

Moodus 06469

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

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

49

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



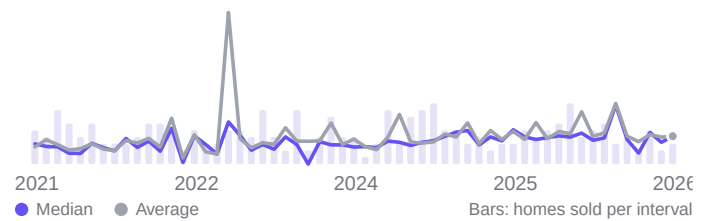
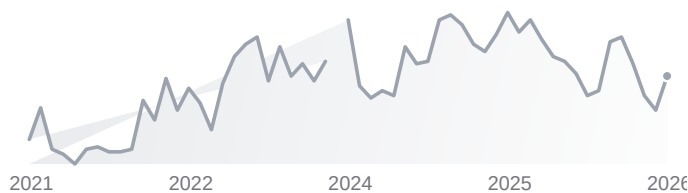
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$355K · Average \$356K

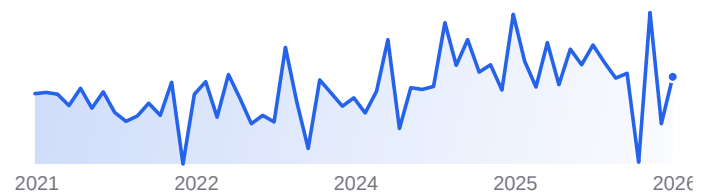
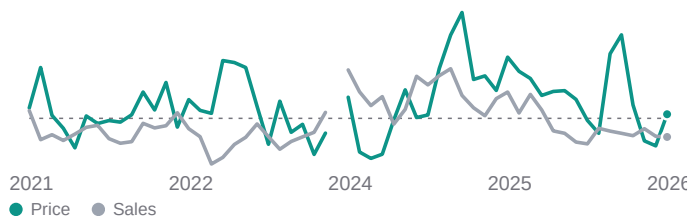


Growth (year over year)

Price +2.8% · Sales -12.5%

Price per square foot

\$229/ft²

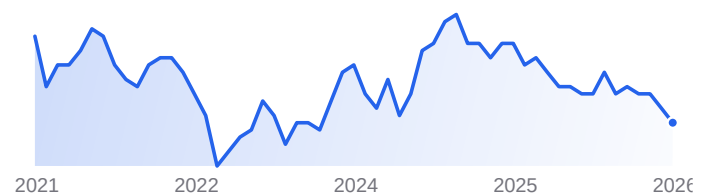
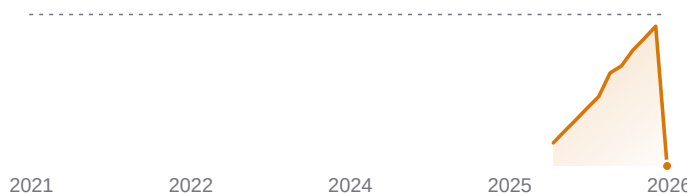


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

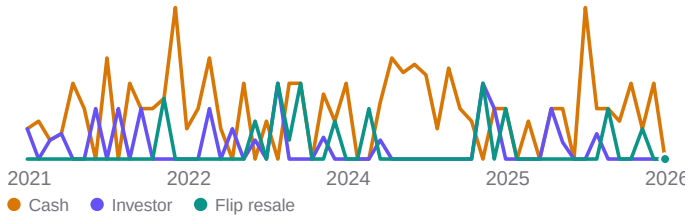
3.9%



BUYERS & OUTCOMES

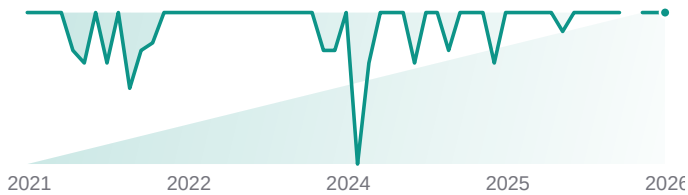
Buyer mix

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



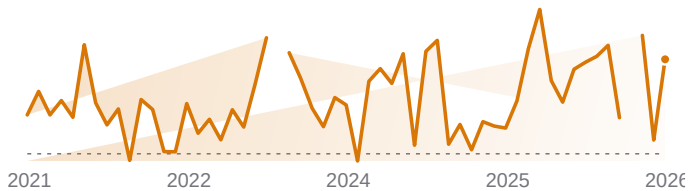
Sellers who sold at a gain

100%

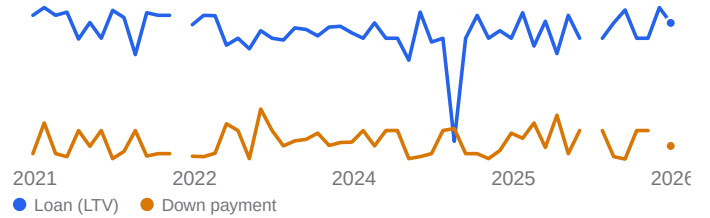


Median annualized return at resale

+7.9%

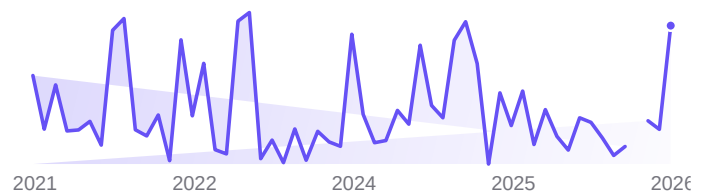


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



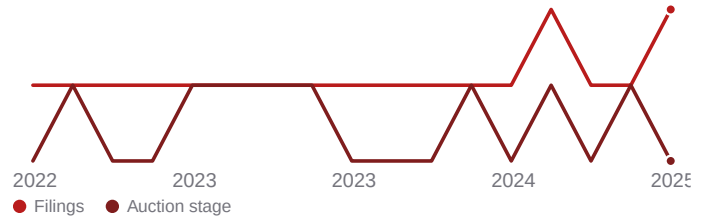
Typical hold before selling

19.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,258
Median value (AVM)	\$424K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1976
Single family	91%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	79%
Company owned	5.0%
Median loan-to-value	48%

Typical ownership tenure

17.5 yrs

COMMUNITY

Population	2,718
Density	281 / mi ²
Median household income	\$105K
Average household income	\$117K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	4.6%
Unemployment	0.8%
Average temp	48°F
Annual precip	52 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.