


FONS Roundtable




Challenges of Newtown Housing

Newtown Senior Center

April 28, 2026


1



April Agenda

Seniors' Perspective on Newtown Housing. Join the discussion on what seniors need, want and wish for in housing. Discussion will be led by Joan Alexander, FONS Board Member and local realtor who will provide data and perspective on Newtown real estate. Come with questions and real estate topics to discuss.


- Upcoming FONS Events
- Seniors' Perspective on Newtown Housing
 - Pre Survey Results
 - Challenges of Newtown Housing



4/28/2026
FONS Roundtable
2

2

Newtown Senior Alliance




Friends of Newtown Seniors
Commission on Aging
Senior Center

- Senior Advocacy**
COA
FONS
- Discussion**
Getting Information
FONS
Senior Center
- Didactic Presentations**
Giving Information
Senior Center
COA
- Social**
Senior Center
FONS
- Service – Volunteers**
FONS

4/28/2026 FONS Roundtable 3

3



FONS


Roundtable Discussions

Fourth Tuesday – Senior Center


Changes – What do you think?

- Start at 5:00 rather than 3:30
- Send out the pre-survey rather than paper survey at the start
- Light Refreshments

Seniors discussing life in Newtown
Share, discuss, learn, inquire and get to know your Newtown Neighbors



Get the FONS
Newsletter for
details



4/28/2026 FONS Roundtable 4

4

FONS Weekly Email Newsletter



Get the FONS
Newsletter for
details

What's Happening in Town

Upcoming Events & Volunteer Opportunities

Sign up on our email list at our website:
www.friendsofnewtownseniors.org




4/28/2026
FONS Roundtable
5

5

Newtown Housing

Pre Survey

30 Responses. Not Statistically significant

4/28/2026
FONS Roundtable
6

6

Affordable Rent

Connecticut state law (CGS 8-30g) defines “Affordable Rent” using a formula that starts with 80% of average local income with housing, rent taking not more than 30% of income. Under the State’s definition, what would be considered “Affordable Housing” for a two bedroom in Newtown

Rent	Response
Less than \$1,000 per month	4.5%
\$1,000 per month	0.5%
\$1,400 per month	18.2%
\$1,800 per month	27.3%
\$2,200 per month	18.2%
More than \$2,200 per month	27.3%



If “affordable housing” still means paying more than \$2,000 a month in rent, then the term has lost its meaning

4/28/2026

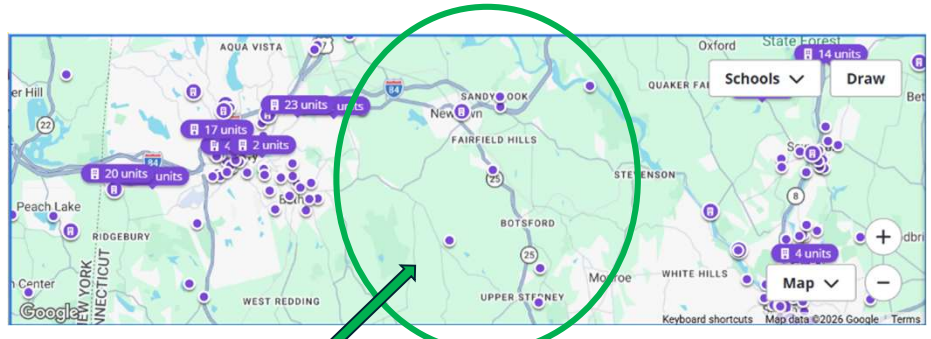
FONS Roundtable

7

7

Available Apartment Rentals Newtown, CT

Zillow



Nearly zero apartments available in Newtown (regardless of price)

4/28/2026

FONS Roundtable

8

8

Affordable Home

What would you consider an “Affordable” price for a two-bedroom home in Newtown?

- Responses: **Average = 268,333, Median = \$170,000**
- Some Responded with a monthly amount:
 - **Average = \$1,378 , Median = \$1,800 per month**
 - If \$1,800 is a mortgage payment, the house would be **\$260,000 to \$280,000**

4/28/2026 FONS Roundtable 9

9

Current Living Situation

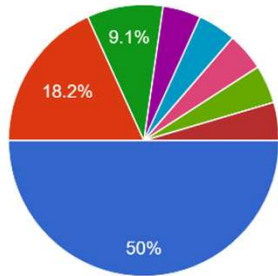
- Do you own or rent you current home?
 - **Own 87%**
 - **Rent 13%**
 - **CT Owner = 66%**

- Does your home still fit you and your family?
 - **Yes 70%**
 - **Yes, but . . 13% (too big)**
 - **No 17%**

4/28/2026 FONS Roundtable 10

10

What most closely defines your housing situation



- Will live my life out in the home I currently own
- Within a few years looking to downsize
- Within a few years will move closer to...
- Within a few years will move out of state
- Will die where I now live - I rent
- both looking to downsize and move a...
- Rent vs own
- I am not sure.
- Hoping for senior housing. I don't hav...

4/28/2026 FONS Roundtable 11

11

My next home will likely be:

About the same, but in a different location	0.5%
A Smaller home	23.8%
A Turnkey home (move-in ready, low maintenance)	9.5%
A condo	14.3%
A Rental	14.3%
Move in with one of my children or other family members	0.0%
An Independent Living community	9.5%
An Assisted Living facility	9.5%
Don't know. Haven't thought about it	19.0%

4/28/2026 FONS Roundtable 12

12

What is your perception of the Newtown housing market

- How likely are you to find your next home in Newtown
Likely = 14%, Unlikely = 64%
- Are interest rates a concern (too high, waiting for reductions, act before rates change)
Not a big concern = 38%, Big Concern = 42%
- Is it a seller's or buyer's market?
Seller's = 52.4%, Buyers = 4.8%, Don't know = 33.3%

4/28/2026

FONS Roundtable

13

13

Comments or Questions about Newtown Housing

1. Why is Newtown approving so many new housing developments? It's frustrating to watch the character that drew people here in the first place—open space, a quieter pace, and a more rural feel—get chipped away. At some point, it starts to feel like the very qualities that made Newtown desirable are being sacrificed, and you have to wonder who this growth is really benefiting. I loved Newtown when I first moved here over 20 years ago, and it's disheartening to watch Newtown losing what made it so special.
2. If senior housing is allotted to emotionally challenged 20-year olds, where will senior live?
3. My children cannot afford to live in Newtown!
4. It isn't adequate for us. Walnut Hill is too small for two people and other condos are apartments or have ridiculous HOA fees. Oxford Greens is a possibility.
5. Real Estate has gone up considerably since many moved into the area as a result of Covid
6. There is no affordable housing in Newtown for retirees
7. There's a lot of building for seniors without considering their needs.
8. Newtown housing prices are awful. An apartment is \$2,200.00/month (or more) for a two bedroom. Like many towns, seniors who have lived here all their lives are forced to move out of town. Unacceptable.
9. Questions a bit generic.. not specific enough to elicit response that reflects issue
10. appears to exclude young couples and some retirees

4/28/2026

FONS Roundtable

14

14

Newtown Connecticut

Joan Alexander

4/28/2026
FONS Roundtable
15

15

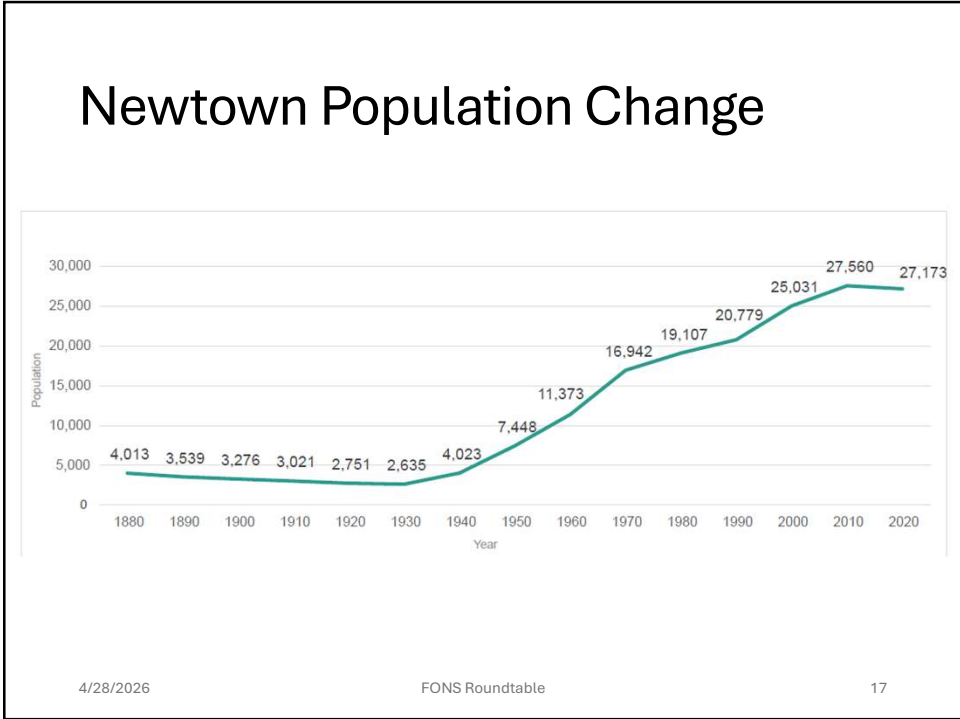
The Newtown Area

	Connecticut	PUMA 0920904	Newtown
Total population	3,605,944	198,460	27,173
Total households	1,420,170	73,546	9,496
Homeownership rate	66%	72%	90%
Housing cost burden rate	35%	36%	29%
Adults without a high school diploma	9%	10%	4%
Median household income	\$93,760	\$106,889	\$148,067
Poverty rate	10%	8%	5%
Adults 19-64 w/o health insurance	7%	12%	N/A

Public Use Microdata Area (PUMA) designated by the US Census Bureau
Bethel, Bridgewater, Brookfield, Danbury, New Fairfield, Newtown, and Sherman

4/28/2026
FONS Roundtable
16

16



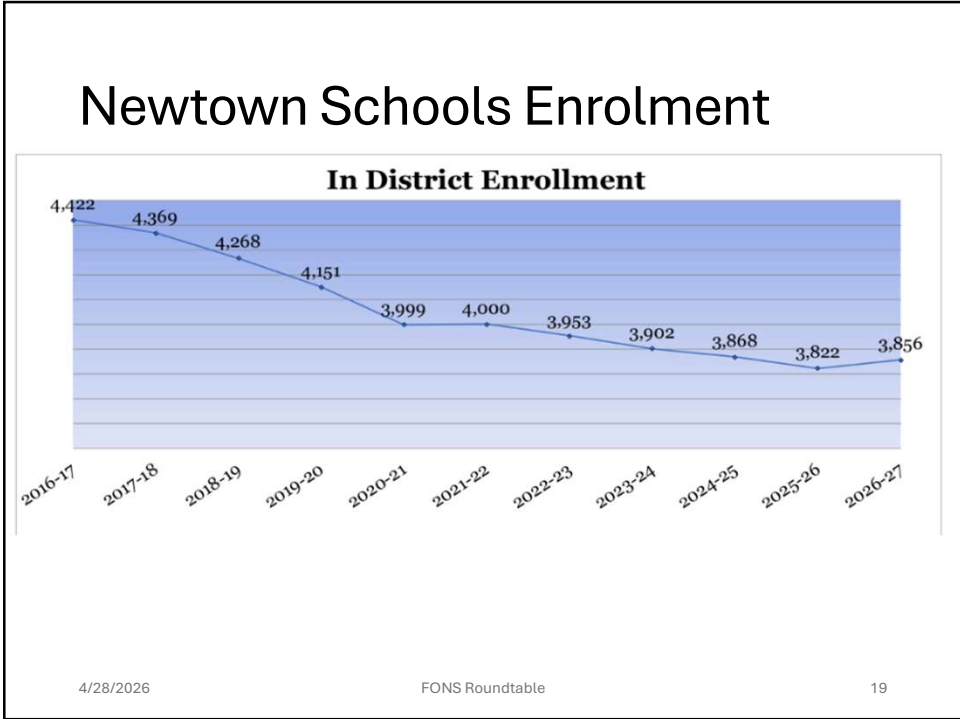
17

Population Change by Age Group 2010 - 2022

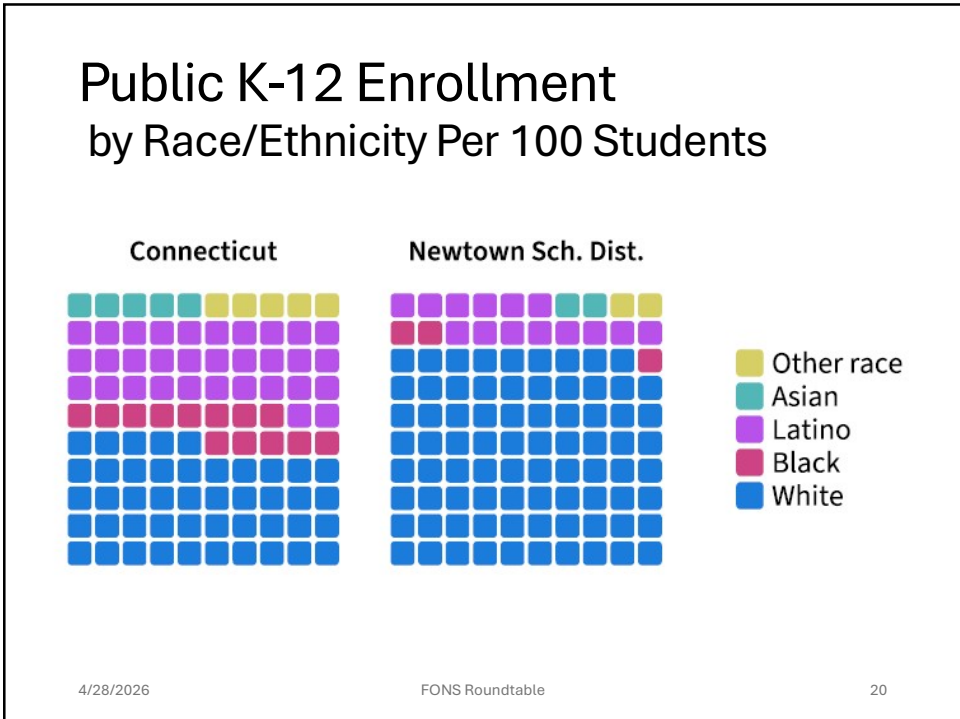
		Population, 2010	Population, 2020	Change	Percent change
Connecticut	All ages	3,574,097	3,605,944	+31,847	+0.9%
	Children (0-17)	817,015	736,717	-80,298	-9.8%
	Adults (18+)	2,757,082	2,869,227	+112,145	+4.1%
PUMA 0920904	All ages	190,820	198,460	+7,640	+4.0%
	Children (0-17)	44,906	41,703	-3,203	-7.1%
	Adults (18+)	145,914	156,757	+10,843	+7.4%
Newtown	All ages	27,560	27,173	-387	-1.4%
	Children (0-17)	7,605	5,878	-1,727	-22.7%
	Adults (18+)	19,955	21,295	+1,340	+6.7%

4/28/2026FONS Roundtable18

18



19



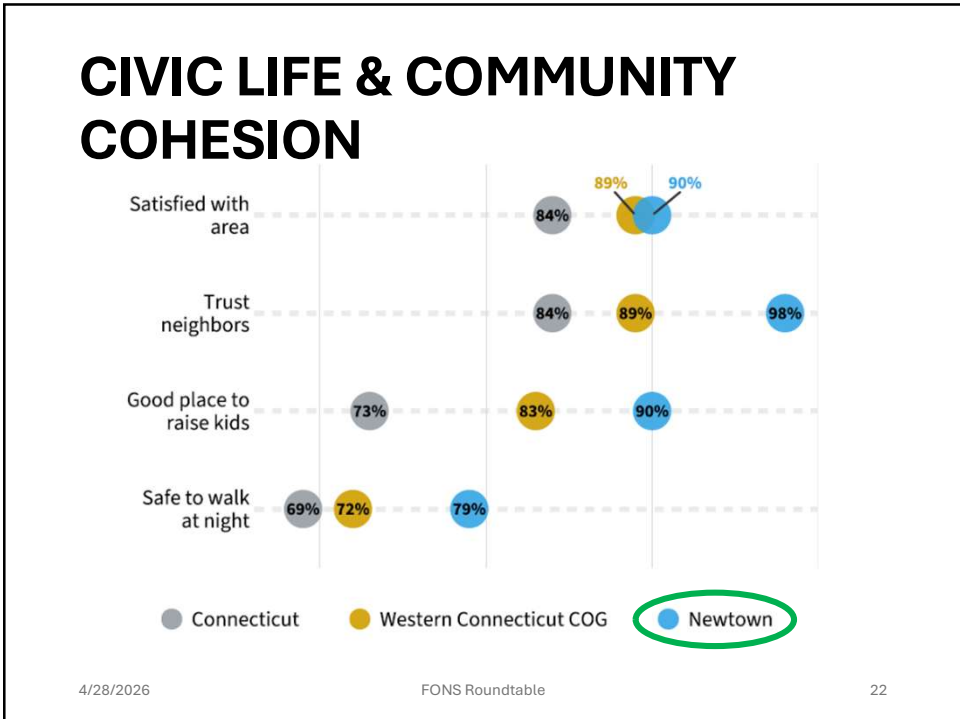
20

Median Household Income 2000 – 2023

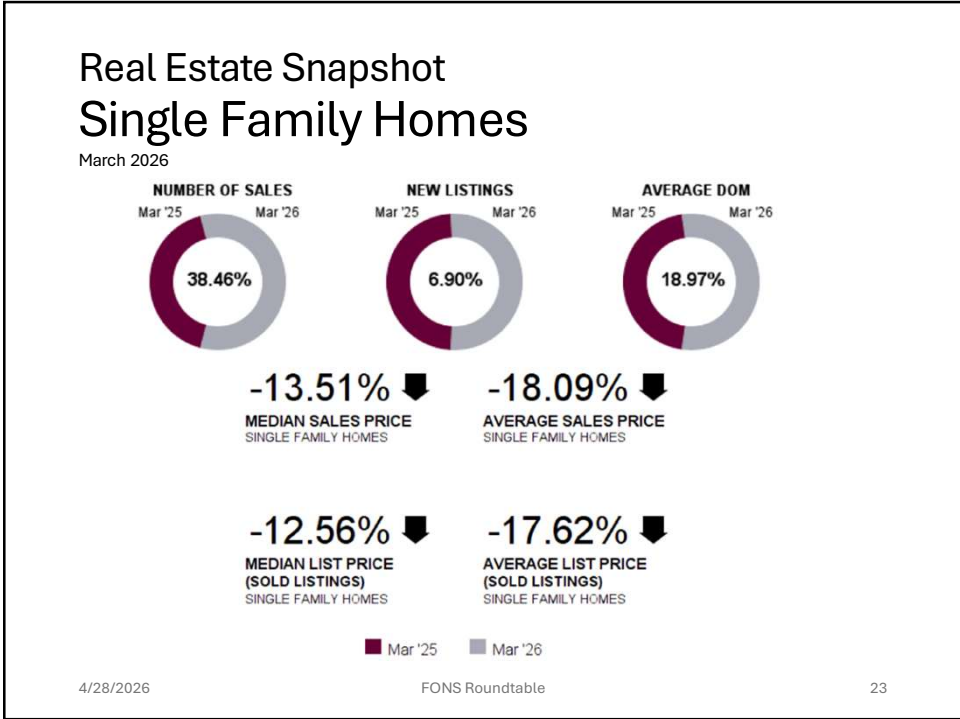
	Income, 2000 (2023 dollars)	Income, 2023	Change	Percent change
Connecticut	\$95,460	\$93,760	-\$1,700	-2%
Western Connecticut COG	N/A	\$124,553	N/A	N/A
Greenwich	\$175,373	\$198,458	+\$23,085	+13%
Newtown	\$159,634	\$148,067	-\$11,567	-7%
Sherman	\$134,871	\$107,375	-\$27,496	-20%

4/28/2026
FONS Roundtable
21

21



22



23

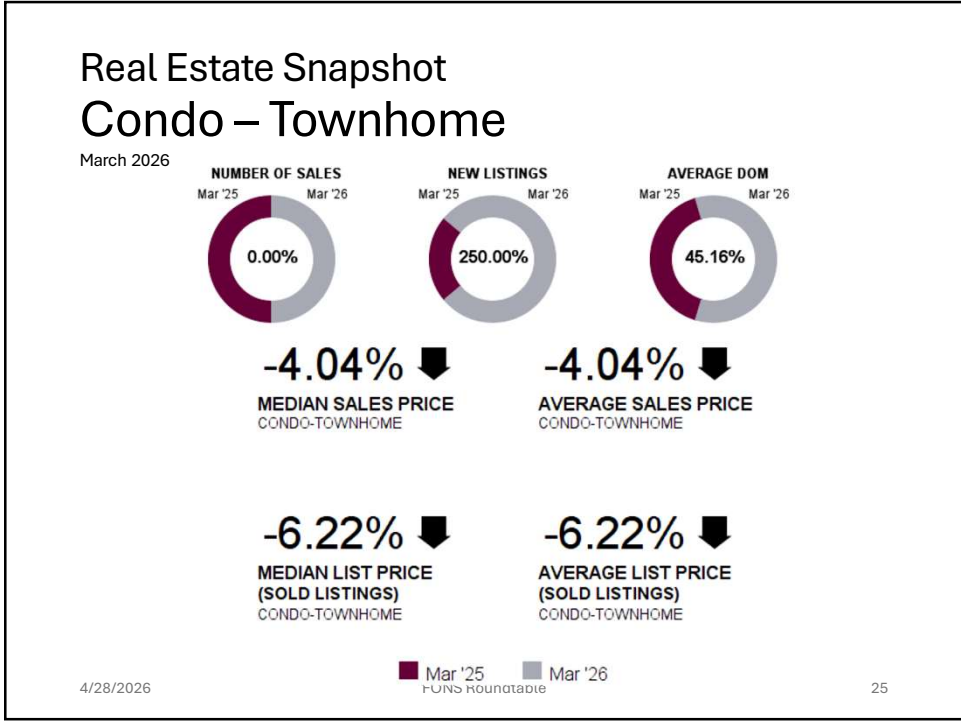
Market Summary Single Family Homes

March 2026

Market Summary	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	31	29	6.9% ↑	75	64	17.19% ↑
Sold Listings	18	13	38.46% ↑	52	46	13.04% ↑
Median List Price (Solds)	\$567,500	\$649,000	-12.56% ↓	\$599,900	\$549,950	9.08% ↑
Median Sold Price	\$579,500	\$670,000	-13.51% ↓	\$602,500	\$550,000	9.55% ↑
Median Days on Market	71	26	173.08% ↑	44	44	0%
Average List Price (Solds)	\$584,605	\$709,684	-17.62% ↓	\$649,432	\$623,512	4.16% ↑
Average Sold Price	\$583,039	\$711,845	-18.09% ↓	\$649,959	\$613,800	5.89% ↑
Average Days on Market	69	58	18.97% ↑	60	58	3.45% ↑
List/Sold Price Ratio	99.9%	100.9%	-0.95% ↓	101.1%	98.6%	2.6% ↑

4/28/2026 FONS Roundtable 24

24



25

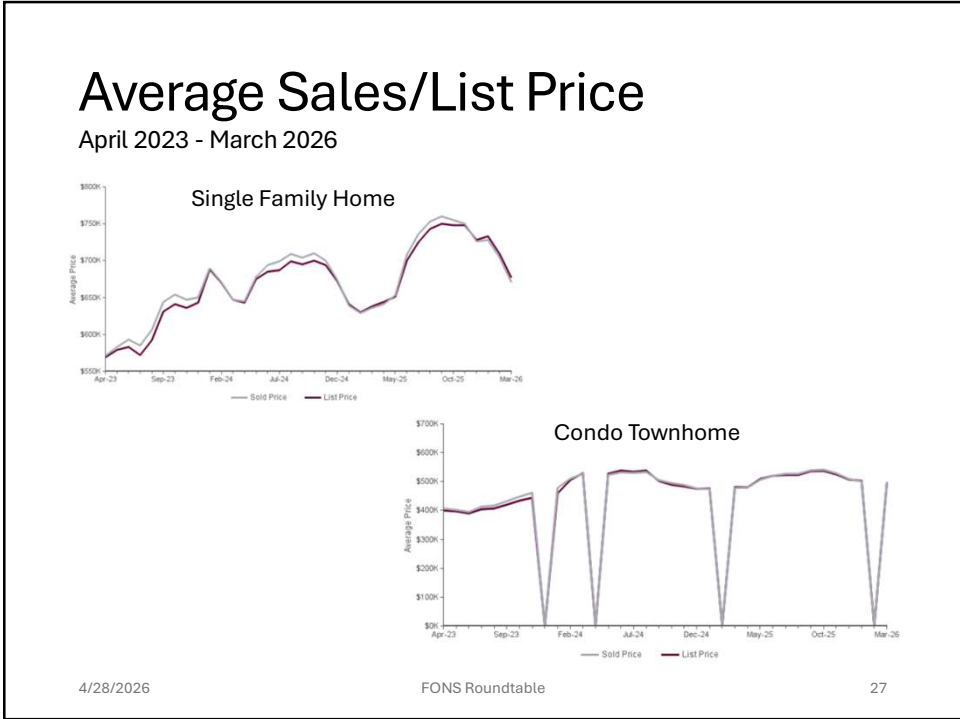
Market Summary Condo – Townhome

March 2026

Market Summary	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	7	2	250% ↑	13	4	225% ↑
Sold Listings	2	2	0%	3	3	0%
Median List Price (Solds)	\$459,000	\$489,450	-6.22% ↓	\$469,000	\$495,000	-5.25% ↓
Median Sold Price	\$463,000	\$482,500	-4.04% ↓	\$465,000	\$485,000	-4.12% ↓
Median Days on Market	45	31	45.16% ↑	13	32	-59.38% ↓
Average List Price (Solds)	\$459,000	\$489,450	-6.22% ↓	\$467,633	\$491,300	-4.82% ↓
Average Sold Price	\$463,000	\$482,500	-4.04% ↓	\$472,000	\$483,333	-2.34% ↓
Average Days on Market	45	31	45.16% ↑	31	47	-34.04% ↓
List/Sold Price Ratio	101%	98.5%	2.54% ↑	101%	98.3%	2.72% ↑

4/28/2026 FONS Roundtable 26

26



27

Inflation

This chart isn't about predicting the future. It shows a pattern we've already lived through.

	1995	2025	2055
AVG. HOUSE	\$85,000	\$425,000	\$2.1 M
NLW CAR	\$9,000	\$48,000	\$255,000
AVG RENT	\$400	\$2,000	\$10,000
CUP of COFFEE	\$1.10	\$3.50	\$11.00
FAST FOOD COMBO	\$2.50	\$9.00	\$32.00
GALLON of GAS	\$1.20	\$3.70	\$11.00
MINIMUM WAGE	\$3.35	\$7.25	\$15.20
AVG. HOUSEHOLD	\$23,600	\$75,000	\$243,000

4/28/2026

FONS Roundtable

28

28

So What?

- Does Newtown have a housing crisis?
 - NO. People will find smaller, less expensive, appropriately designed housing in neighboring towns
 - YES. More smaller housing is needed
- IF Yes, Who is responsible for making it happen?
- Parting Comments

4/28/2026

FONS Roundtable

29

29