

Westbrook 06498

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BUYER'S MARKET

\$507K

MEDIAN SALE PRICE

-17.7%

1-YR CHANGE

87

SALES (12 MO)

\$664K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



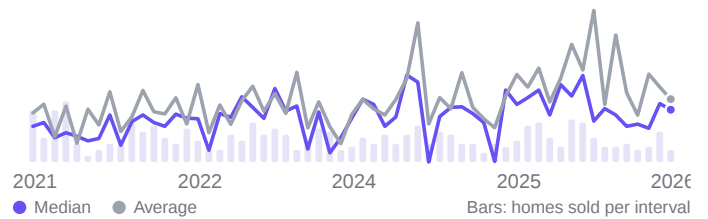
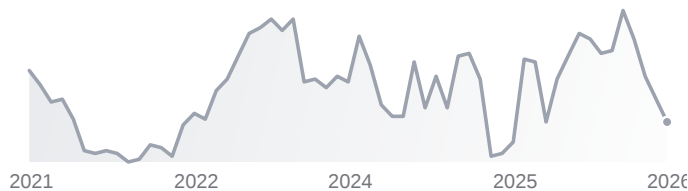
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$535K · Average \$605K

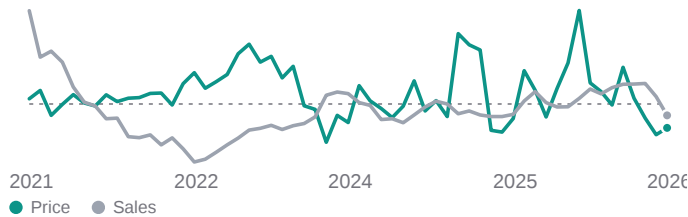


Growth (year over year)

Price -17.7% · Sales -8.4%

Price per square foot

\$328/ft²

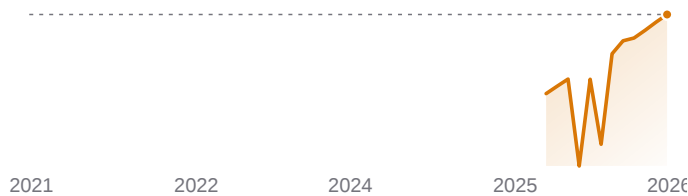


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

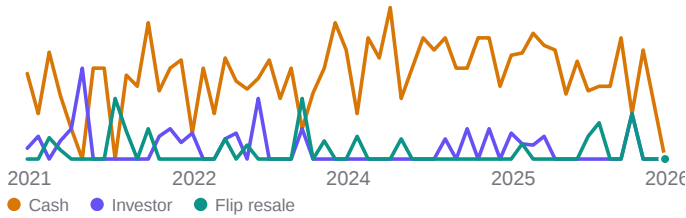
2.5%



BUYERS & OUTCOMES

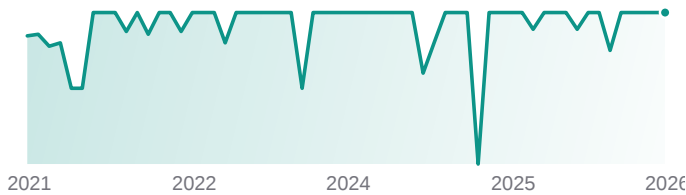
Buyer mix

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



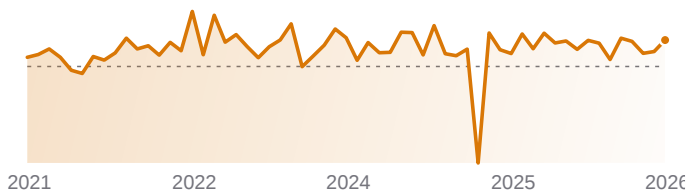
Sellers who sold at a gain

100%

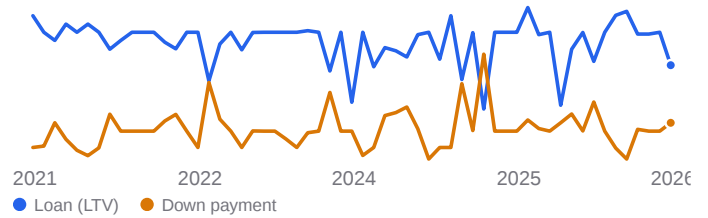


Median annualized return at resale

+6.3%

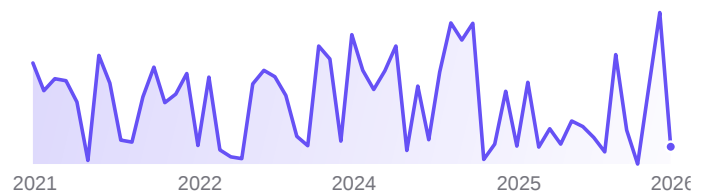


Financing (share of purchase price) Loan (LTV) 60% · Down payment 25%



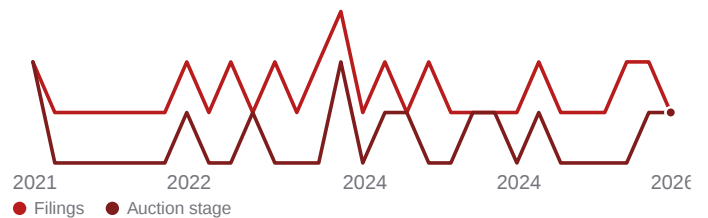
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,525
Median value (AVM)	\$664K
Median size	1,551 ft²
Median bedrooms	3
Median year built	1971
Single family	84%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.6%
Owner occupied	66%
Company owned	10%
Median loan-to-value	33%

Typical ownership tenure

25.5 yrs

COMMUNITY

Population	5,277
Density	299 / mi²
Median household income	\$91K
Average household income	\$125K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	61
Homes occupied	82%
Bachelor's or higher	29%
Poverty rate	4.8%
Unemployment	0.9%
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.