

Newtown 06470

ZIP code · CT · Connecticut > Western Connecticut > Newtown

BALANCED MARKET

\$755K

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

191

SALES (12 MO)

\$698K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

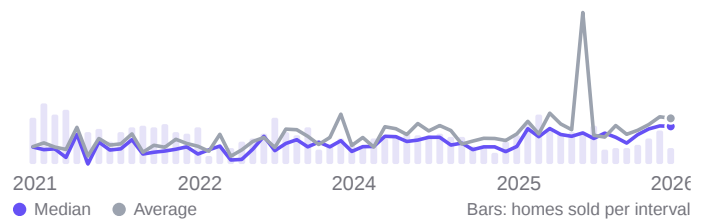
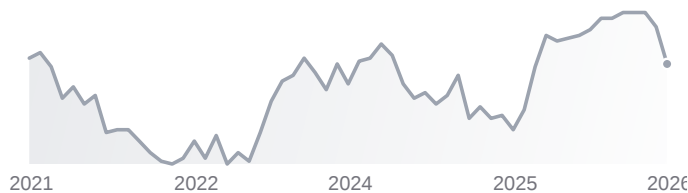
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$763K · Average \$846K

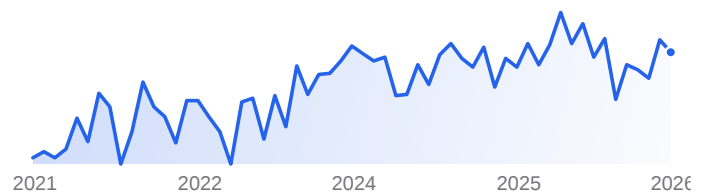
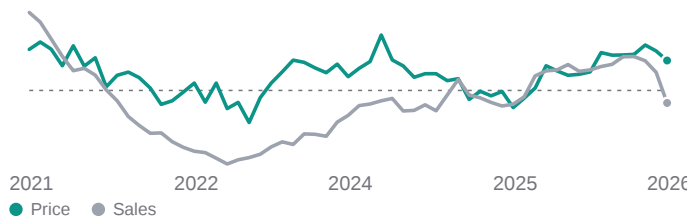


Growth (year over year)

Price +16.3% · Sales -6.8%

Price per square foot

\$305/ft²

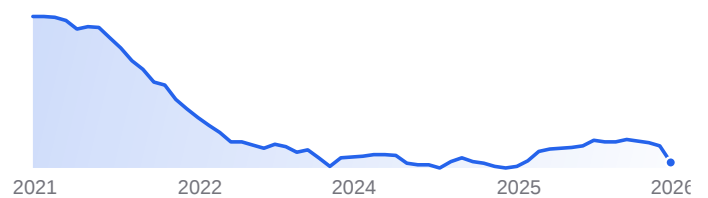
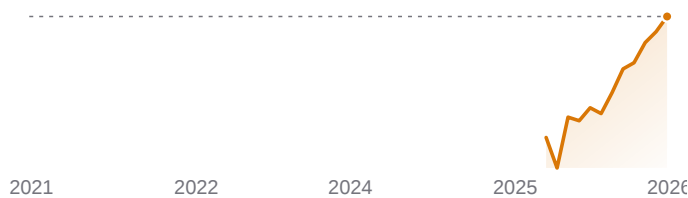


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

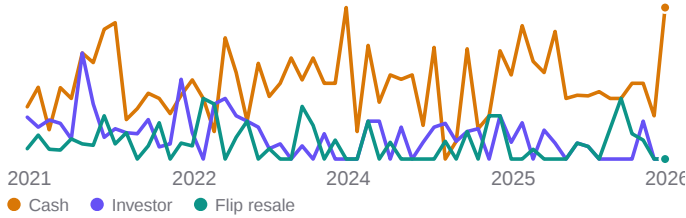
3.3%



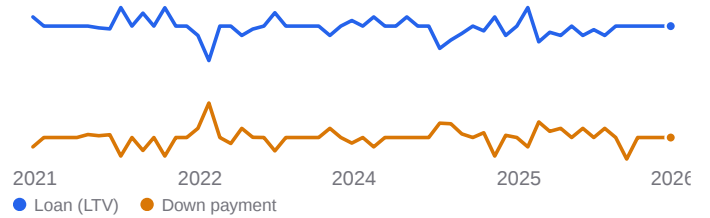
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

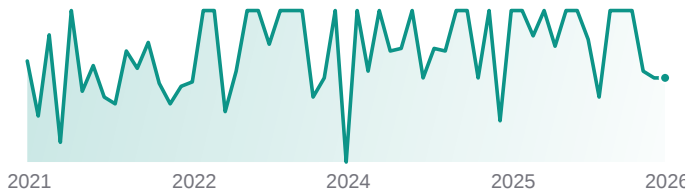


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



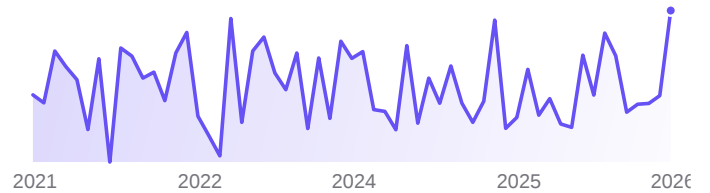
Sellers who sold at a gain

89%



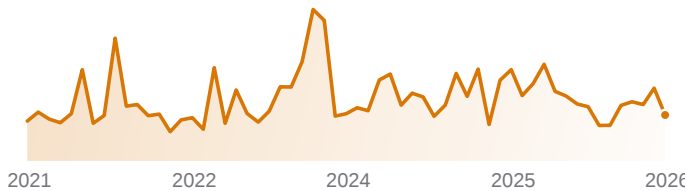
Typical hold before selling

23.8 yrs



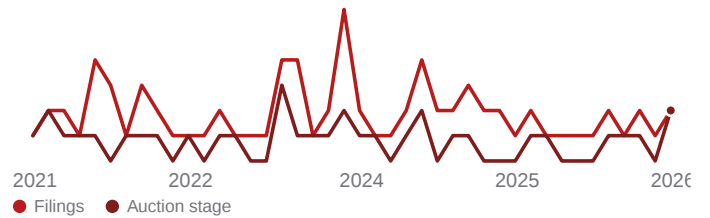
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,791
Median value (AVM)	\$698K
Median size	2,208 ft²
Median bedrooms	4
Median year built	1975
Single family	90%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	6.5%
Median loan-to-value	44%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	18,690
Density	488 / mi²
Median household income	\$145K
Average household income	\$167K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	81
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	50°F
Annual precip	53 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.