

Branford 06405

ZIP code · CT · Connecticut > South Central Connecticut

BUYER'S MARKET

\$444K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

348

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



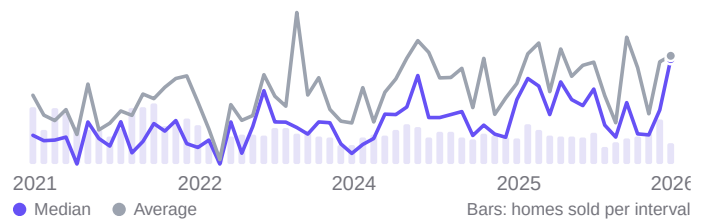
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$585K · Average \$596K

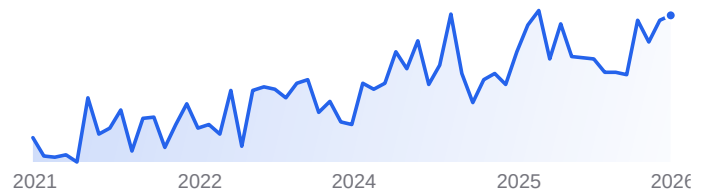
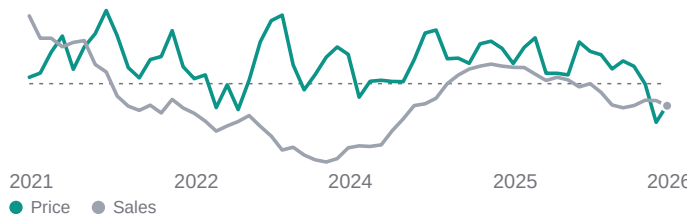


Growth (year over year)

Price -9.1% · Sales -9.4%

Price per square foot

\$318/ft²

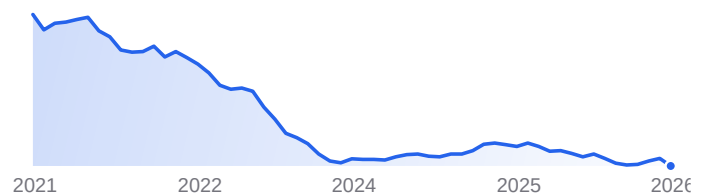
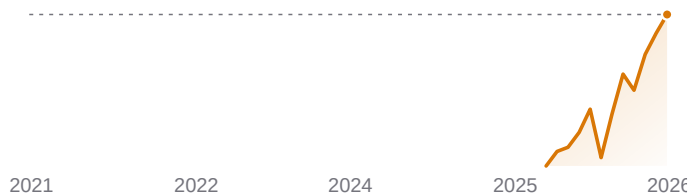


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

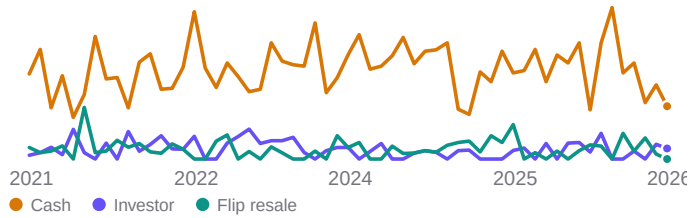
3.0%



BUYERS & OUTCOMES

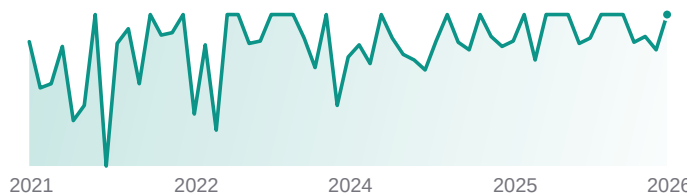
Buyer mix

Cash 23% · Investor 4.5% · Flip resale 0%



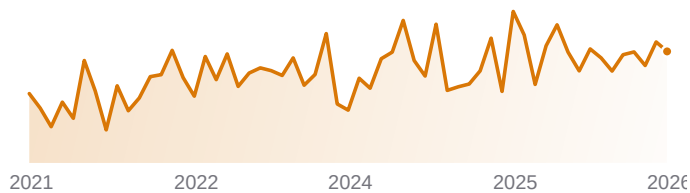
Sellers who sold at a gain

100%

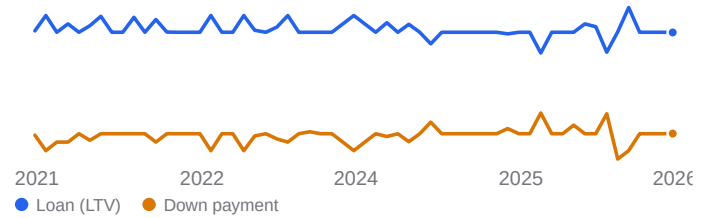


Median annualized return at resale

+5.6%

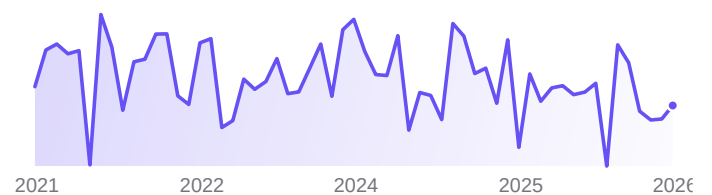


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



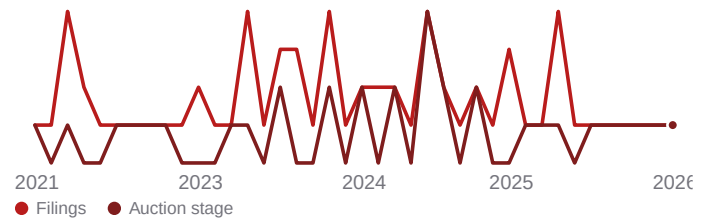
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,447
Median value (AVM)	\$486K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1972
Single family	59%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.8%
Owner occupied	78%
Company owned	10%
Median loan-to-value	39%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	27,129
Density	1,012 / mi²
Median household income	\$98K
Average household income	\$131K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	6.6%
Unemployment	1.0%
Average temp	51°F
Annual precip	47 in
Sunshine	58%

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.