

New Fairfield 06812

ZIP code · CT · Connecticut > Western Connecticut

BALANCED MARKET

\$613K

MEDIAN SALE PRICE

+10.5%

1-YR CHANGE

151

SALES (12 MO)

\$610K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



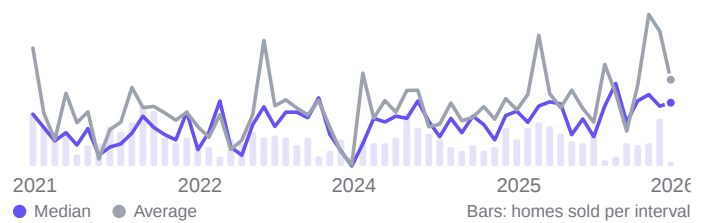
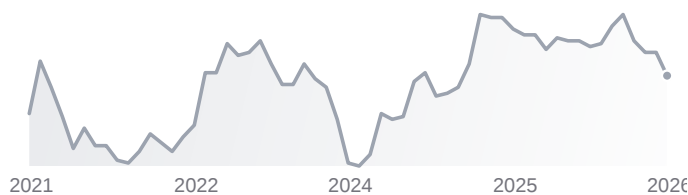
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$606K · Average \$718K

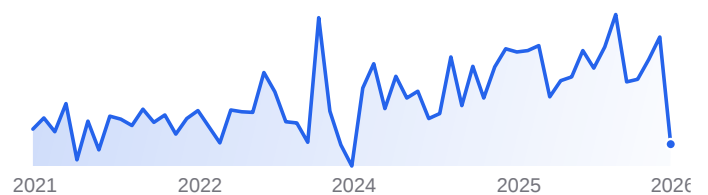
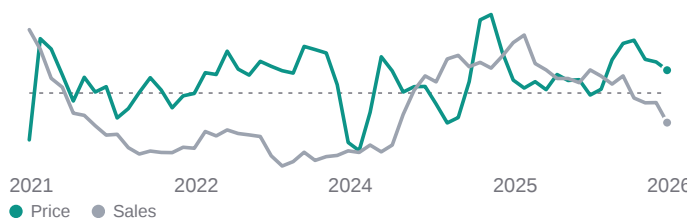


Growth (year over year)

Price +10.5% · Sales -13.7%

Price per square foot

\$217/ft²

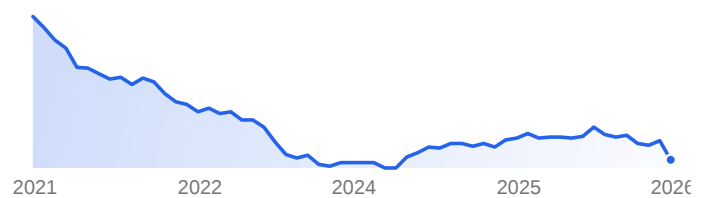
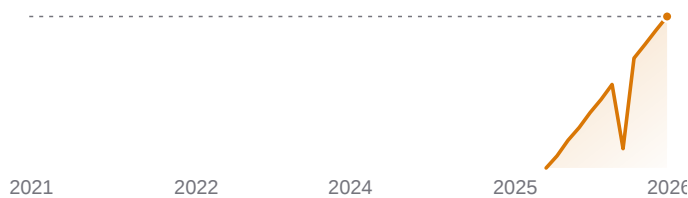


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

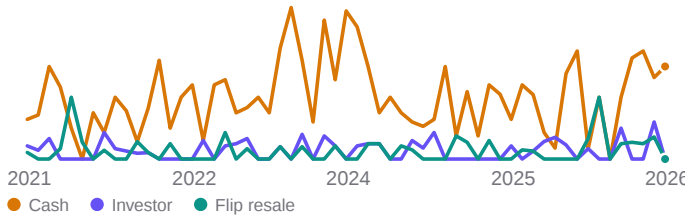
2.7%



BUYERS & OUTCOMES

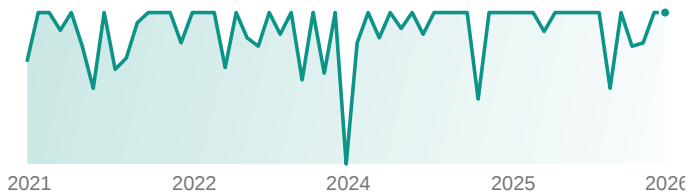
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



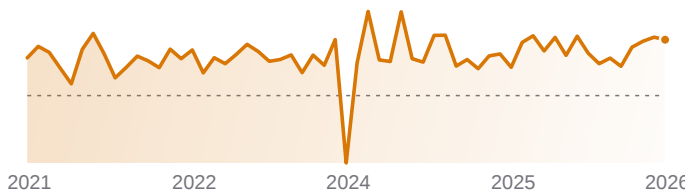
Sellers who sold at a gain

100%

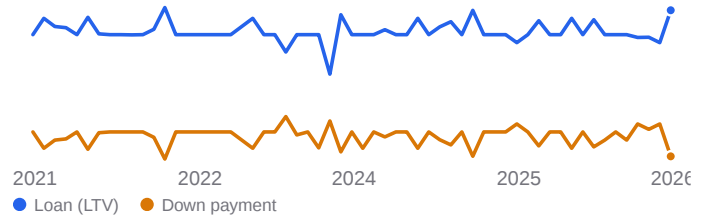


Median annualized return at resale

+5.6%

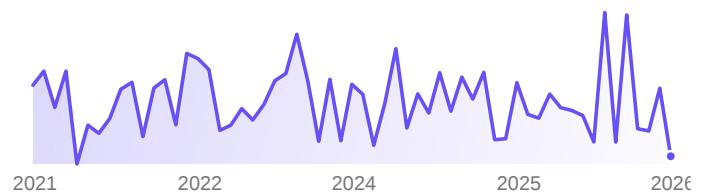


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



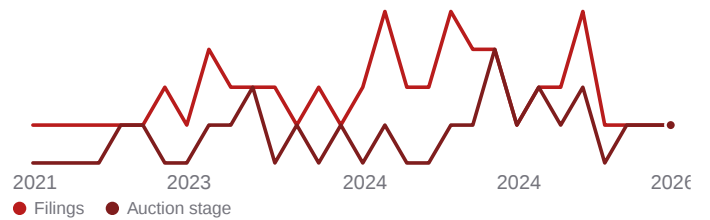
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,577
Median value (AVM)	\$610K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1968
Single family	97%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.8%
Owner occupied	79%
Company owned	5.6%
Median loan-to-value	45%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	14,405
Density	618 / mi²
Median household income	\$138K
Average household income	\$149K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	79
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	49°F
Annual precip	51 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.