

East Hampton 06424

ZIP code · CT · Connecticut > Lower Connecticut River Valley > East Hampton

BUYER'S MARKET

\$398K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

169

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



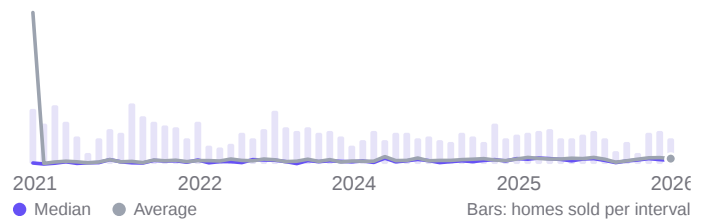
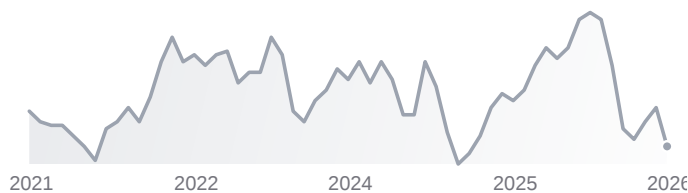
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$365K · Average \$432K

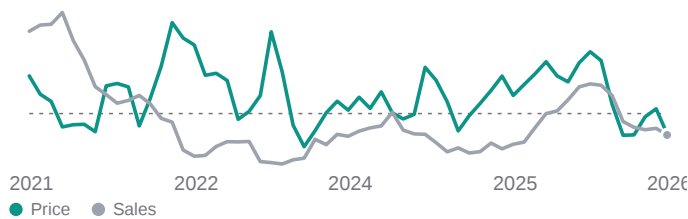


Growth (year over year)

Price -8.2% · Sales -8.6%

Price per square foot

\$255/ft²

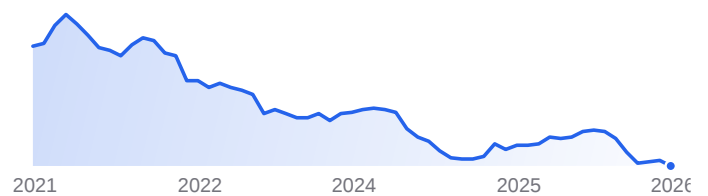
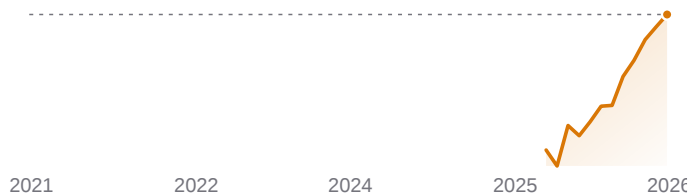


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

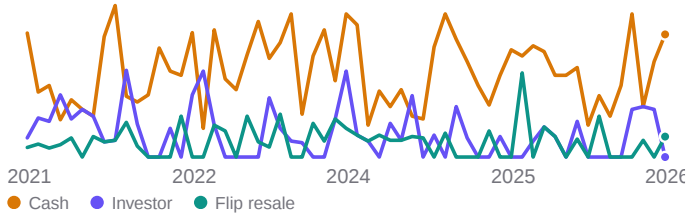
3.3%



BUYERS & OUTCOMES

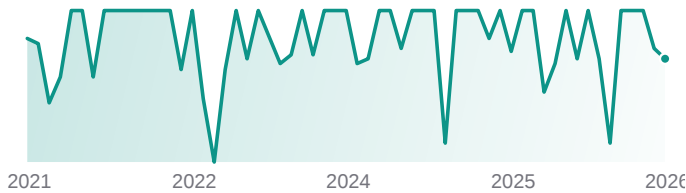
Buyer mix

Cash 43% · Investor 0% · Flip resale 7.1%



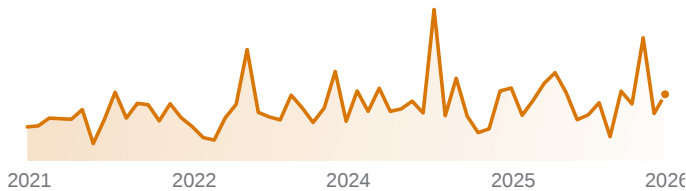
Sellers who sold at a gain

91%

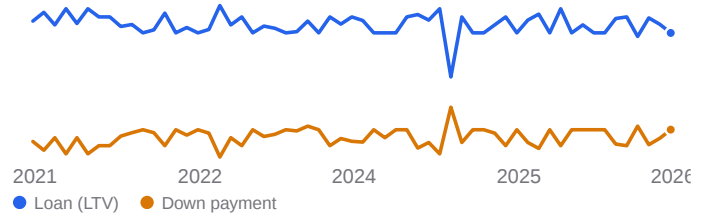


Median annualized return at resale

+4.9%

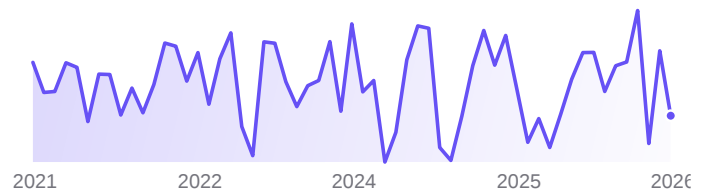


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



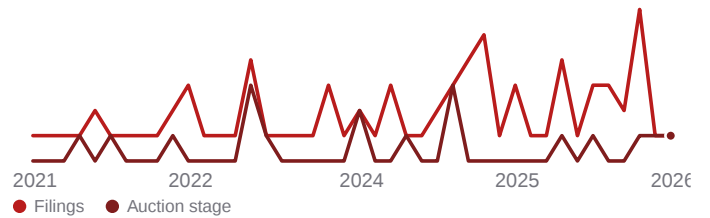
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,191
Median value (AVM)	\$442K
Median size	1,638 ft²
Median bedrooms	3
Median year built	1978
Single family	86%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	7.0%
Median loan-to-value	46%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	11,896
Density	295 / mi²
Median household income	\$120K
Average household income	\$133K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	60
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	3.6%
Unemployment	1.0%
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.