

West Hartford 06107

ZIP code · CT · Connecticut > Capitol > West Hartford

BALANCED MARKET

\$678K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

246

SALES (12 MO)

\$630K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



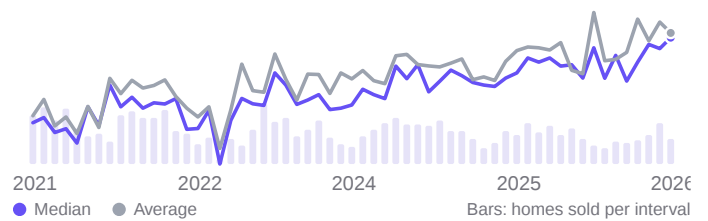
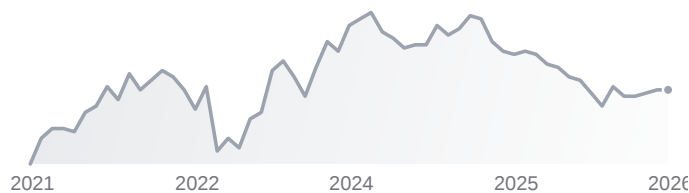
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$700K · Average \$718K

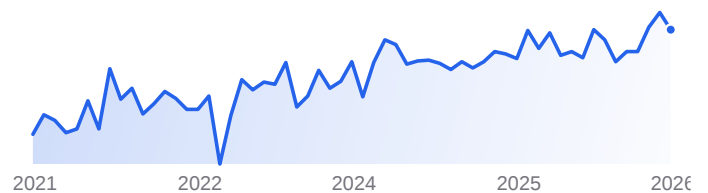
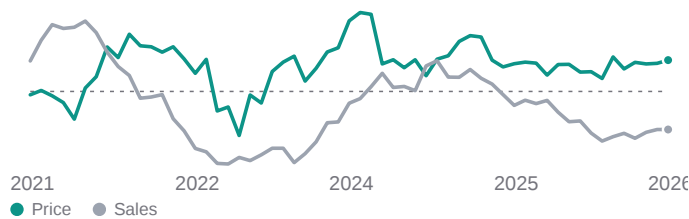


Growth (year over year)

Price +12.7% · Sales -15.5%

Price per square foot

\$337/ft²

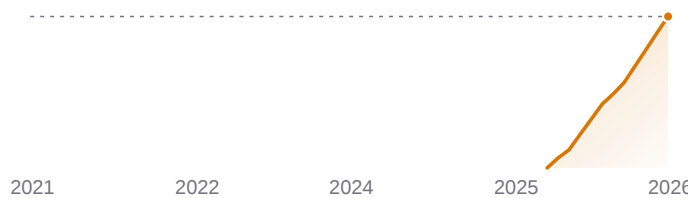


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

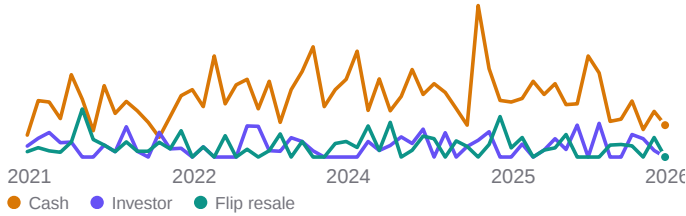
3.5%



BUYERS & OUTCOMES

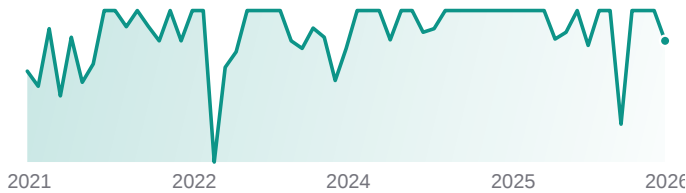
Buyer mix

Cash 16% · Investor 0% · Flip resale 0%



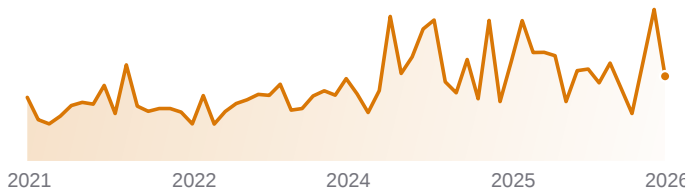
Sellers who sold at a gain

93%

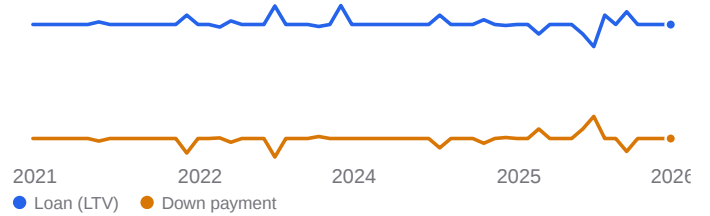


Median annualized return at resale

+5.5%

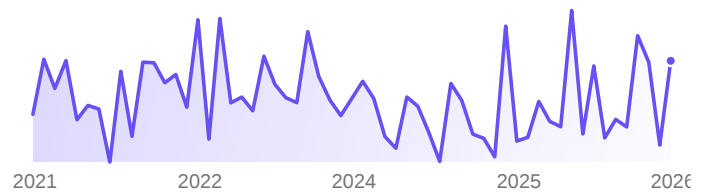


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



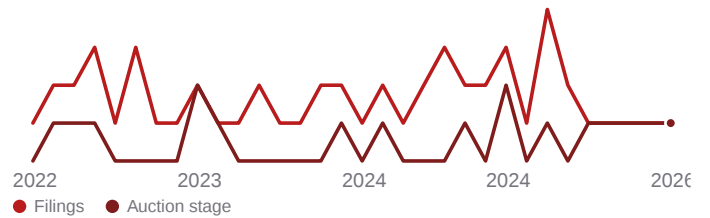
Typical hold before selling

13.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,027
Median value (AVM)	\$630K
Median size	1,943 ft²
Median bedrooms	3
Median year built	1950
Single family	92%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.5%
Owner occupied	91%
Company owned	4.6%
Median loan-to-value	43%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	18,126
Density	2,721 / mi²
Median household income	\$161K
Average household income	\$195K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	66
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	2.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	53 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.