

# Litchfield 06759

ZIP code · CT · Connecticut > Northwest Hills > Litchfield

BUYER'S MARKET

**\$593K**

MEDIAN SALE PRICE

**+6.5%**

1-YR CHANGE

**70**

SALES (12 MO)

**\$573K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



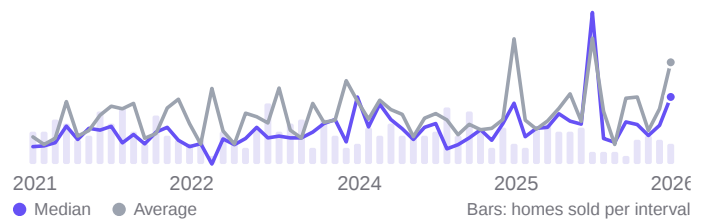
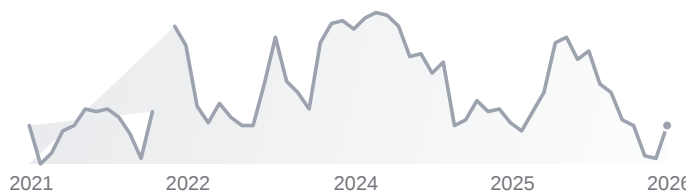
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$825K · Average \$1.2M

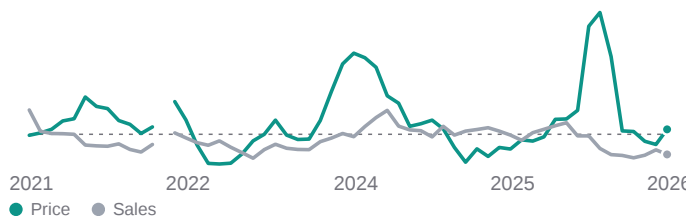


Growth (year over year)

Price +6.5% · Sales -26.3%

Price per square foot

\$341/ft²

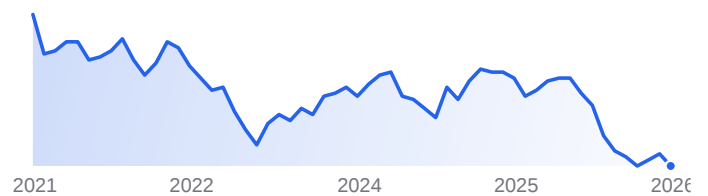
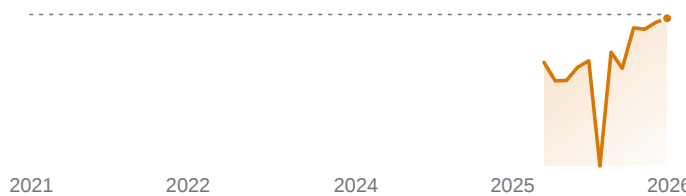


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

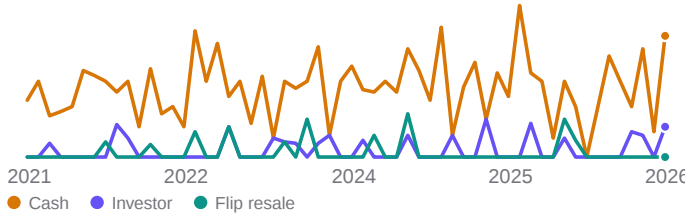
2.8%



## BUYERS & OUTCOMES

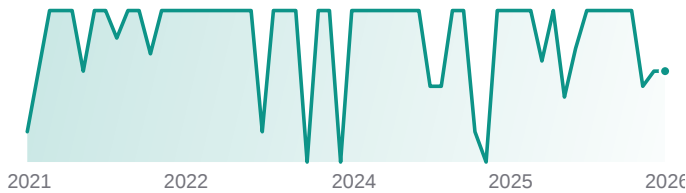
### Buyer mix

Cash 80% · Investor 20% · Flip resale 0%



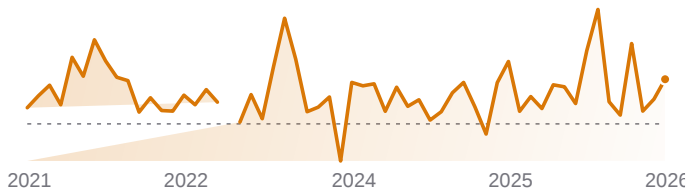
### Sellers who sold at a gain

80%

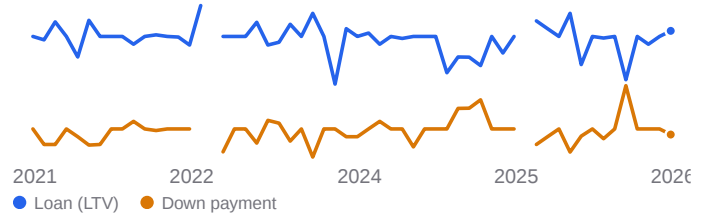


### Median annualized return at resale

+7.4%

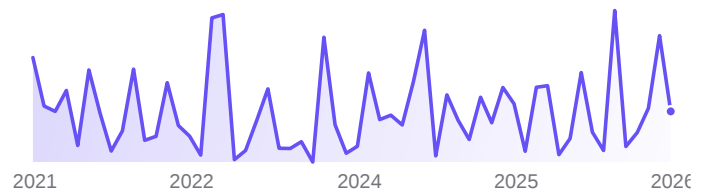


### Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



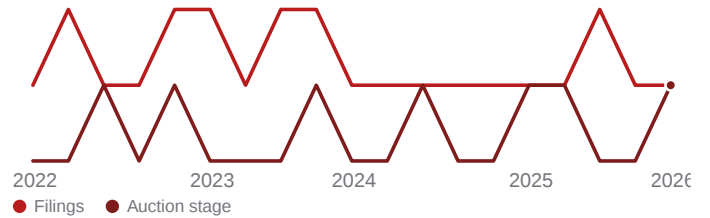
### Typical hold before selling

8.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,482     |
| Median value (AVM) | \$573K    |
| Median size        | 1,978 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1964      |
| Single family      | 79%       |
| Condos             | 8.3%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 66%  |
| Company owned                 | 6.7% |
| Median loan-to-value          | 37%  |

Typical ownership tenure

**20.5 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>6,580</b>     |
| Density                          | <b>124 / mi²</b> |
| Median household income          | <b>\$107K</b>    |
| Average household income         | <b>\$134K</b>    |
| Crime index (US avg 100)         | <b>124</b>       |
| Air pollution index (US avg 100) | <b>102</b>       |
| Earthquake index (US avg 100)    | <b>67</b>        |
| Homes occupied                   | <b>88%</b>       |
| Bachelor's or higher             | <b>32%</b>       |
| Poverty rate                     | <b>5.0%</b>      |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>46°F</b>      |
| Annual precip                    | <b>52 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.