

Redding 06896

ZIP code · CT · Connecticut > Western Connecticut

BUYER'S MARKET

\$858K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

96

SALES (12 MO)

\$878K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



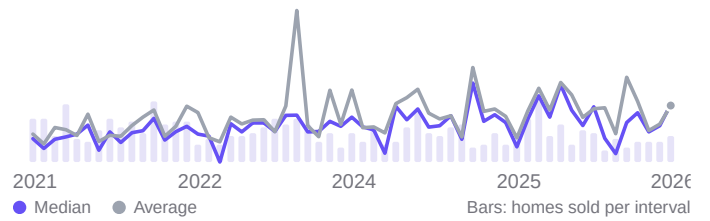
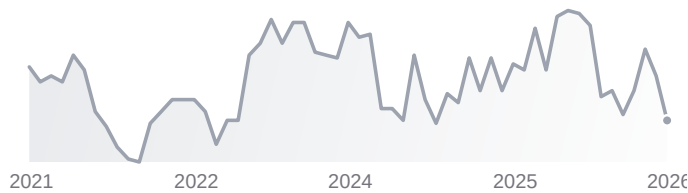
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$1.1M · Average \$1M

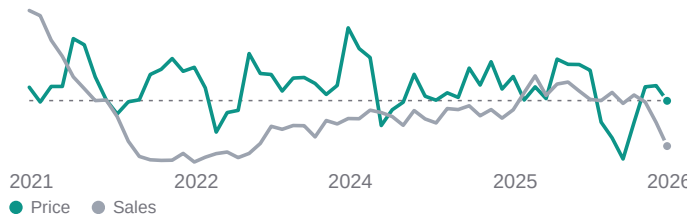


Growth (year over year)

Price -0.1% · Sales -28.4%

Price per square foot

\$396/ft²

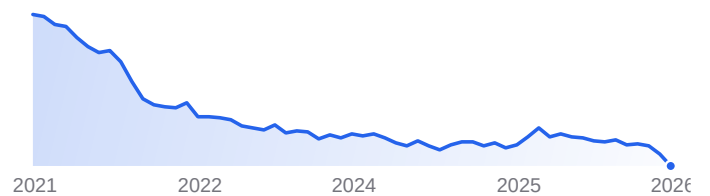
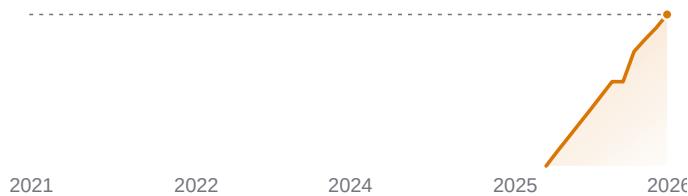


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

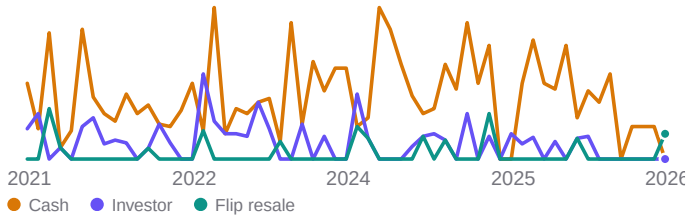
3.1%



BUYERS & OUTCOMES

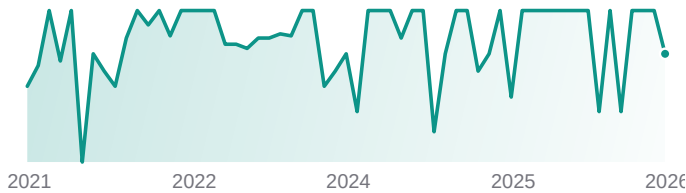
Buyer mix

Cash 0% · Investor 0% · Flip resale 11%



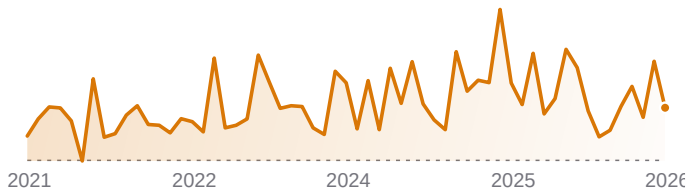
Sellers who sold at a gain

86%

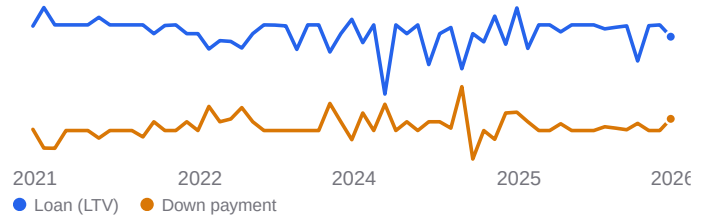


Median annualized return at resale

+3.8%

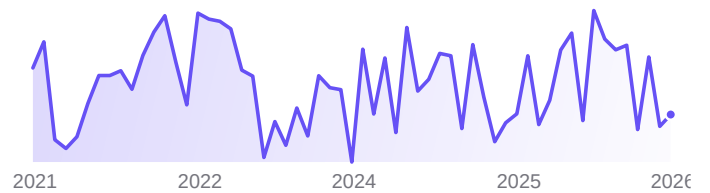


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



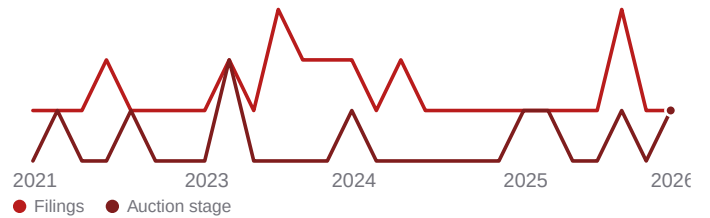
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,135
Median value (AVM)	\$878K
Median size	2,512 ft²
Median bedrooms	4
Median year built	1972
Single family	91%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	10%
Median loan-to-value	48%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	9,817
Density	305 / mi²
Median household income	\$161K
Average household income	\$215K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	87
Homes occupied	92%
Bachelor's or higher	37%
Poverty rate	4.4%
Unemployment	0.8%
Average temp	51°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.