

Bethany 06524

ZIP code · CT · Connecticut > South Central Connecticut

SELLER'S MARKET

\$607K

MEDIAN SALE PRICE

+13.9%

1-YR CHANGE

59

SALES (12 MO)

\$564K

MEDIAN VALUE (AVM)

Market temperature

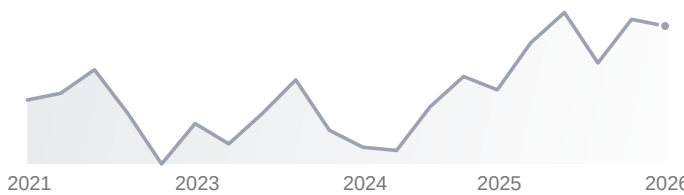
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100



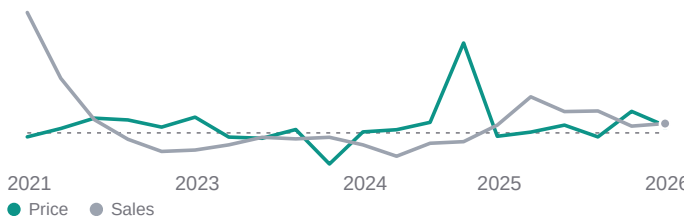
Sale prices

Median \$530K · Average \$530K



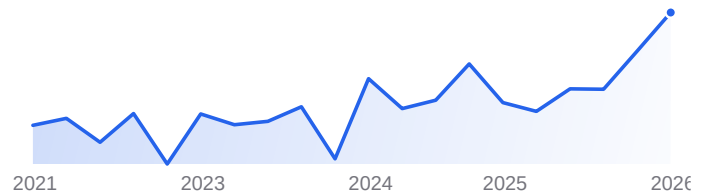
Growth (year over year)

Price +13.9% · Sales +18.0%



Price per square foot

\$351/ft²



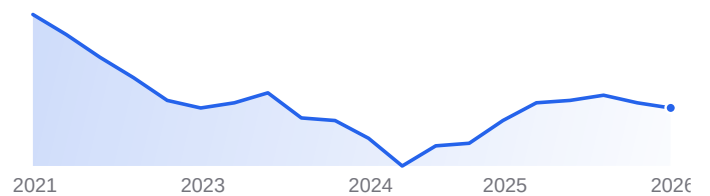
Sale premium vs estimated value

+10.6%



Annual turnover (share of homes sold)

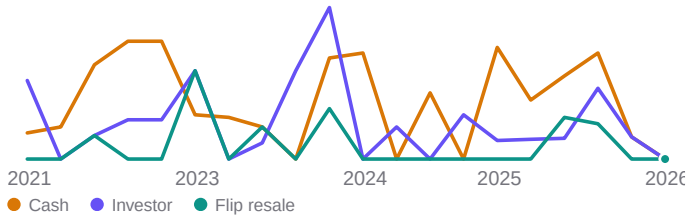
3.0%



BUYERS & OUTCOMES

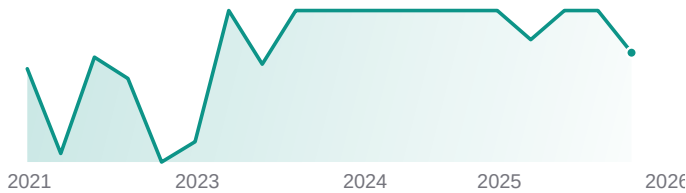
Buyer mix

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



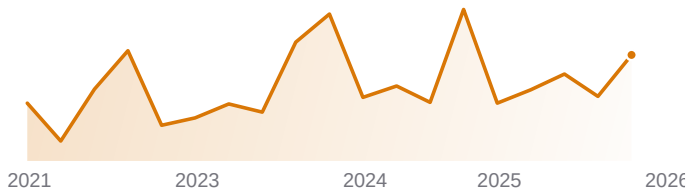
Sellers who sold at a gain

92%

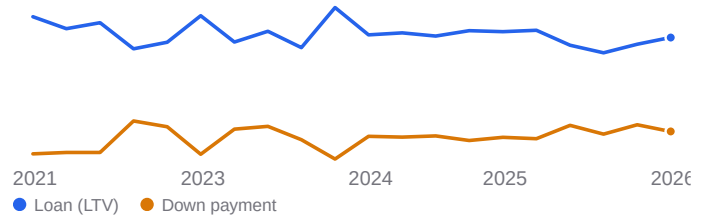


Median annualized return at resale

+4.4%

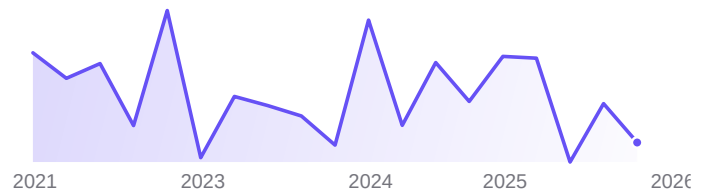


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



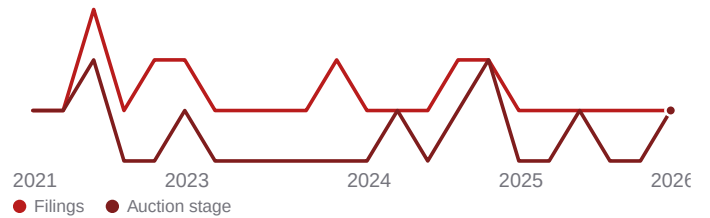
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,999
Median value (AVM)	\$564K
Median size	2,084 ft²
Median bedrooms	3
Median year built	1972
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	91%
Company owned	7.7%
Median loan-to-value	47%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	5,259
Density	246 / mi²
Median household income	\$149K
Average household income	\$178K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	72
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	1.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	52 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.