

Brookfield 06804

ZIP code · CT · Connecticut > Western Connecticut

BUYER'S MARKET

\$576K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

202

SALES (12 MO)

\$629K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



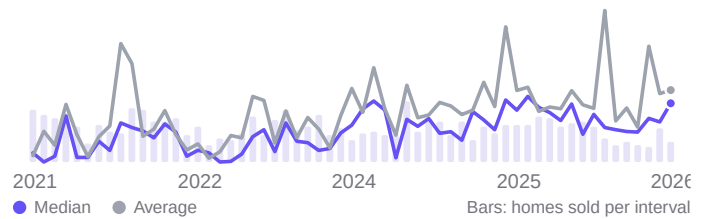
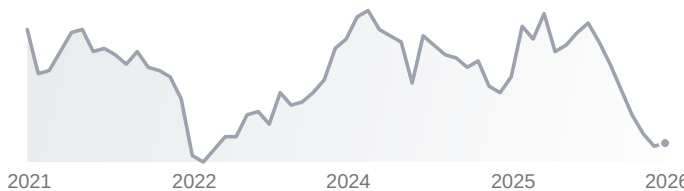
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$625K · Average \$682K

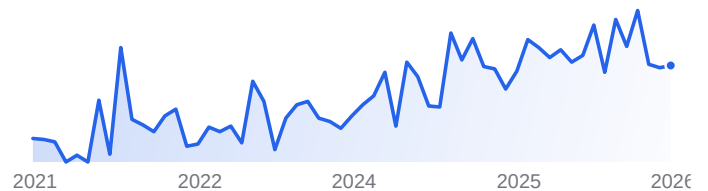
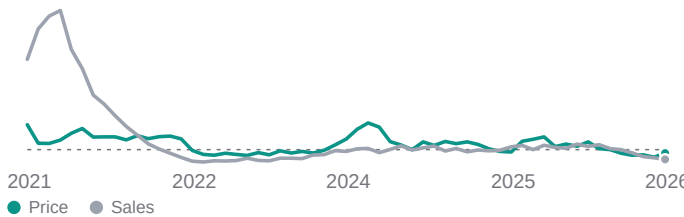


Growth (year over year)

Price -6.9% · Sales -19.5%

Price per square foot

\$307/ft²

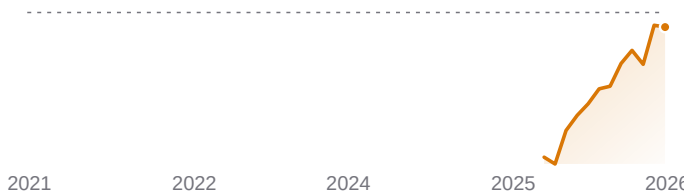


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

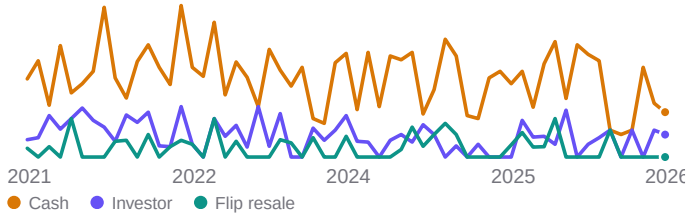
3.1%



BUYERS & OUTCOMES

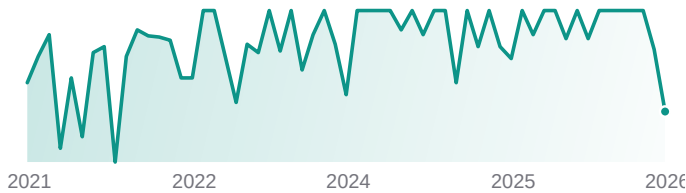
Buyer mix

Cash 17% · Investor 8.3% · Flip resale 0%



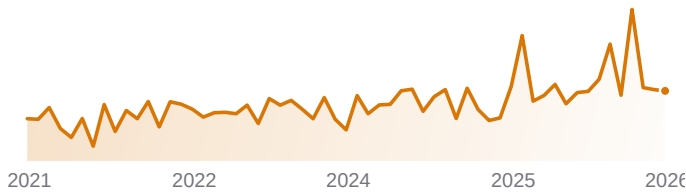
Sellers who sold at a gain

80%

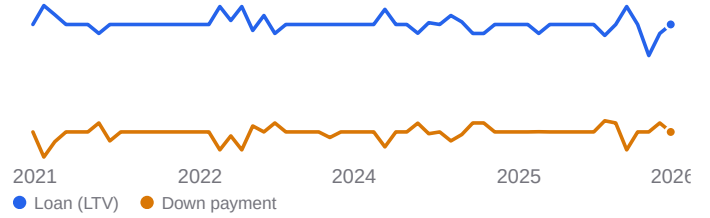


Median annualized return at resale

+4.1%

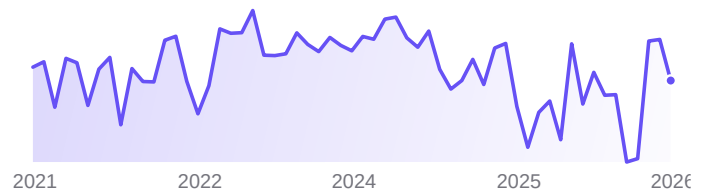


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



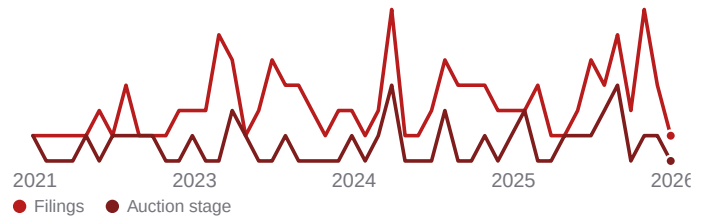
Typical hold before selling

15.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,440
Median value (AVM)	\$629K
Median size	1,744 ft²
Median bedrooms	3
Median year built	1974
Single family	77%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	6.9%
Median loan-to-value	41%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	20,354
Density	918 / mi²
Median household income	\$143K
Average household income	\$164K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	85
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	5.6%
Unemployment	0.8%
Average temp	49°F
Annual precip	52 in
Sunshine	58%

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