

Durham 06422

ZIP code · CT · Connecticut > Lower Connecticut River Valley > Durham

BALANCED MARKET

\$479K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

58

SALES (12 MO)

\$519K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



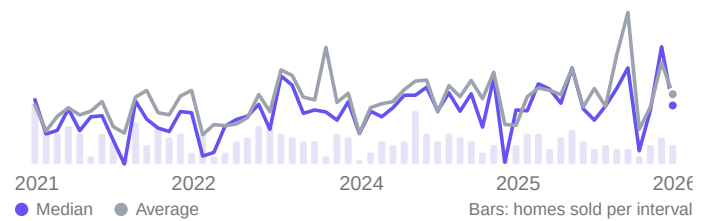
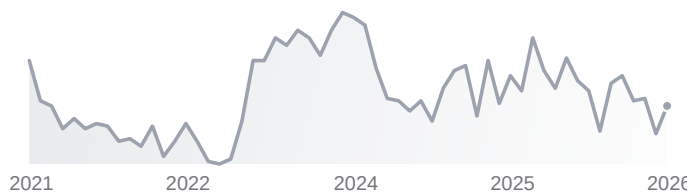
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$400K · Average \$449K

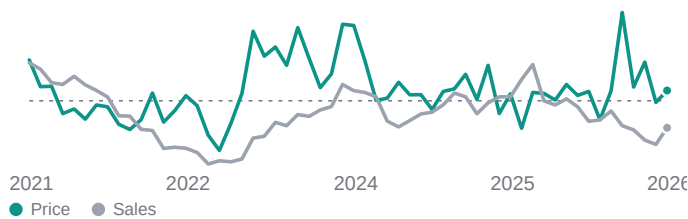


Growth (year over year)

Price +7.0% · Sales -18.3%

Price per square foot

\$191/ft²

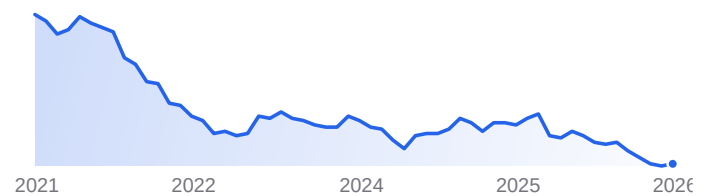
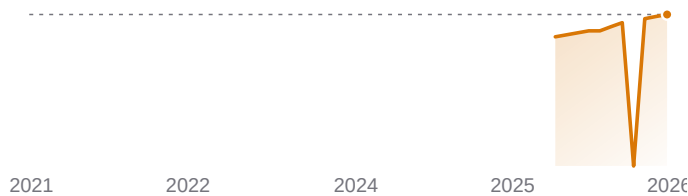


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

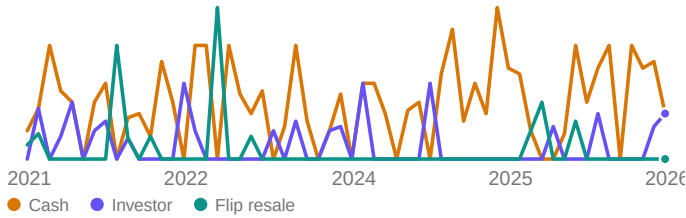
2.2%



BUYERS & OUTCOMES

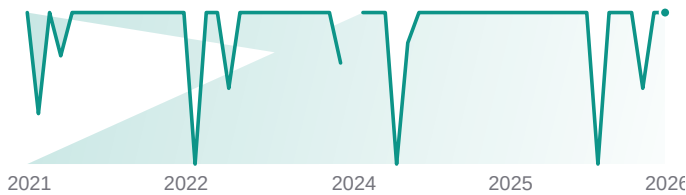
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



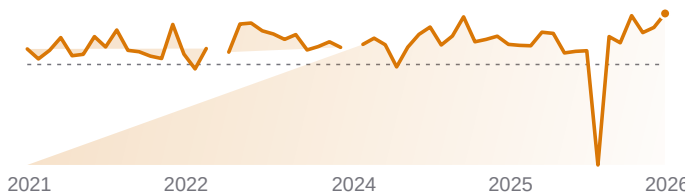
Sellers who sold at a gain

100%

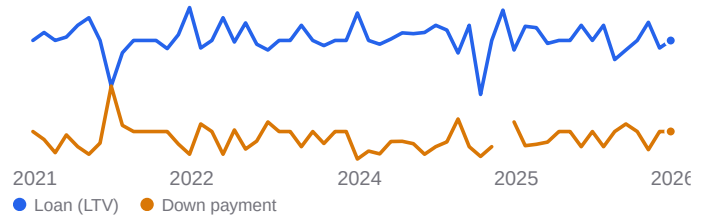


Median annualized return at resale

+9.7%

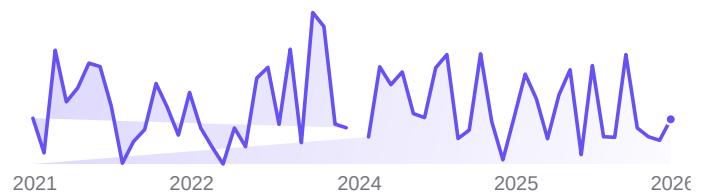


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



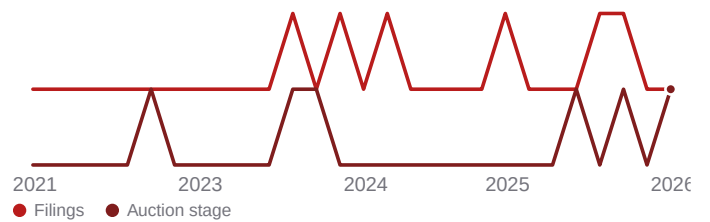
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,613
Median value (AVM)	\$519K
Median size	1,966 ft²
Median bedrooms	3
Median year built	1977
Single family	95%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	6.2%
Median loan-to-value	47%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	6,771
Density	284 / mi²
Median household income	\$134K
Average household income	\$161K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	52 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.