

Southington 06489

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$451K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

346

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



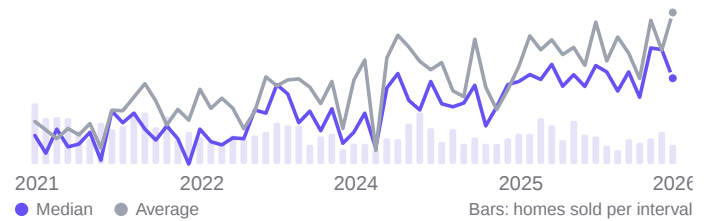
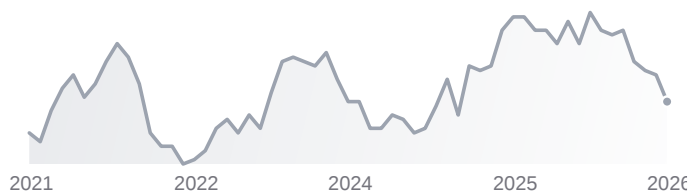
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$420K · Average \$523K

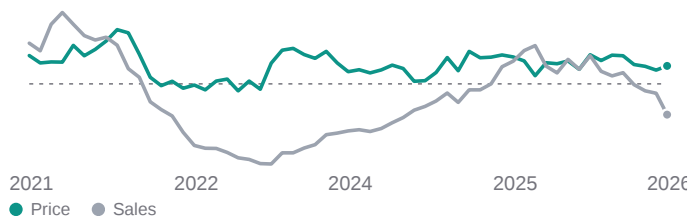


Growth (year over year)

Price +7.4% · Sales -12.6%

Price per square foot

\$278/ft²

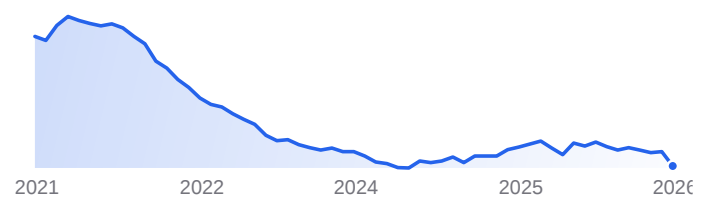
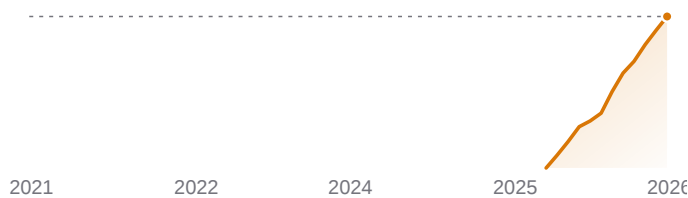


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

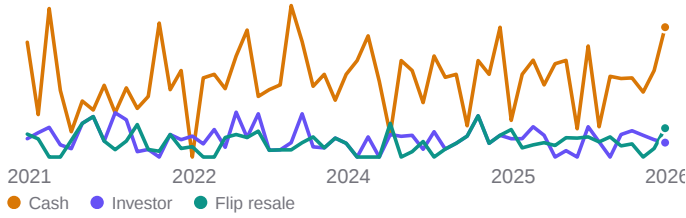
2.8%



BUYERS & OUTCOMES

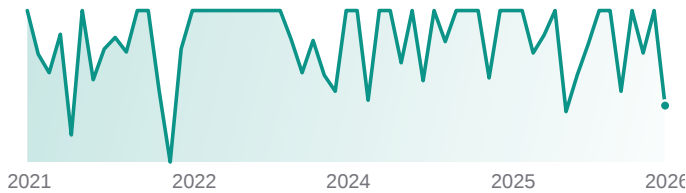
Buyer mix

Cash 43% · Investor 4.8% · Flip resale 9.5%



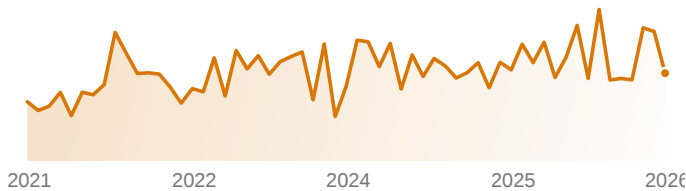
Sellers who sold at a gain

88%

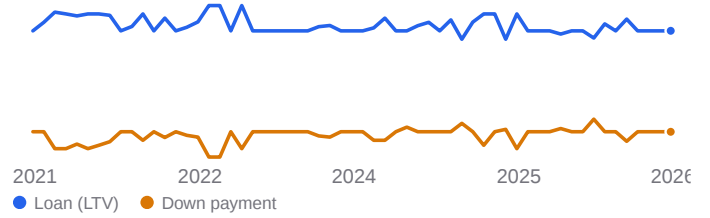


Median annualized return at resale

+4.2%

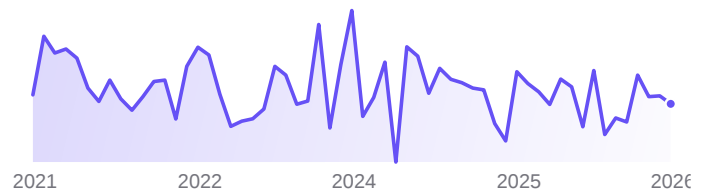


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



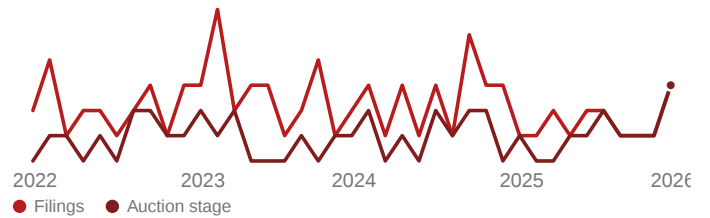
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,568
Median value (AVM)	\$461K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1974
Single family	78%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	4.4%
Median loan-to-value	45%

Typical ownership tenure

19.6 yrs

COMMUNITY

Population	32,160
Density	1,119 / mi²
Median household income	\$119K
Average household income	\$143K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	3.0%
Unemployment	1.1%
Average temp	49°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.