

Northfield 06778

ZIP code · CT · Connecticut > Northwest Hills

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+144.2%

1-YR CHANGE

16

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

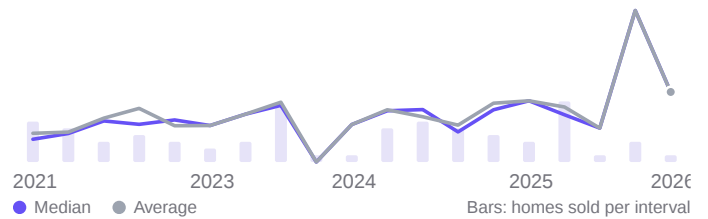
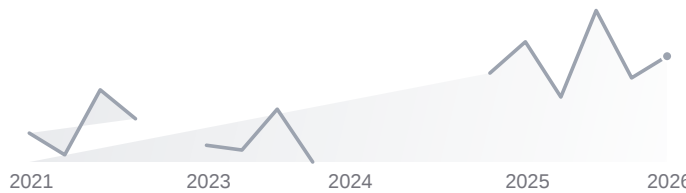
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$524K · Average \$524K

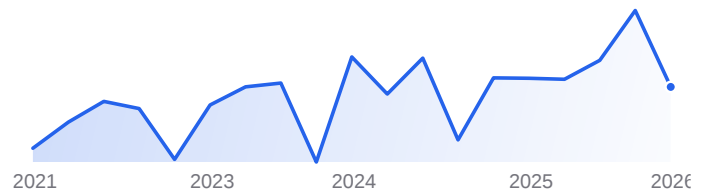
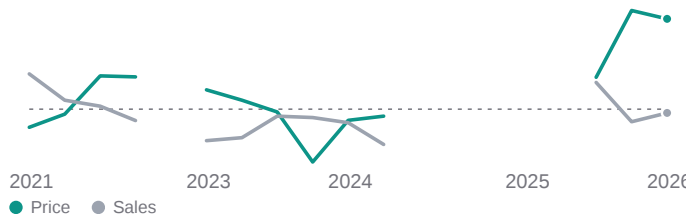


Growth (year over year)

Price +144.2% · Sales -5.9%

Price per square foot

\$254/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

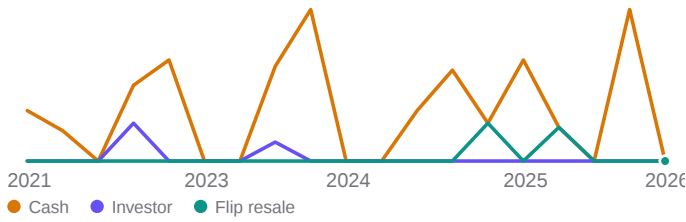
3.2%



BUYERS & OUTCOMES

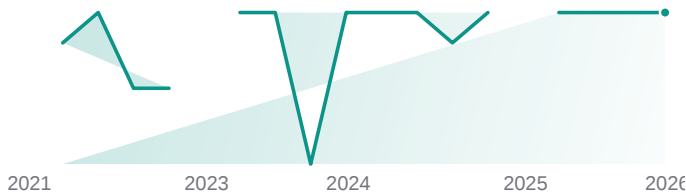
Buyer mix

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



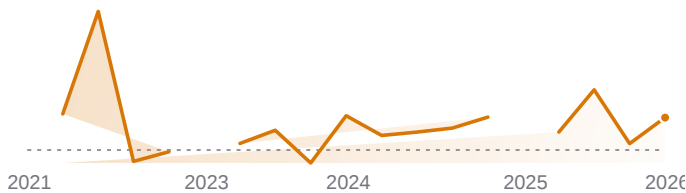
Sellers who sold at a gain

100%

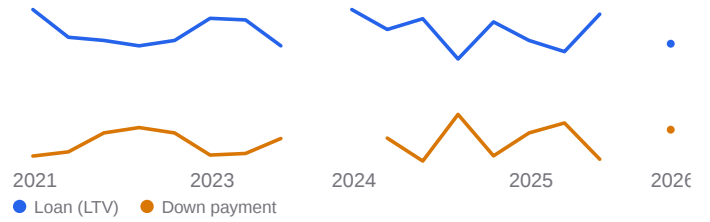


Median annualized return at resale

+8.3%

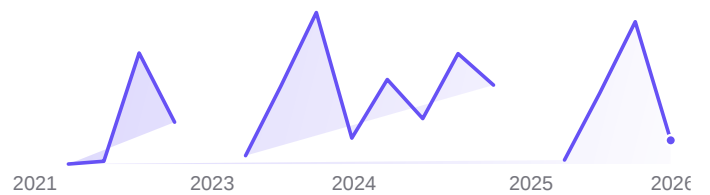


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



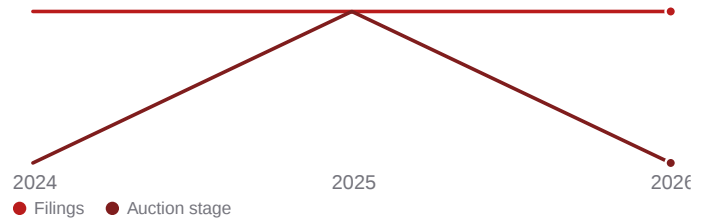
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	494
Median value (AVM)	\$423K
Median size	1,589 ft²
Median bedrooms	3
Median year built	1972
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	83%
Company owned	2.6%
Median loan-to-value	42%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	759
Density	127 / mi²
Median household income	\$85K
Average household income	\$130K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	66
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	2.7%
Unemployment	0.9%
Average temp	47°F
Annual precip	52 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.