

Easton 06612

ZIP code · CT · Connecticut > Greater Bridgeport

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

82

SALES (12 MO)

\$991K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

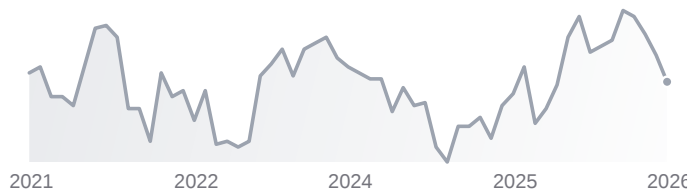
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

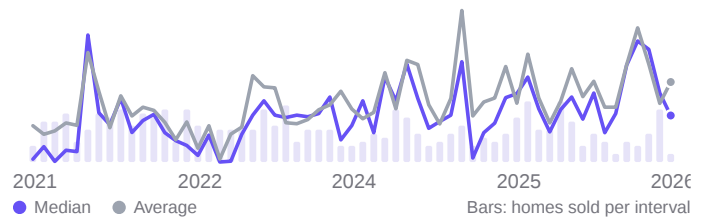
Market temperature (0-100)

53 / 100



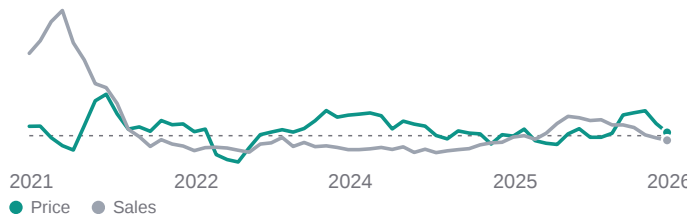
Sale prices

Median \$858K · Average \$1.1M



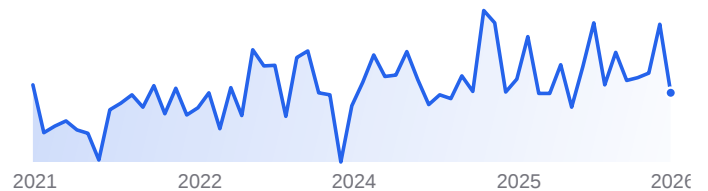
Growth (year over year)

Price +4.6% · Sales -6.8%



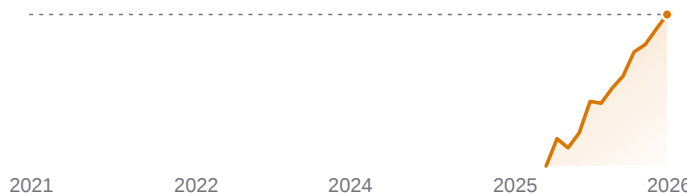
Price per square foot

\$292/ft²



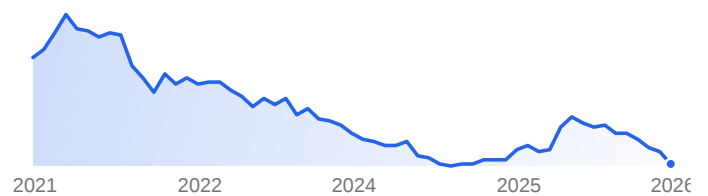
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

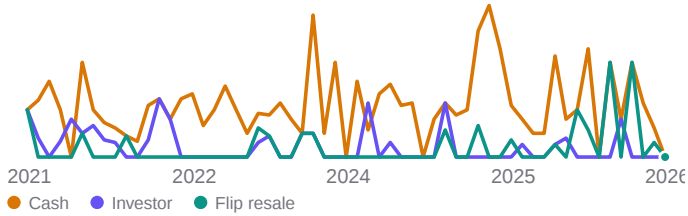
3.0%



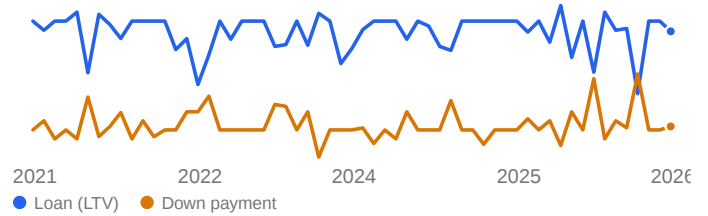
BUYERS & OUTCOMES

Buyer mix

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

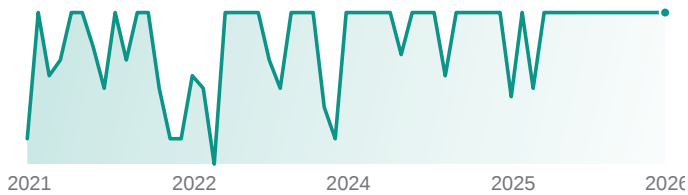


Financing (share of purchase price) Loan (LTV) 74% · Down payment 22%



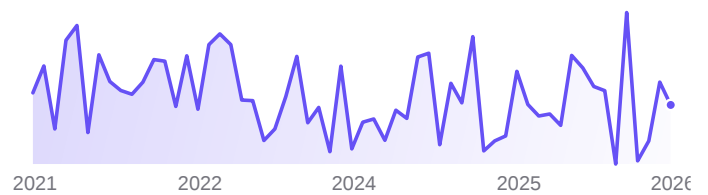
Sellers who sold at a gain

100%



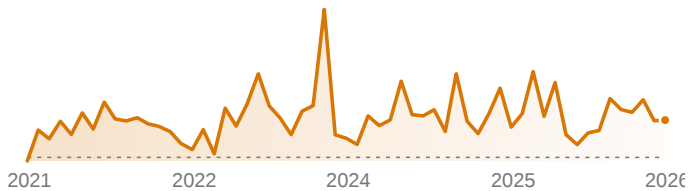
Typical hold before selling

11.8 yrs



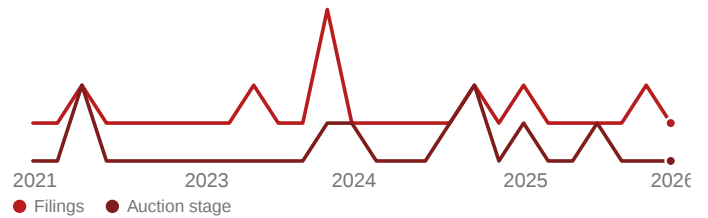
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,689
Median value (AVM)	\$991K
Median size	2,856 ft²
Median bedrooms	4
Median year built	1970
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	9.4%
Median loan-to-value	41%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	8,368
Density	309 / mi²
Median household income	\$183K
Average household income	\$219K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	80
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	6.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	52 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.