

Roxbury 06783

ZIP code · CT · Connecticut > Northwest Hills

BUYER'S MARKET

\$970K

MEDIAN SALE PRICE

-14.9%

1-YR CHANGE

32

SALES (12 MO)

\$995K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



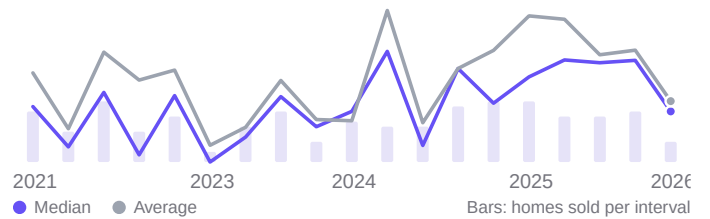
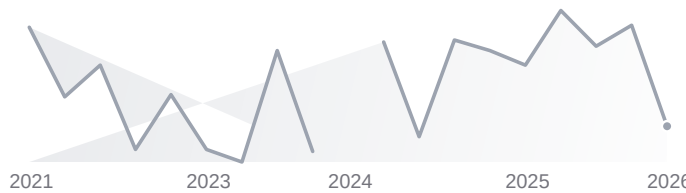
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$880K · Average \$967K

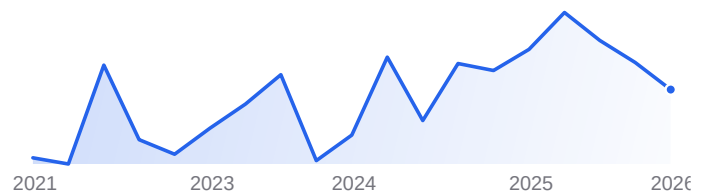
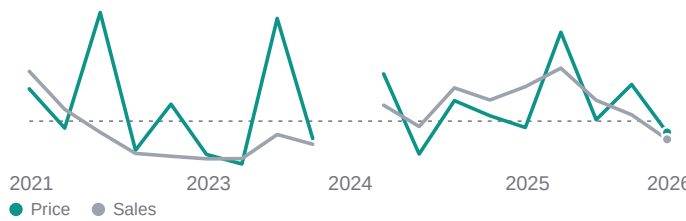


Growth (year over year)

Price -14.9% · Sales -23.8%

Price per square foot

\$360/ft²

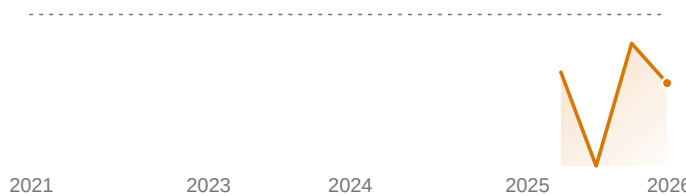


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

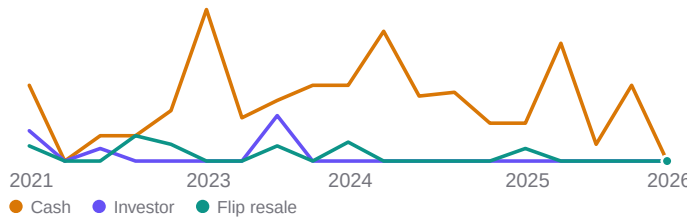
2.9%



BUYERS & OUTCOMES

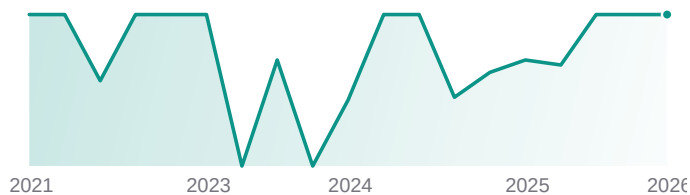
Buyer mix

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



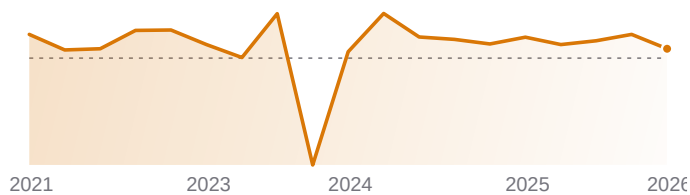
Sellers who sold at a gain

100%

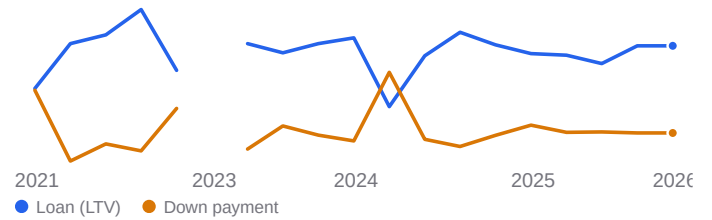


Median annualized return at resale

+2.1%

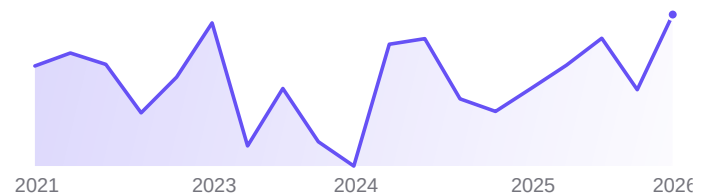


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



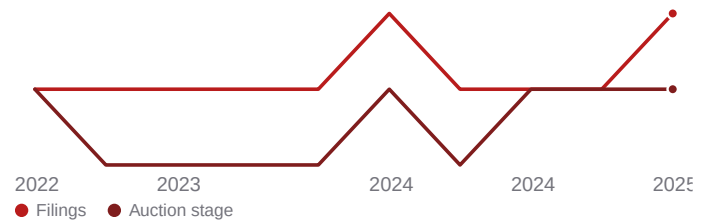
Typical hold before selling

23.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,108
Median value (AVM)	\$995K
Median size	2,436 ft²
Median bedrooms	3
Median year built	1985
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	15%
Median loan-to-value	30%
Typical ownership tenure	18.9 yrs

COMMUNITY

Population	2,070
Density	81 / mi²
Median household income	\$127K
Average household income	\$163K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	75
Homes occupied	86%
Bachelor's or higher	34%
Poverty rate	4.0%
Unemployment	1.0%
Average temp	48°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.