

South Kent 06785

ZIP code · CT · Connecticut > Northwest Hills

STRONG BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

14

SALES (12 MO)

\$875K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



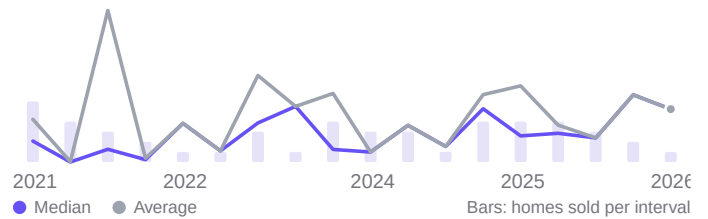
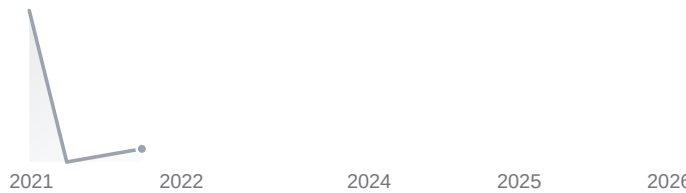
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$847K · Average \$847K

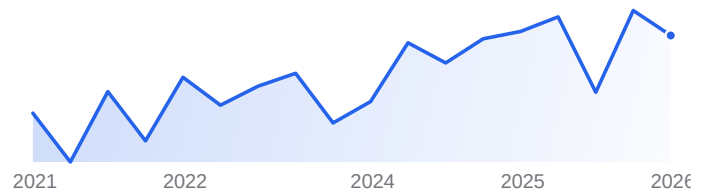
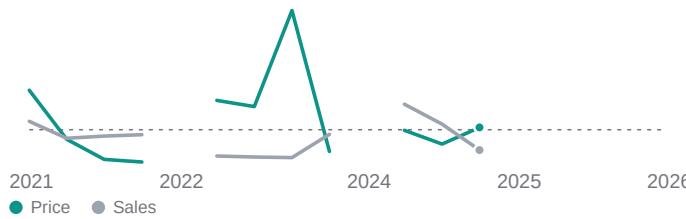


Growth (year over year)

Price +5.3% · Sales -45.5%

Price per square foot

\$348/ft²

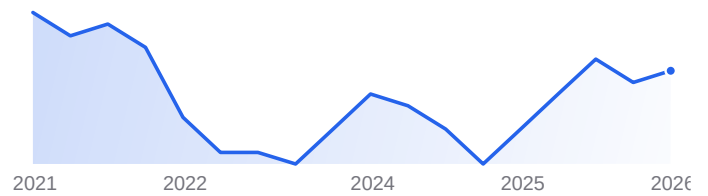


Sale premium vs estimated value

-17.3%

Annual turnover (share of homes sold)

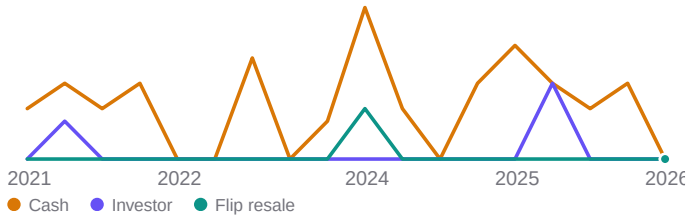
3.8%



BUYERS & OUTCOMES

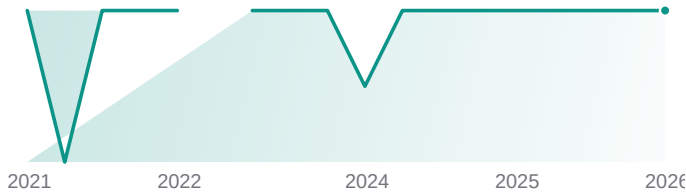
Buyer mix

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



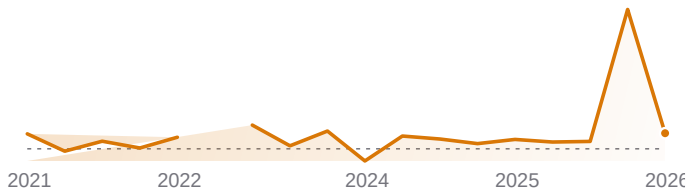
Sellers who sold at a gain

100%

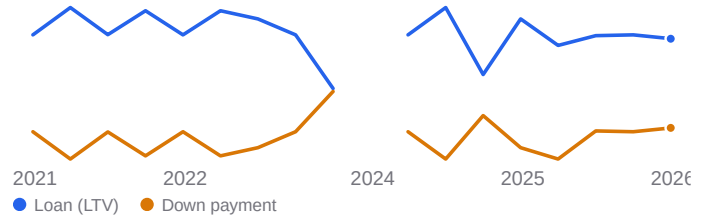


Median annualized return at resale

+8.6%

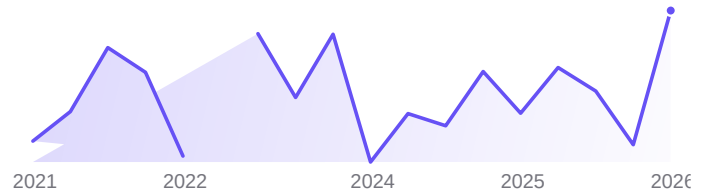


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



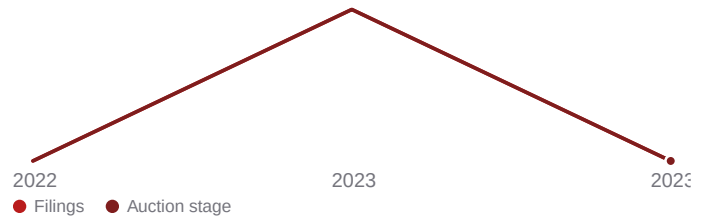
Typical hold before selling

33.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	371
Median value (AVM)	\$875K
Median size	2,192 ft²
Median bedrooms	3
Median year built	1986
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0%
Owner occupied	47%
Company owned	16%
Median loan-to-value	26%
Typical ownership tenure	21.7 yrs

COMMUNITY

Population	862
Density	60 / mi²
Median household income	\$97K
Average household income	\$219K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	72
Homes occupied	75%
Bachelor's or higher	26%
Poverty rate	9.4%
Unemployment	0.6%
Average temp	47°F
Annual precip	50 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.