

Danbury 06811

ZIP code · CT · Connecticut > Western Connecticut > Danbury

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

338

SALES (12 MO)

\$525K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

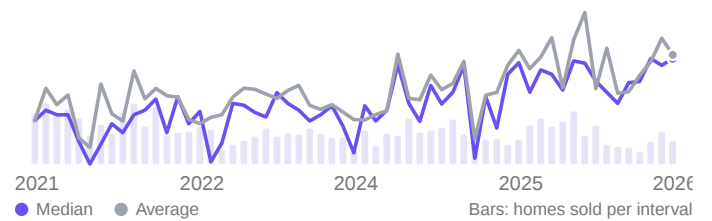
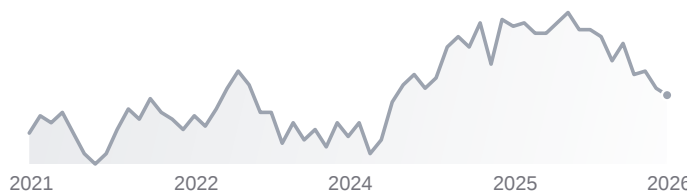
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$525K · Average \$533K

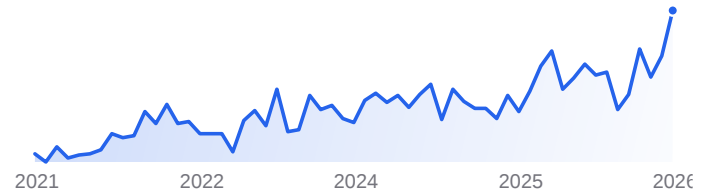
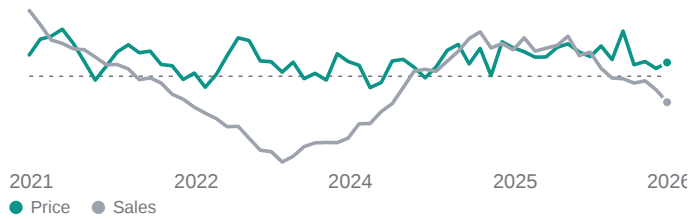


Growth (year over year)

Price +6.4% · Sales -12.0%

Price per square foot

\$370/ft²

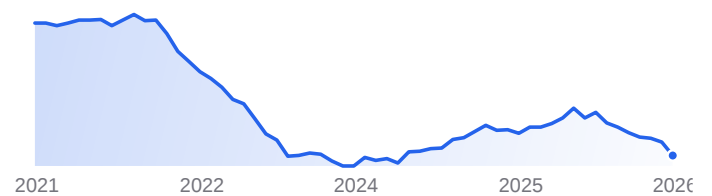
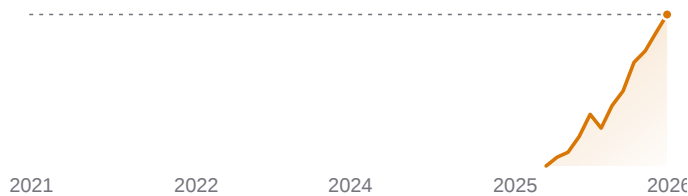


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

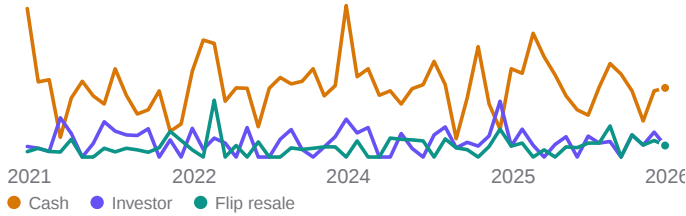
3.1%



BUYERS & OUTCOMES

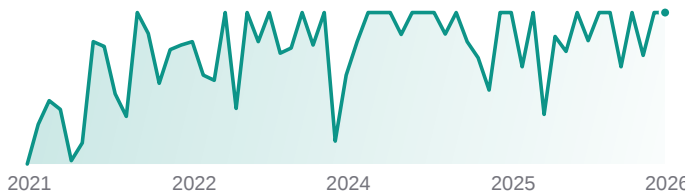
Buyer mix

Cash 26% · Investor 4.3% · Flip resale 4.3%



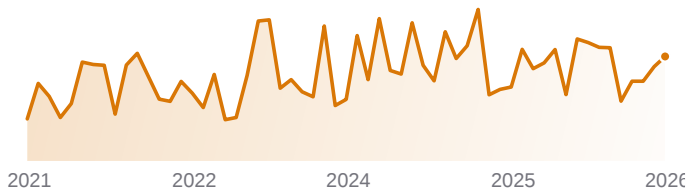
Sellers who sold at a gain

100%

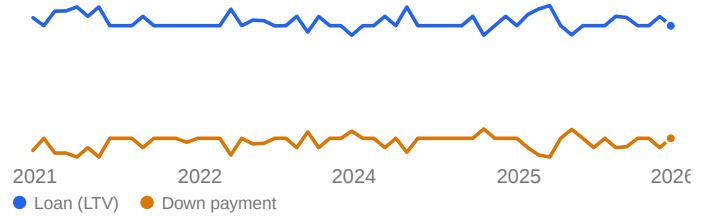


Median annualized return at resale

+4.7%

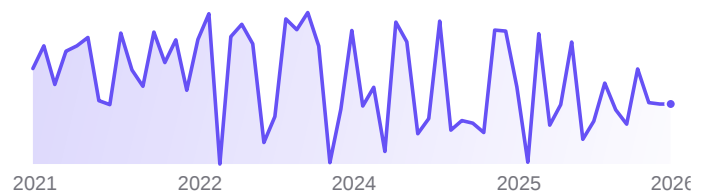


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



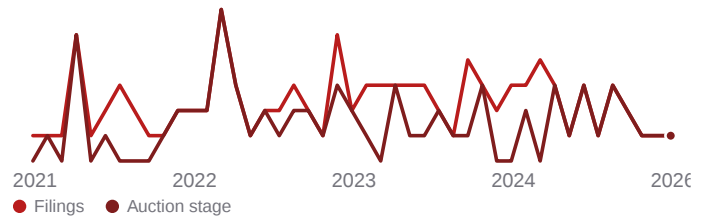
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,753
Median value (AVM)	\$525K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1973
Single family	69%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	75%
Company owned	7.0%
Median loan-to-value	45%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	35,537
Density	1,519 / mi²
Median household income	\$101K
Average household income	\$132K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	84
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	6.9%
Unemployment	0.9%
Average temp	49°F
Annual precip	53 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.