

Manchester 06040

ZIP code · CT · Connecticut > Capitol > Manchester

BALANCED MARKET

\$346K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

354

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

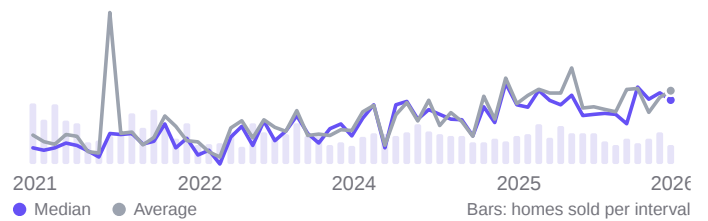
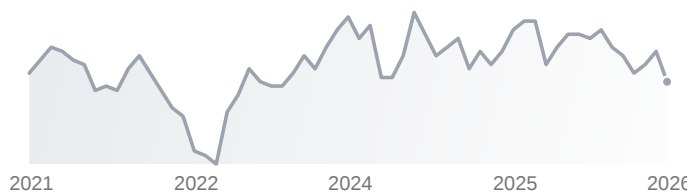
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$340K · Average \$360K

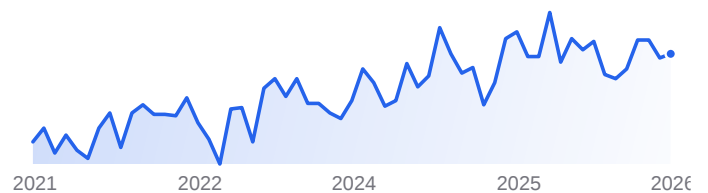
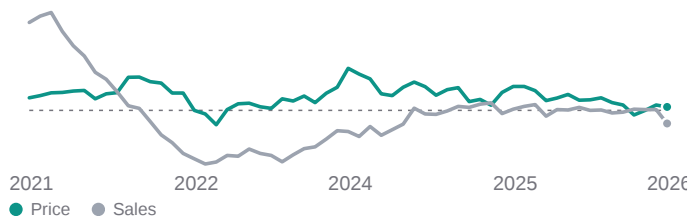


Growth (year over year)

Price +2.1% · Sales -7.8%

Price per square foot

\$215/ft²

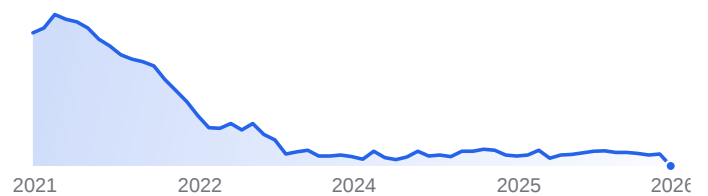


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

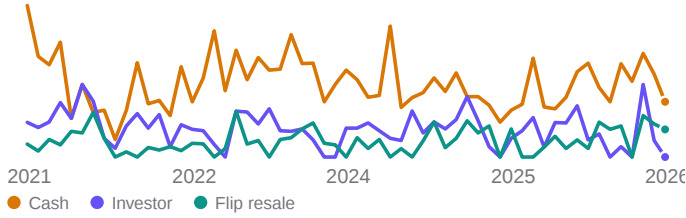
3.6%



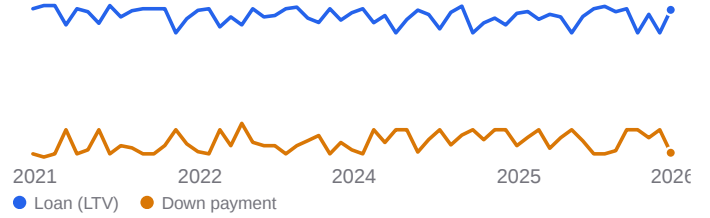
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 0% · Flip resale 9.5%

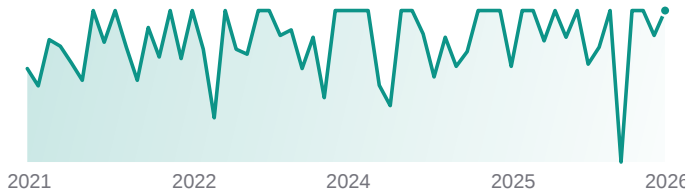


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.7%



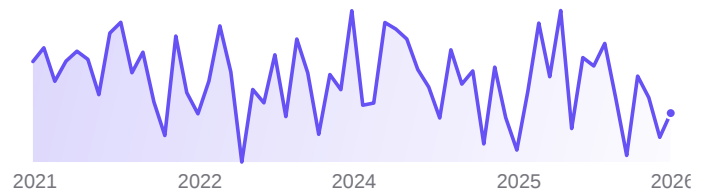
Sellers who sold at a gain

100%



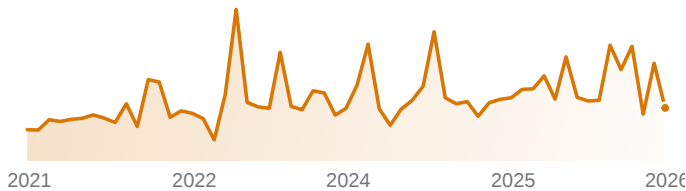
Typical hold before selling

8.7 yrs



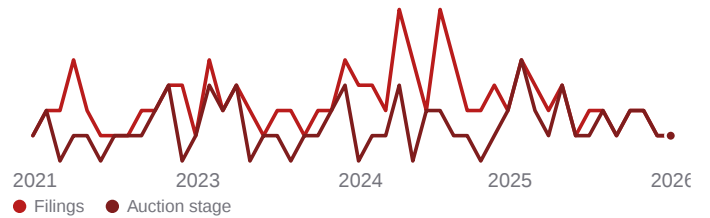
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,921
Median value (AVM)	\$352K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1955
Single family	74%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	9.5%
Median loan-to-value	46%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	35,198
Density	2,057 / mi²
Median household income	\$84K
Average household income	\$104K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	12.4%
Unemployment	1.0%
Average temp	48°F
Annual precip	48 in
Sunshine	56%

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.