

Weston 06883

ZIP code · CT · Connecticut > Western Connecticut > Weston

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

129

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



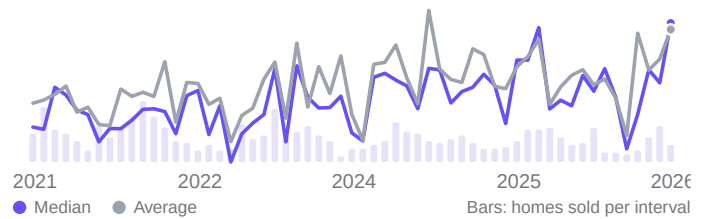
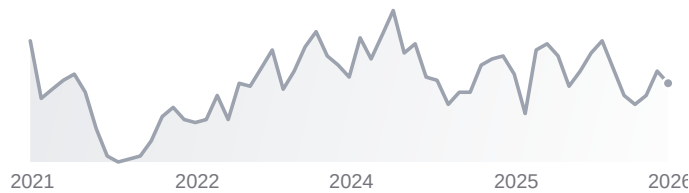
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$1.8M · Average \$1.8M

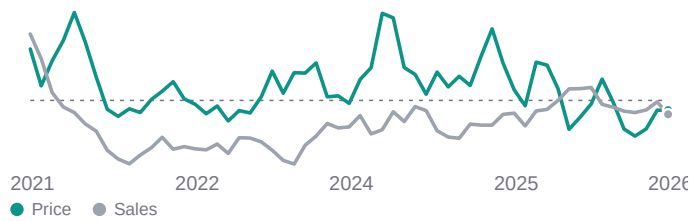


Growth (year over year)

Price -5.0% · Sales -7.2%

Price per square foot

\$416/ft²

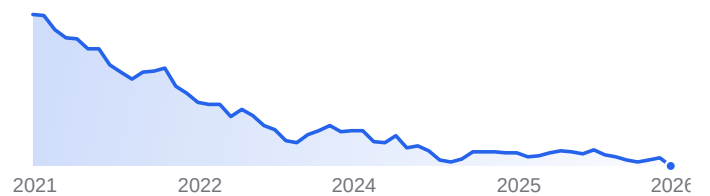
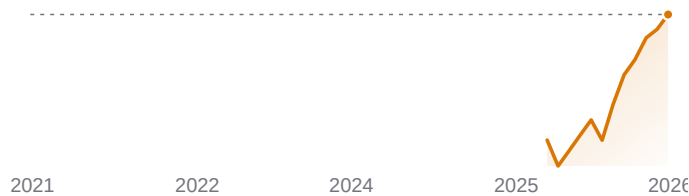


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

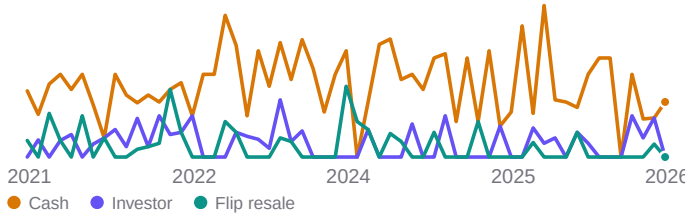
3.6%



BUYERS & OUTCOMES

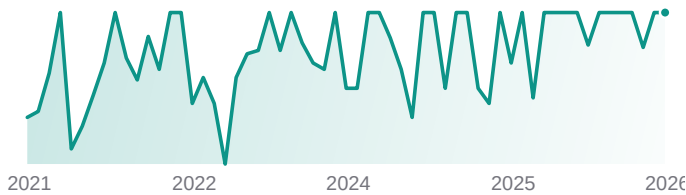
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



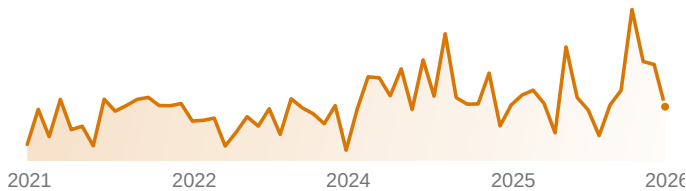
Sellers who sold at a gain

100%

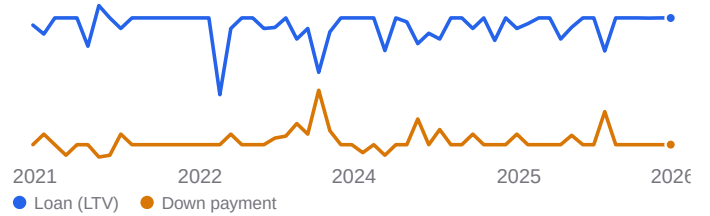


Median annualized return at resale

+3.4%

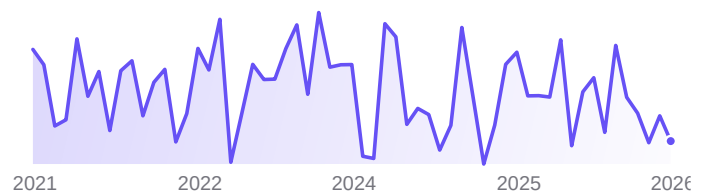


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



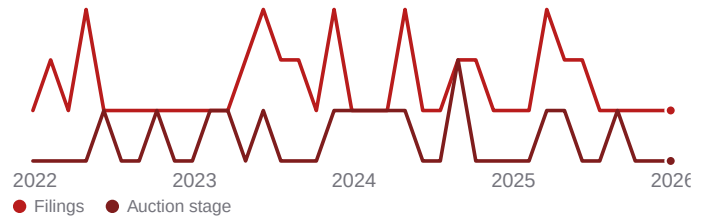
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,588
Median value (AVM)	\$1.4M
Median size	3,128 ft²
Median bedrooms	4
Median year built	1969
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	7.0%
Median loan-to-value	44%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	11,705
Density	569 / mi²
Median household income	\$199K
Average household income	\$265K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	83
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	2.2%
Unemployment	0.9%
Average temp	51°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.