

Old Saybrook 06475

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BALANCED MARKET

\$758K

MEDIAN SALE PRICE

+14.4%

1-YR CHANGE

149

SALES (12 MO)

\$795K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



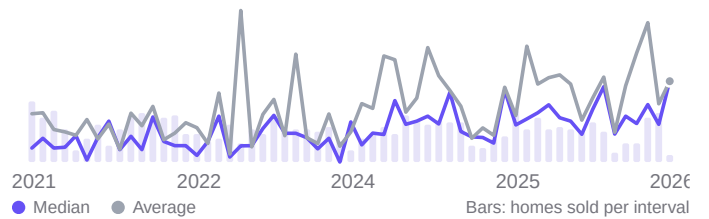
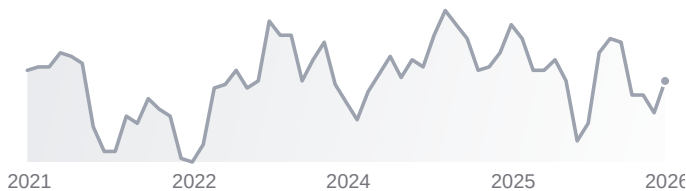
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$895K · Average \$893K

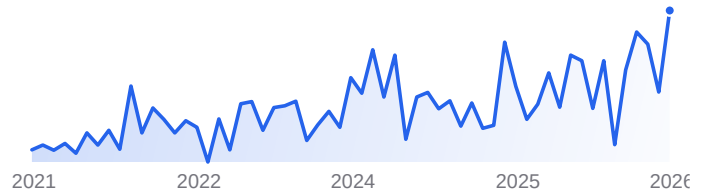
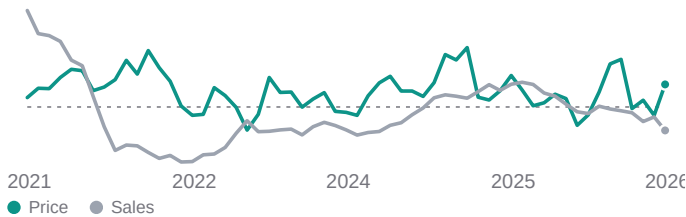


Growth (year over year)

Price +14.4% · Sales -14.9%

Price per square foot

\$608/ft²

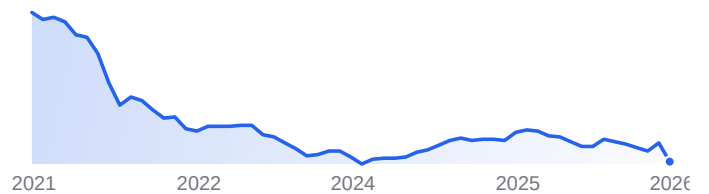
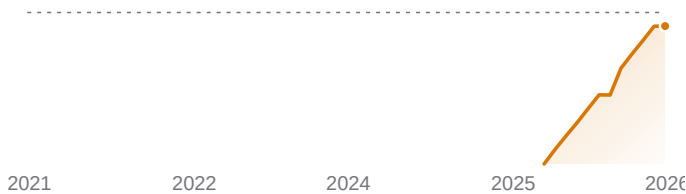


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

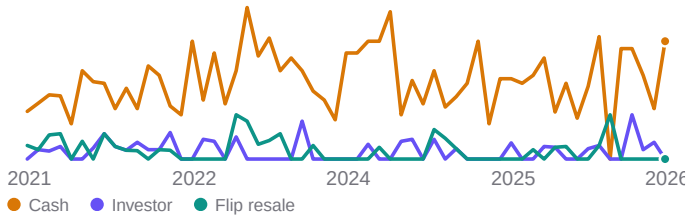
2.8%



BUYERS & OUTCOMES

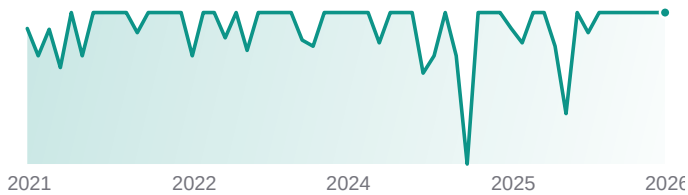
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



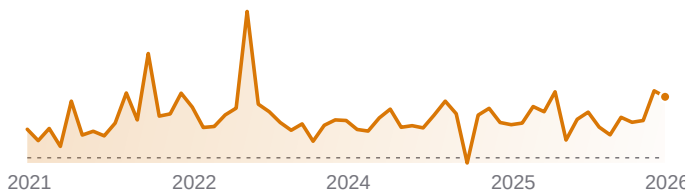
Sellers who sold at a gain

100%

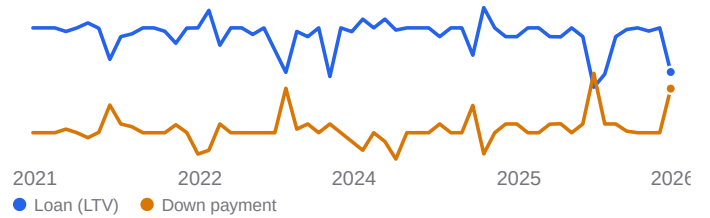


Median annualized return at resale

+7.9%

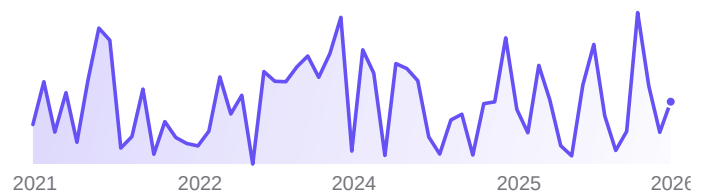


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



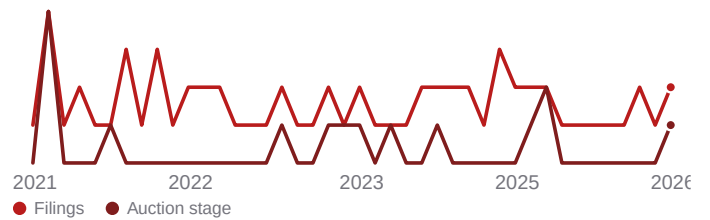
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,416
Median value (AVM)	\$795K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1964
Single family	90%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.5%
Owner occupied	72%
Company owned	7.6%
Median loan-to-value	27%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	8,754
Density	448 / mi²
Median household income	\$110K
Average household income	\$145K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	53
Homes occupied	85%
Bachelor's or higher	28%
Poverty rate	4.0%
Unemployment	0.8%
Average temp	51°F
Annual precip	50 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.