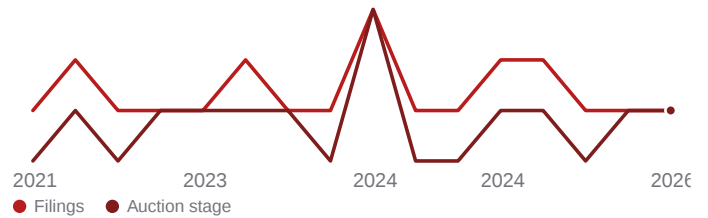
Typical hold before selling

16.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,332
Median value (AVM)	\$452K
Median size	1,876 ft²
Median bedrooms	3
Median year built	1977
Single family	96%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	5.0%
Median loan-to-value	47%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	6,131
Density	261 / mi²
Median household income	\$143K
Average household income	\$164K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	59
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	7.5%
Unemployment	1.2%
Average temp	49°F
Annual precip	51 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.