

Woodbridge 06525

ZIP code · CT · Connecticut > South Central Connecticut

BUYER'S MARKET

\$780K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

95

SALES (12 MO)

\$726K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



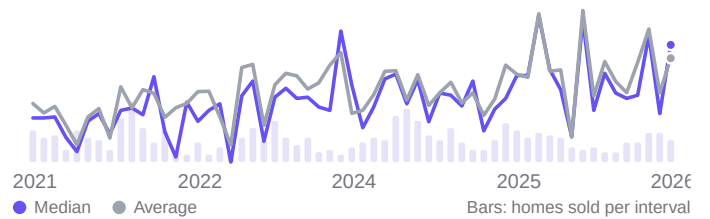
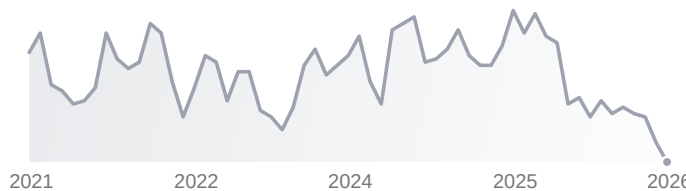
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$871K · Average \$810K

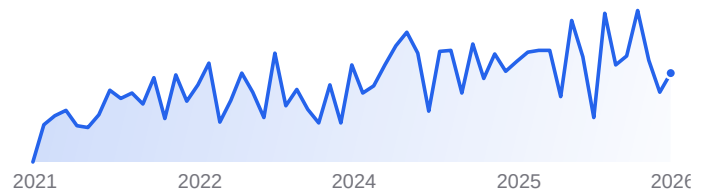
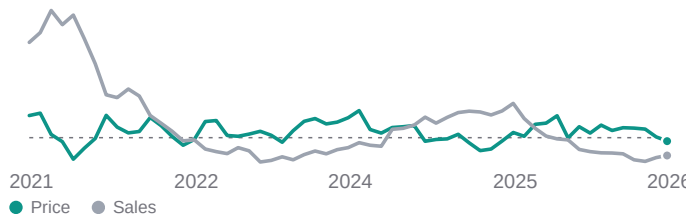


Growth (year over year)

Price -5.0% · Sales -26.4%

Price per square foot

\$255/ft²

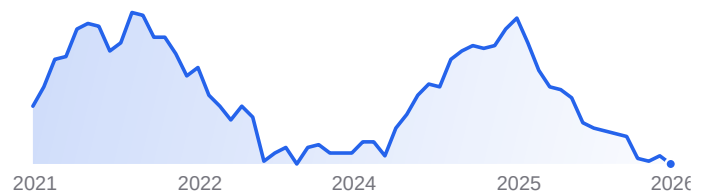
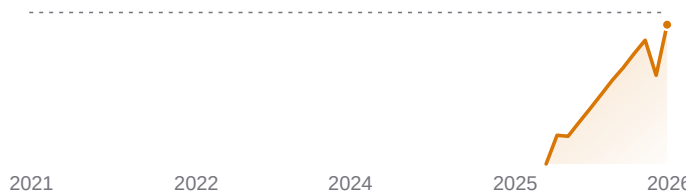


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

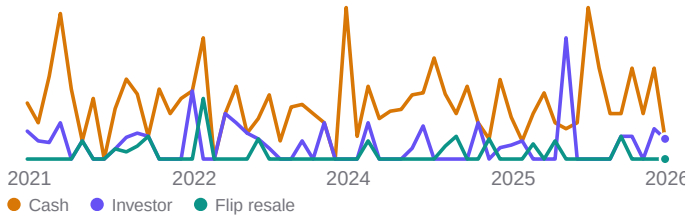
3.0%



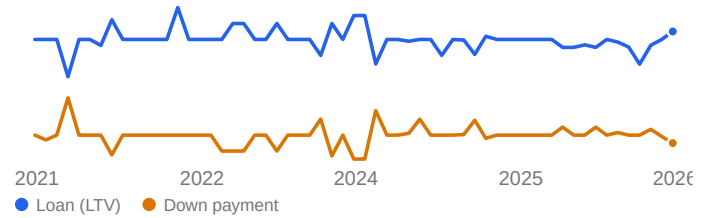
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 11% · Flip resale 0%

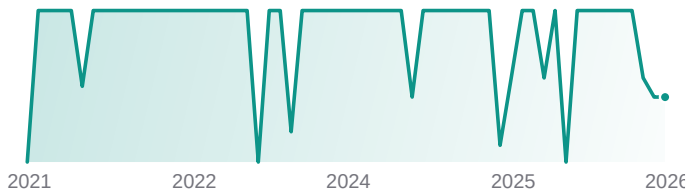


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



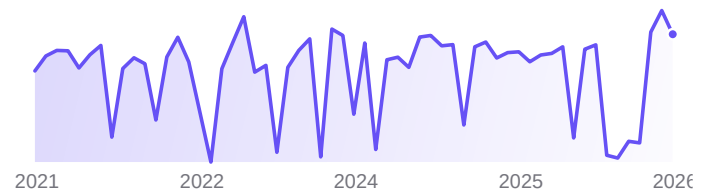
Sellers who sold at a gain

86%



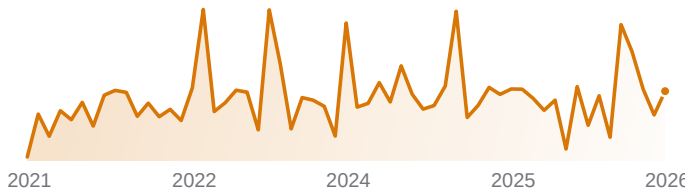
Typical hold before selling

26.7 yrs



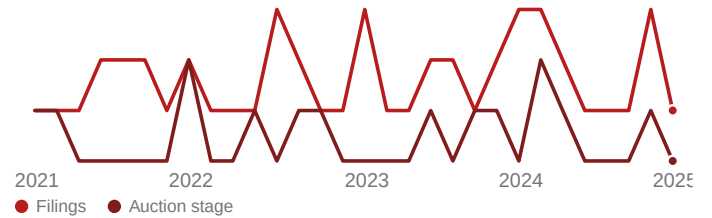
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,173
Median value (AVM)	\$726K
Median size	2,596 ft²
Median bedrooms	4
Median year built	1965
Single family	96%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.5%
Owner occupied	90%
Company owned	8.2%
Median loan-to-value	36%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	9,141
Density	459 / mi²
Median household income	\$173K
Average household income	\$221K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	71
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	1.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	51 in
Sunshine	58%

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.