

East Hartford 06118

ZIP code · CT · Connecticut > Capitol > East Hartford

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

+12.3%

1-YR CHANGE

279

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



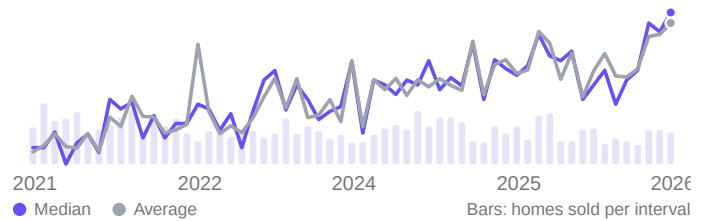
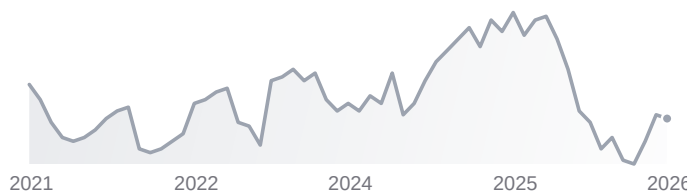
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$350K · Average \$339K

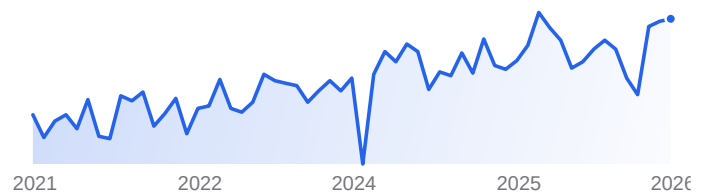
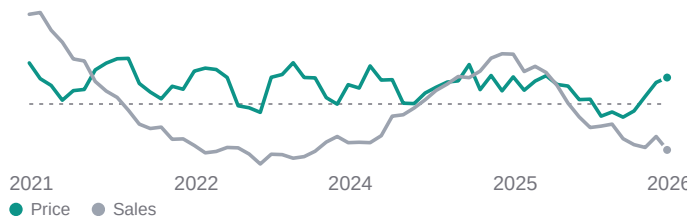


Growth (year over year)

Price +12.3% · Sales -21.4%

Price per square foot

\$255/ft²

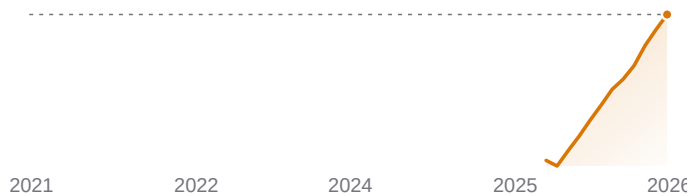


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

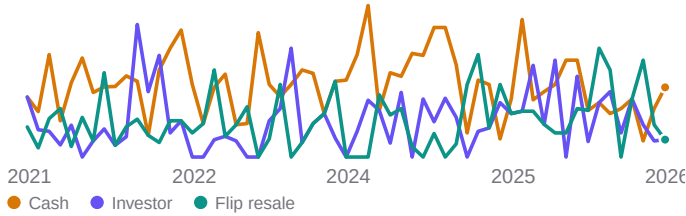
3.3%



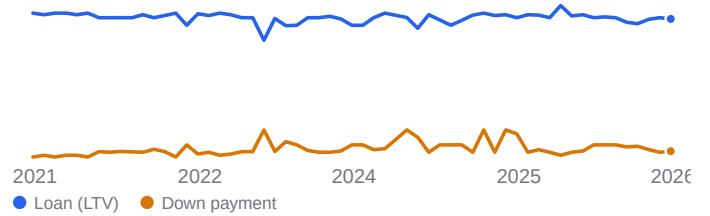
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 4.0% · Flip resale 4.0%

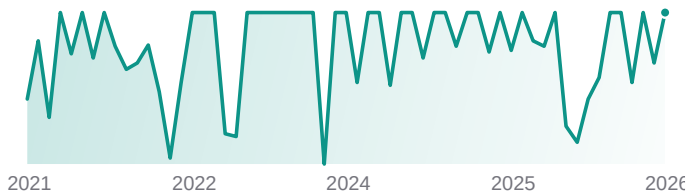


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.7%



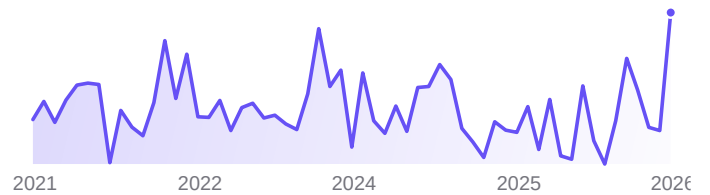
Sellers who sold at a gain

100%



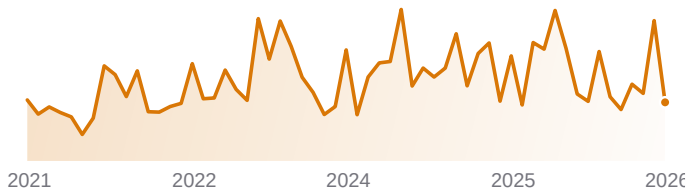
Typical hold before selling

21.1 yrs



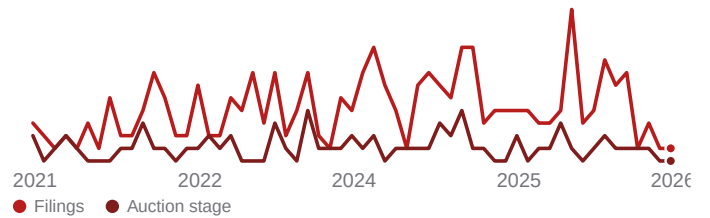
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,476
Median value (AVM)	\$320K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1956
Single family	85%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	5.7%
Median loan-to-value	51%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	25,251
Density	2,520 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	9.9%
Unemployment	1.1%
Average temp	49°F
Annual precip	46 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.