

Washington 06793

ZIP code · CT · Connecticut > Northwest Hills

BALANCED MARKET

\$2.2M

MEDIAN SALE PRICE

+138.9%

1-YR CHANGE

23

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

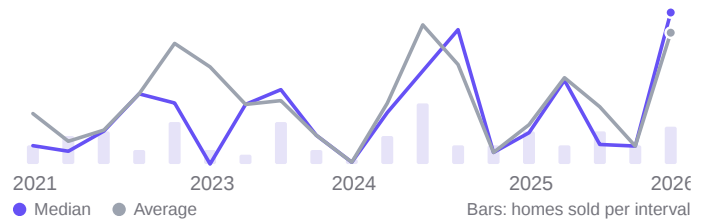
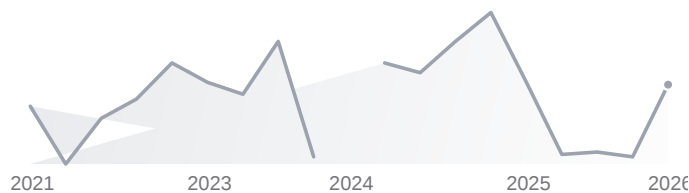
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$2.3M · Average \$2.1M

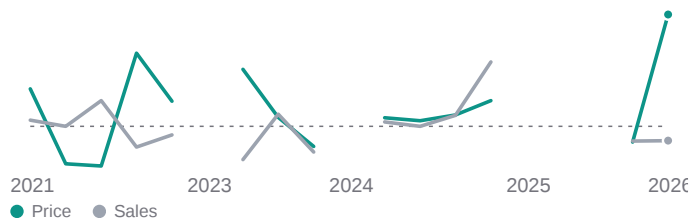


Growth (year over year)

Price +138.9% · Sales -17.9%

Price per square foot

\$558/ft²

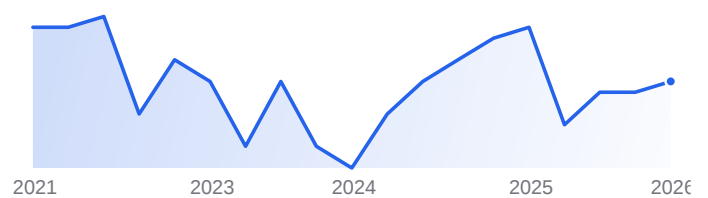
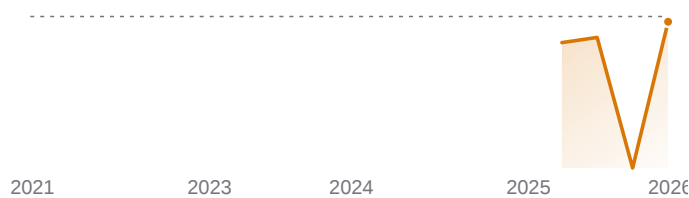


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

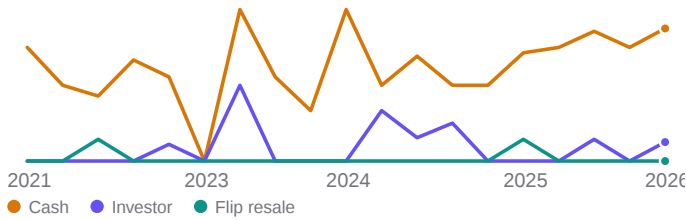
3.7%



BUYERS & OUTCOMES

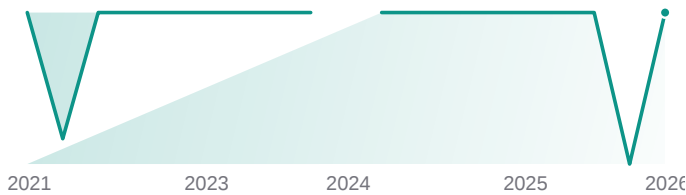
Buyer mix

Cash 88% · Investor 13% · Flip resale 0%



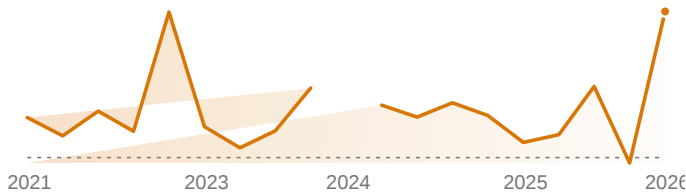
Sellers who sold at a gain

100%

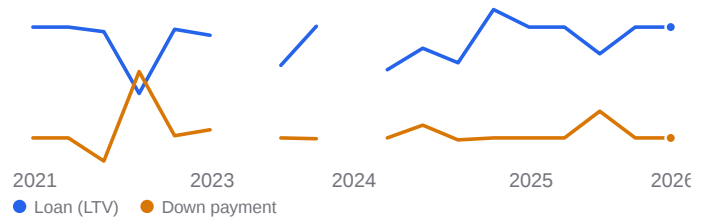


Median annualized return at resale

+18.5%

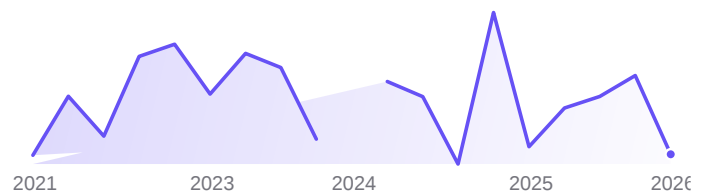


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



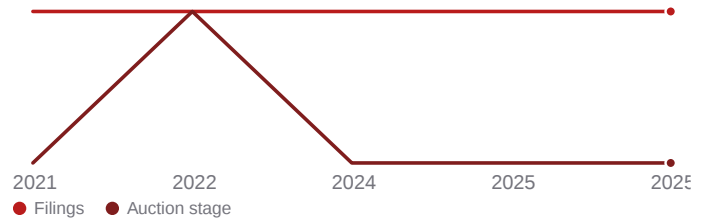
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	623
Median value (AVM)	\$1.1M
Median size	2,369 ft²
Median bedrooms	3
Median year built	1967
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.1%
Owner occupied	49%
Company owned	20%
Median loan-to-value	22%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	1,085
Density	75 / mi²
Median household income	\$103K
Average household income	\$172K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	69
Homes occupied	80%
Bachelor's or higher	22%
Poverty rate	9.2%
Unemployment	0.9%
Average temp	47°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.