

Kent 06757

ZIP code · CT · Connecticut > Northwest Hills

BALANCED MARKET

\$572K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

22

SALES (12 MO)

\$598K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

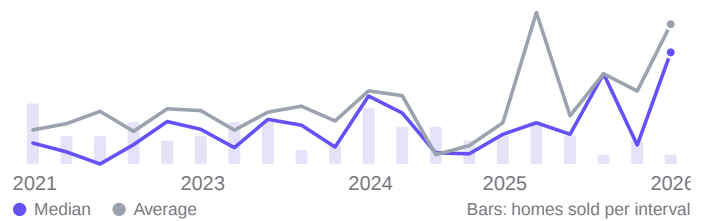
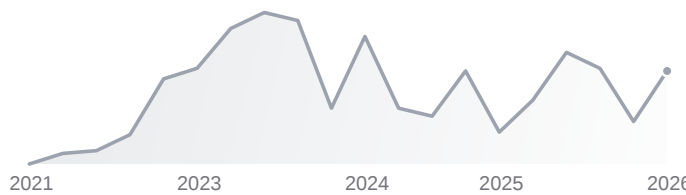
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$985K · Average \$1.2M

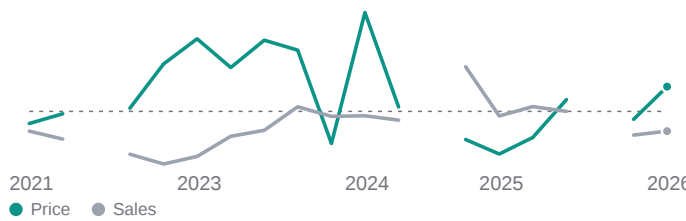


Growth (year over year)

Price +19.2% · Sales -15.4%

Price per square foot

\$533/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

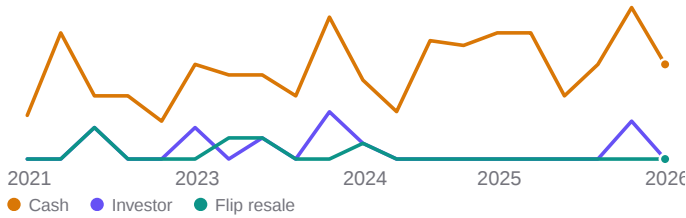
2.1%



BUYERS & OUTCOMES

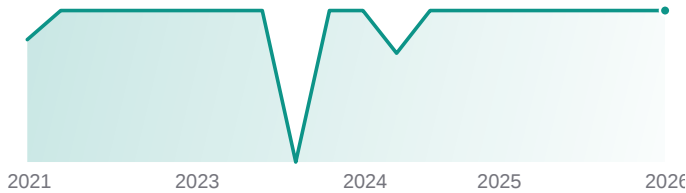
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



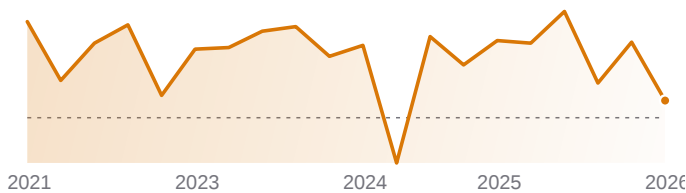
Sellers who sold at a gain

100%

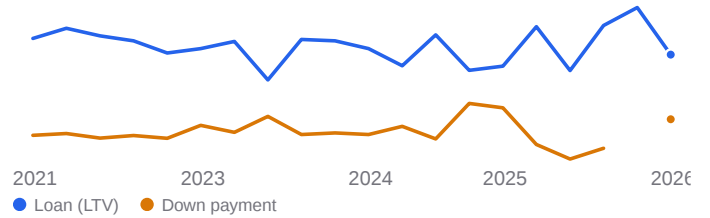


Median annualized return at resale

+1.4%

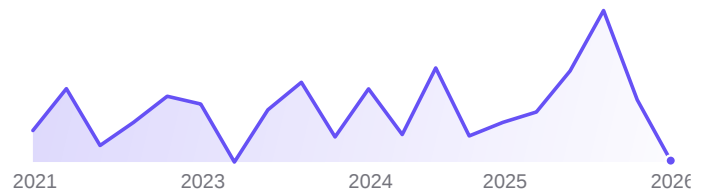


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



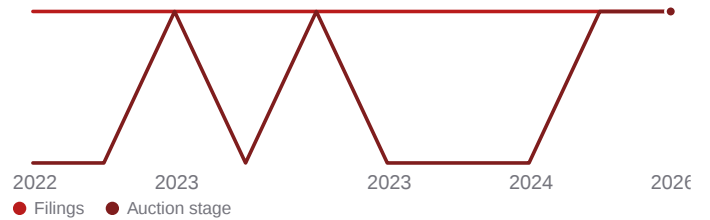
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,066
Median value (AVM)	\$598K
Median size	1,754 ft²
Median bedrooms	3
Median year built	1974
Single family	72%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	43%
Company owned	14%
Median loan-to-value	31%

Typical ownership tenure

22.7 yrs

COMMUNITY

Population	1,885
Density	57 / mi²
Median household income	\$88K
Average household income	\$135K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	73
Homes occupied	81%
Bachelor's or higher	24%
Poverty rate	9.5%
Unemployment	0.6%
Average temp	47°F
Annual precip	49 in
Sunshine	56%

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.