

West Cornwall 06796

ZIP code · CT · Connecticut > Northwest Hills > West Cornwall

BALANCED MARKET

\$948K

MEDIAN SALE PRICE

+60.1%

1-YR CHANGE

13

SALES (12 MO)

\$820K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



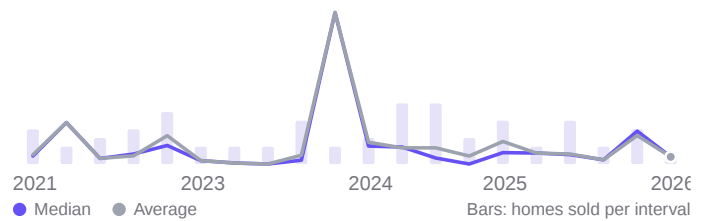
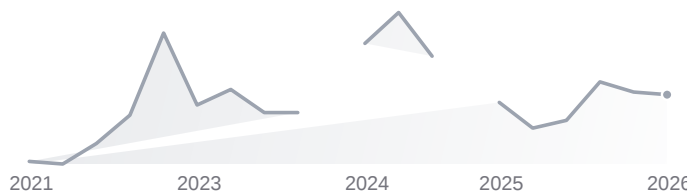
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$695K · Average \$695K

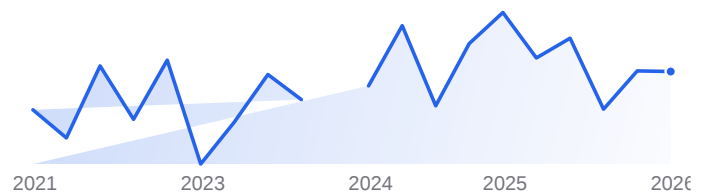
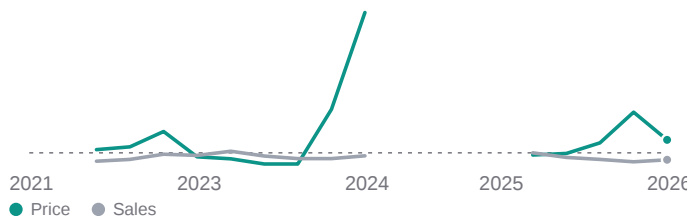


Growth (year over year)

Price +60.1% · Sales -31.6%

Price per square foot

\$342/ft²

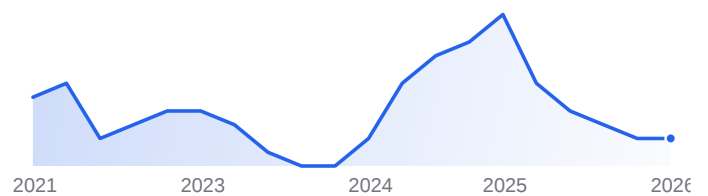


Sale premium vs estimated value

-20.0%

Annual turnover (share of homes sold)

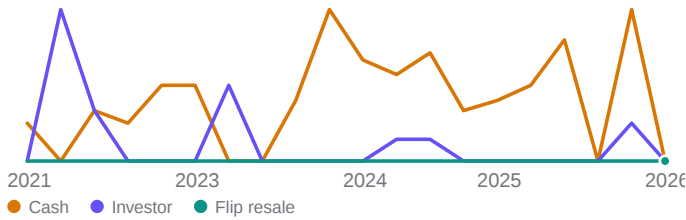
2.3%



BUYERS & OUTCOMES

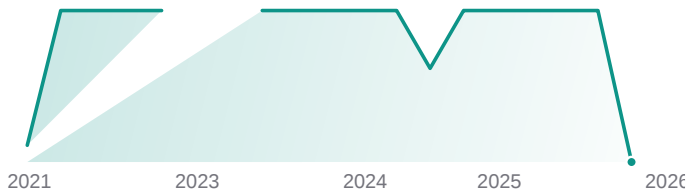
Buyer mix

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



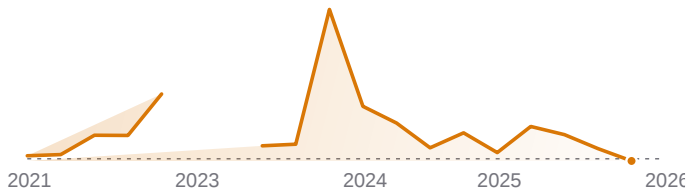
Sellers who sold at a gain

63%

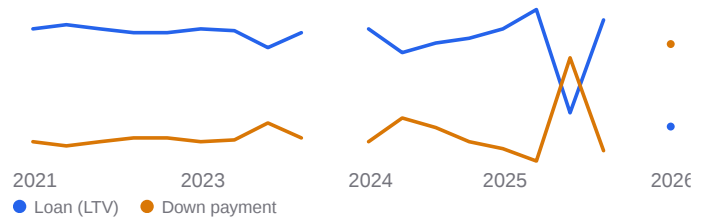


Median annualized return at resale

-0.5%

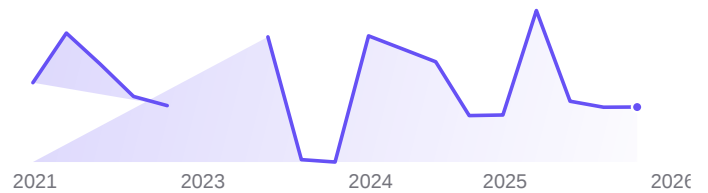


Financing (share of purchase price) Loan (LTV) 28% · Down payment 72%



Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	573
Median value (AVM)	\$820K
Median size	2,018 ft²
Median bedrooms	3
Median year built	1960
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.6%
Owner occupied	48%
Company owned	9.2%
Median loan-to-value	20%
Typical ownership tenure	25.3 yrs

COMMUNITY

Population	1,068
Density	32 / mi²
Median household income	\$106K
Average household income	\$130K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	64
Homes occupied	75%
Bachelor's or higher	31%
Poverty rate	11.8%
Unemployment	0.8%
Average temp	46°F
Annual precip	49 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.