

Northford 06472

ZIP code · CT · Connecticut > South Central Connecticut > Northford

BALANCED MARKET

\$492K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

54

SALES (12 MO)

\$511K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



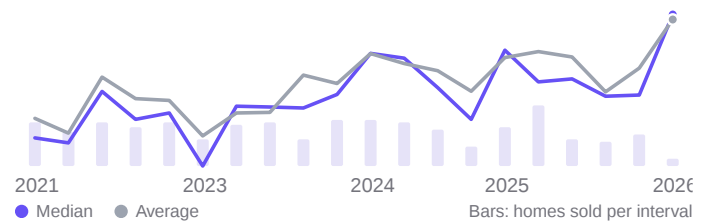
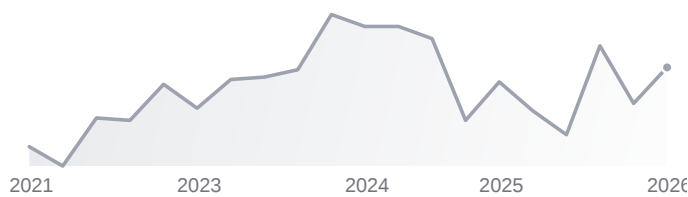
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$565K · Average \$556K

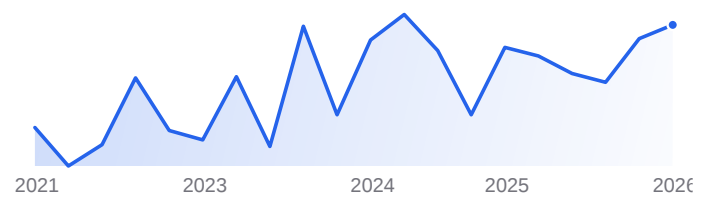
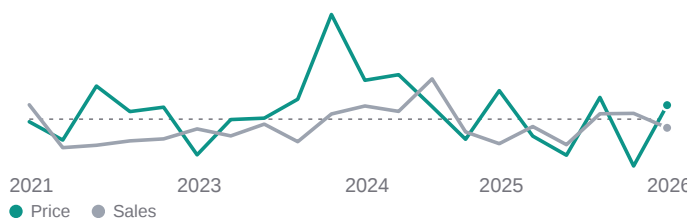


Growth (year over year)

Price +8.5% · Sales -5.3%

Price per square foot

\$287/ft²

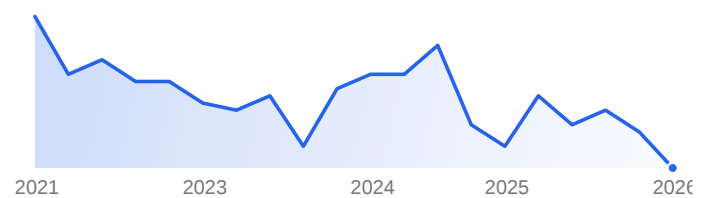


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

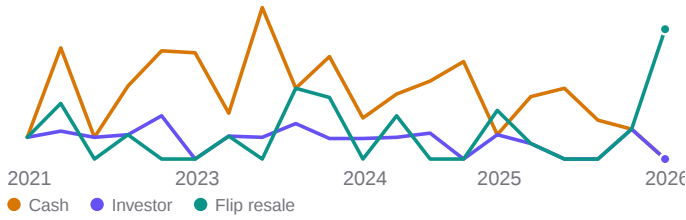
2.3%



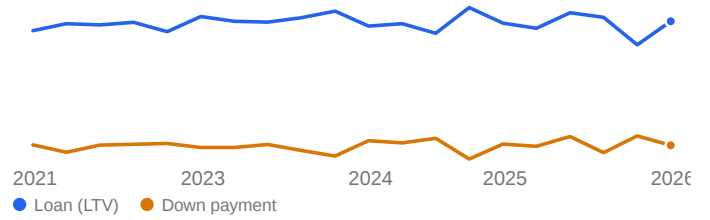
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 33%

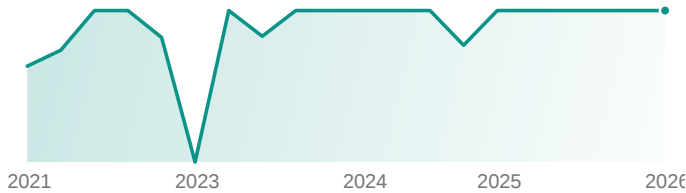


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



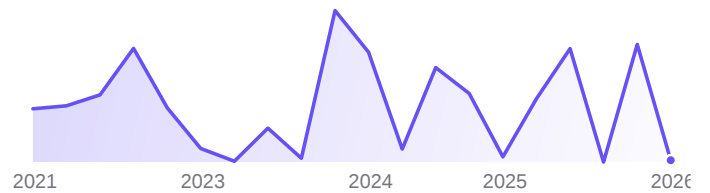
Sellers who sold at a gain

100%



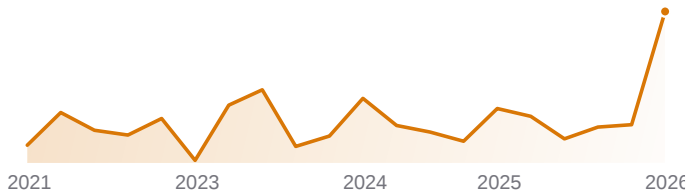
Typical hold before selling

5.3 yrs



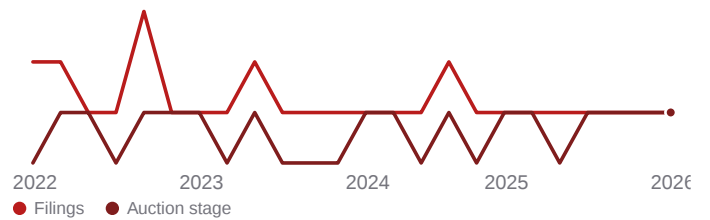
Median annualized return at resale

+15.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,320
Median value (AVM)	\$511K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1970
Single family	92%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.5%
Owner occupied	90%
Company owned	5.8%
Median loan-to-value	46%

Typical ownership tenure

24.1 yrs

COMMUNITY

Population	6,153
Density	357 / mi²
Median household income	\$117K
Average household income	\$164K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	3.8%
Unemployment	1.2%
Average temp	50°F
Annual precip	50 in
Sunshine	58%

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.