

East Haddam 06423

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BALANCED MARKET

\$540K

MEDIAN SALE PRICE

+37.9%

1-YR CHANGE

61

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



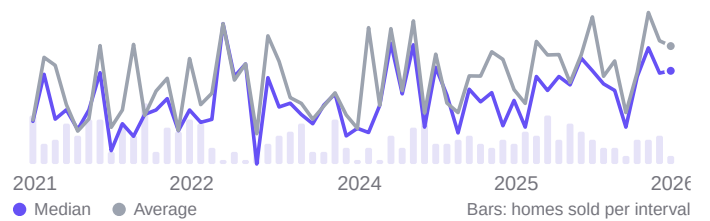
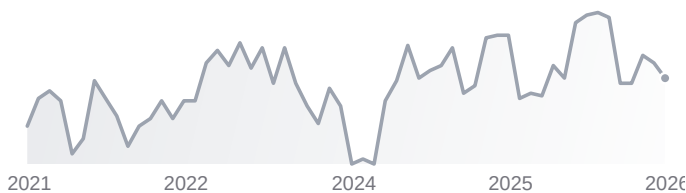
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$510K · Average \$618K

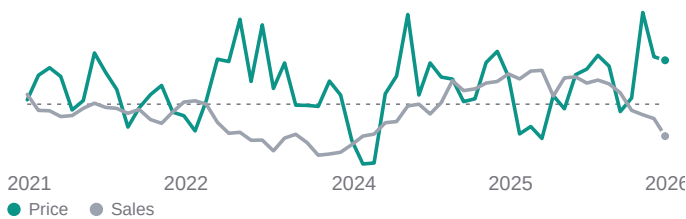


Growth (year over year)

Price +37.9% · Sales -27.4%

Price per square foot

\$245/ft²

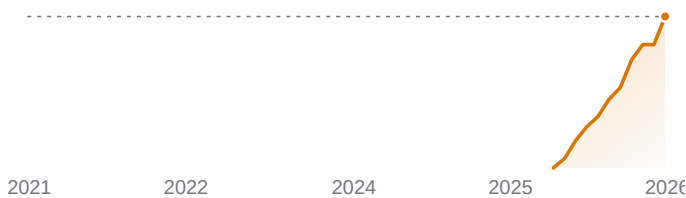


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

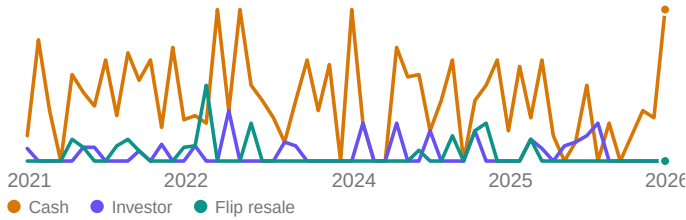
2.4%



BUYERS & OUTCOMES

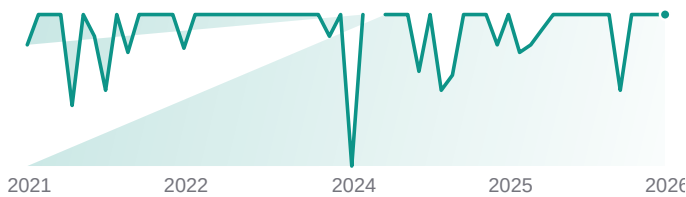
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



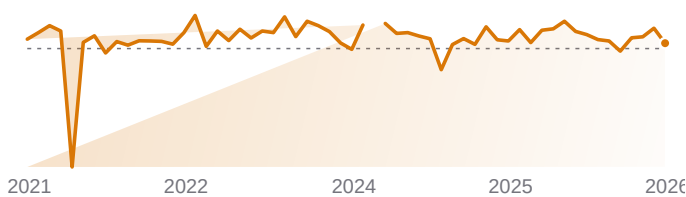
Sellers who sold at a gain

100%

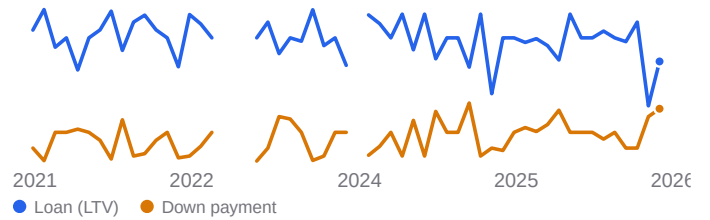


Median annualized return at resale

+2.0%

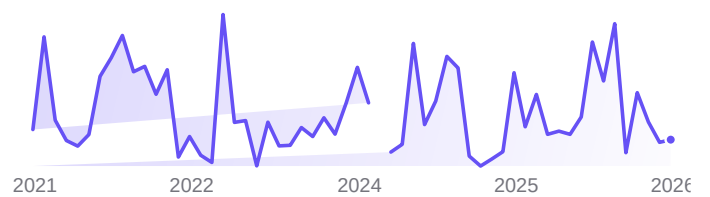


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



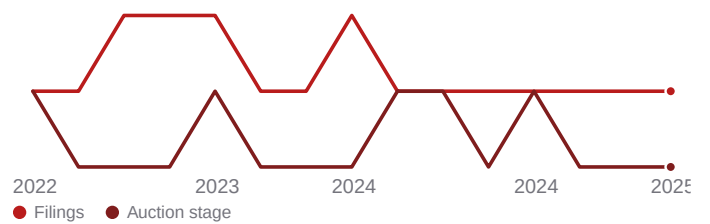
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,520
Median value (AVM)	\$488K
Median size	1,754 ft²
Median bedrooms	3
Median year built	1979
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	68%
Company owned	4.9%
Median loan-to-value	41%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	5,153
Density	125 / mi²
Median household income	\$111K
Average household income	\$145K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	62
Homes occupied	85%
Bachelor's or higher	29%
Poverty rate	5.5%
Unemployment	0.9%
Average temp	48°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.