

West Hartford 06117

ZIP code · CT · Connecticut > Capitol > West Hartford

BALANCED MARKET

\$608K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

178

SALES (12 MO)

\$612K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



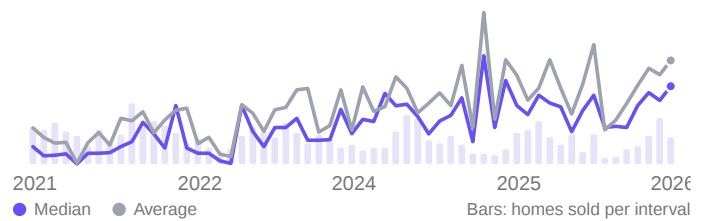
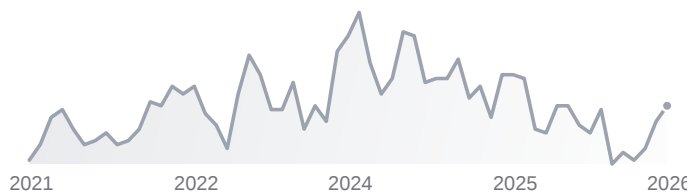
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$635K · Average \$735K

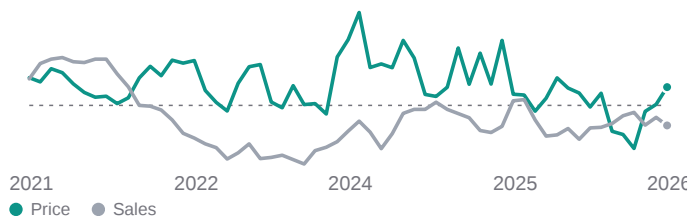


Growth (year over year)

Price +8.3% · Sales -9.2%

Price per square foot

\$298/ft²

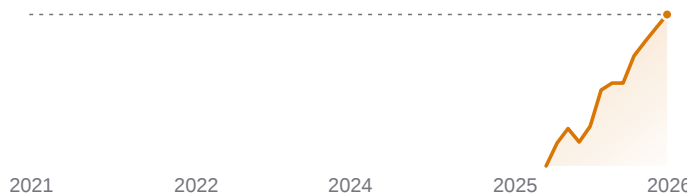


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

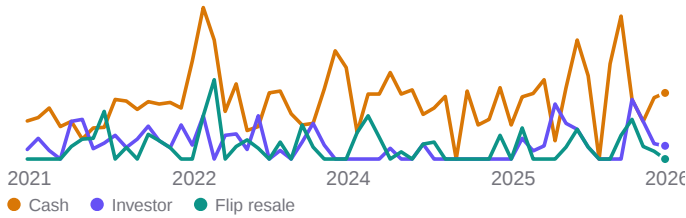
3.4%



BUYERS & OUTCOMES

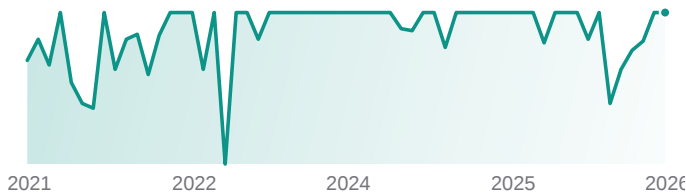
Buyer mix

Cash 28% · Investor 5.6% · Flip resale 0%



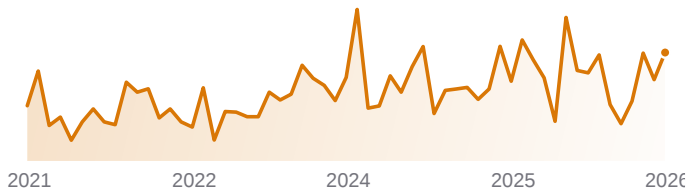
Sellers who sold at a gain

100%

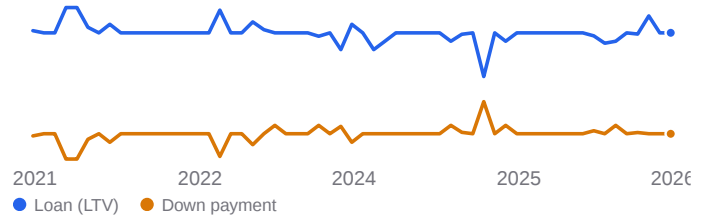


Median annualized return at resale

+6.4%

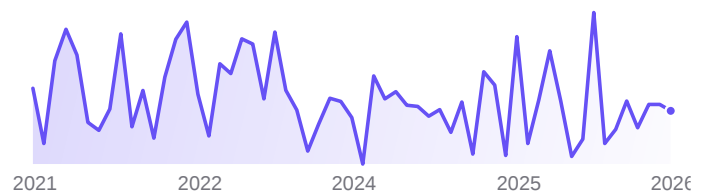


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



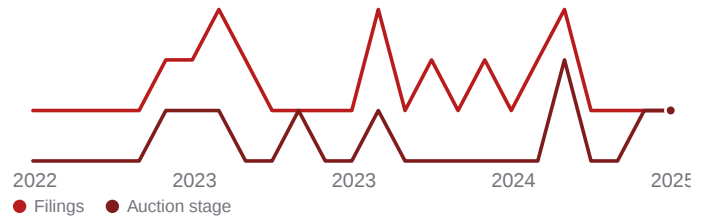
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,168
Median value (AVM)	\$612K
Median size	2,035 ft²
Median bedrooms	3
Median year built	1957
Single family	91%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.5%
Owner occupied	93%
Company owned	4.2%
Median loan-to-value	44%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	17,878
Density	1,725 / mi²
Median household income	\$154K
Average household income	\$188K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	2.1%
Unemployment	1.0%
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.