

# New Preston Marble Dale 06777

ZIP code · CT · Connecticut > Northwest Hills

**SELLER'S MARKET**

**\$567K**

MEDIAN SALE PRICE

**+19.9%**

1-YR CHANGE

**40**

SALES (12 MO)

**\$722K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 76 / 100**

Buyer's market

Balanced

Seller's market

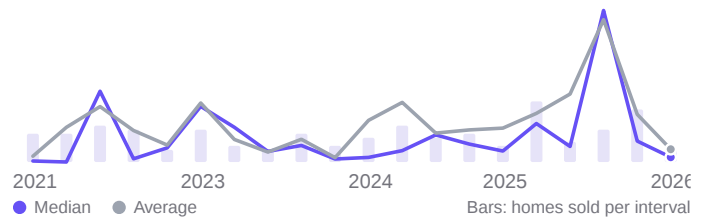
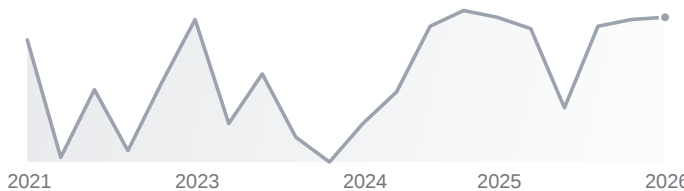
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**76 / 100**

Sale prices

**Median \$430K · Average \$595K**

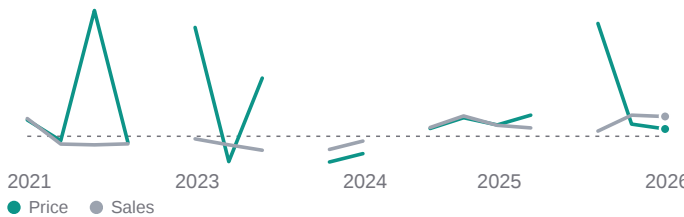


Growth (year over year)

**Price +19.9% · Sales +53.8%**

Price per square foot

**\$290/ft²**

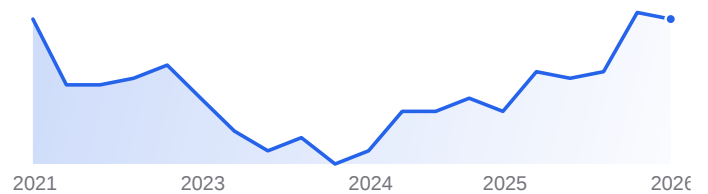


Sale premium vs estimated value

**-1.6%**

Annual turnover (share of homes sold)

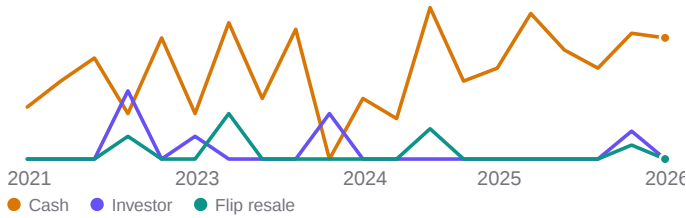
**4.2%**



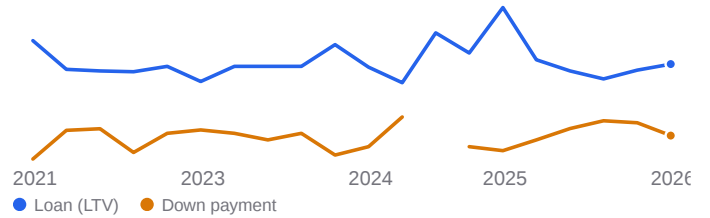
## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

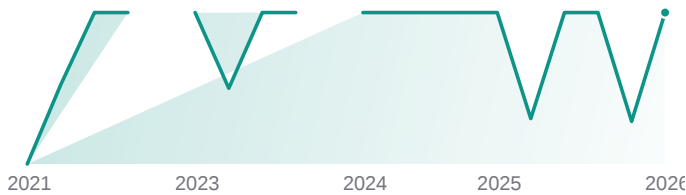


### Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



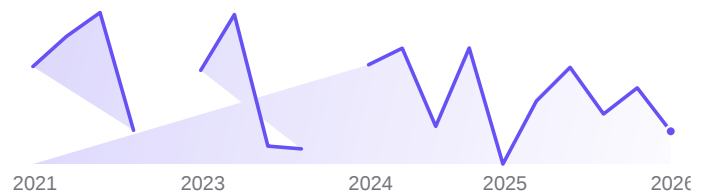
### Sellers who sold at a gain

100%



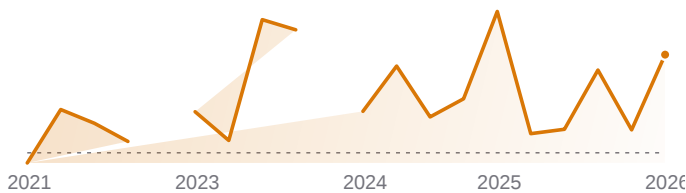
### Typical hold before selling

6.9 yrs



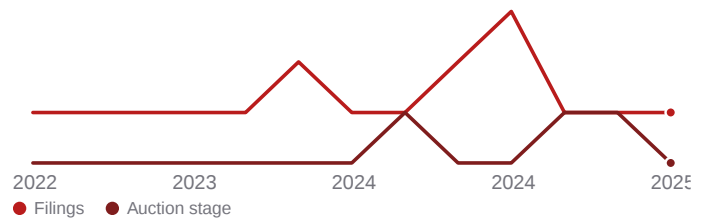
### Median annualized return at resale

+12.1%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 949       |
| Median value (AVM) | \$722K    |
| Median size        | 1,880 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1970      |
| Single family      | 86%       |
| Condos             | 3.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 77%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 55%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 26%  |

Typical ownership tenure

20.7 yrs

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 1,561                |
| Density                          | 85 / mi <sup>2</sup> |
| Median household income          | \$97K                |
| Average household income         | \$118K               |
| Crime index (US avg 100)         | 152                  |
| Air pollution index (US avg 100) | 101                  |
| Earthquake index (US avg 100)    | 70                   |
| Homes occupied                   | 74%                  |
| Bachelor's or higher             | 29%                  |
| Poverty rate                     | 8.5%                 |
| Unemployment                     | 0.7%                 |
| Average temp                     | 47°F                 |
| Annual precip                    | 51 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.