

Portland 06480

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

BUYER'S MARKET

\$400K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

97

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



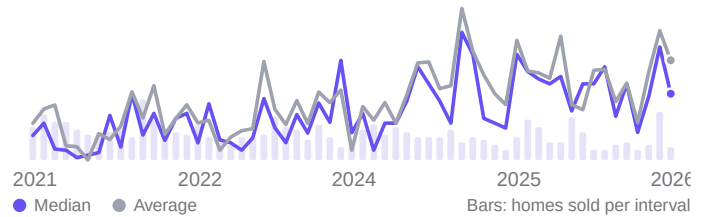
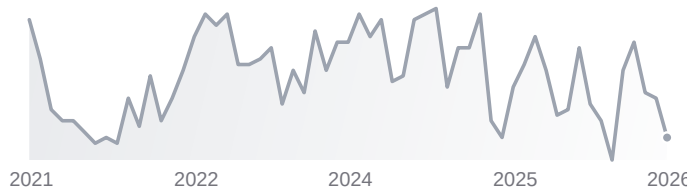
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$370K · Average \$438K

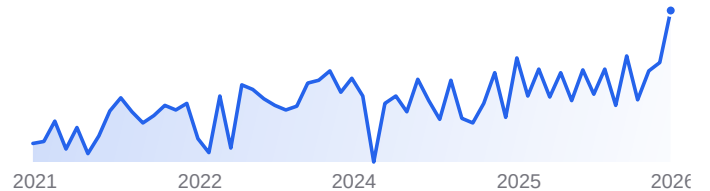
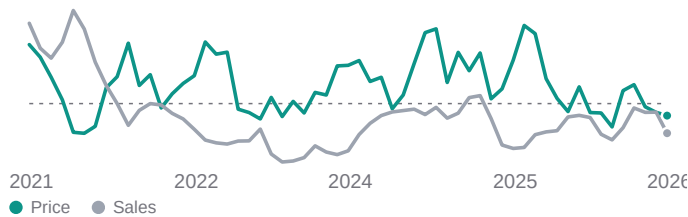


Growth (year over year)

Price -5.1% · Sales -12.6%

Price per square foot

\$302/ft²

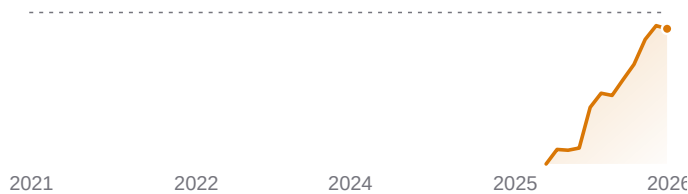


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

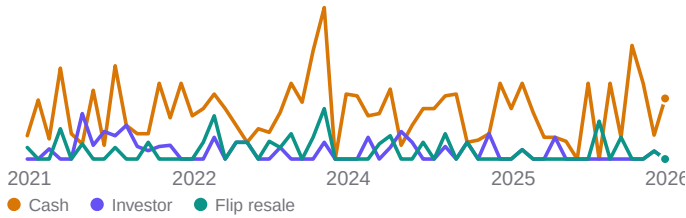
2.8%



BUYERS & OUTCOMES

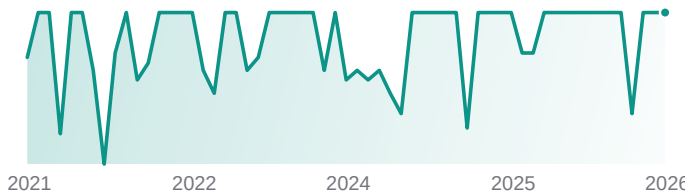
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



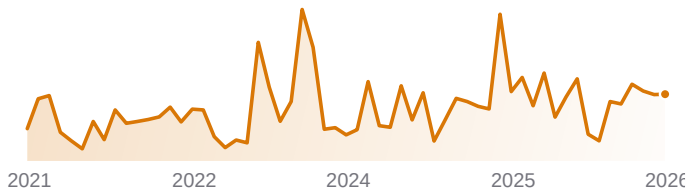
Sellers who sold at a gain

100%

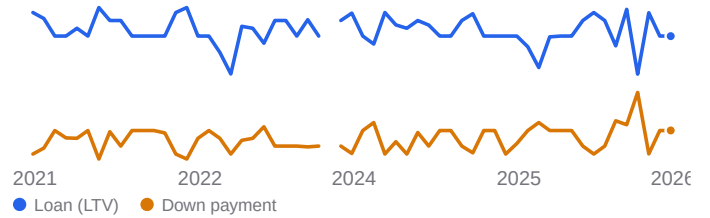


Median annualized return at resale

+5.8%

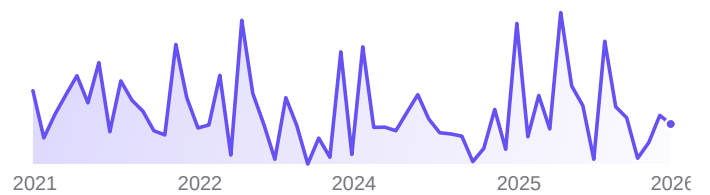


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



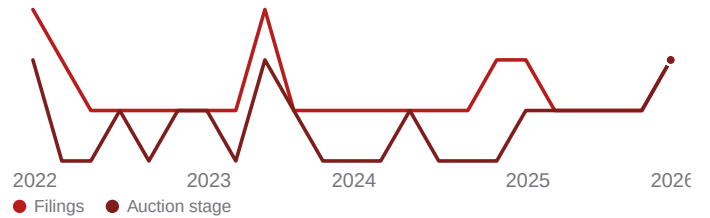
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,489
Median value (AVM)	\$419K
Median size	1,818 ft²
Median bedrooms	3
Median year built	1963
Single family	87%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	89%
Company owned	6.1%
Median loan-to-value	48%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	8,848
Density	361 / mi ²
Median household income	\$124K
Average household income	\$128K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	66
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	4.9%
Unemployment	1.0%
Average temp	50°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.