

Haddam 06438

ZIP code · CT · Connecticut > Lower Connecticut River Valley

BALANCED MARKET

\$524K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

25

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



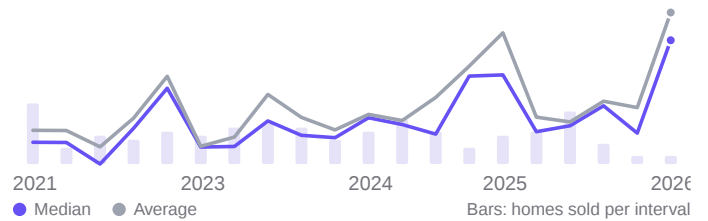
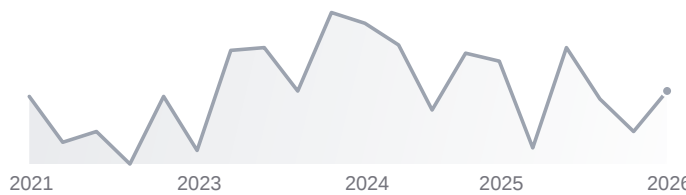
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$695K · Average \$798K

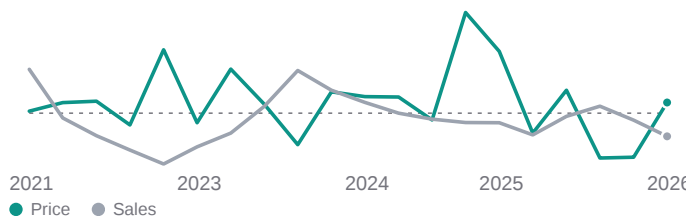


Growth (year over year)

Price +10.0% · Sales -21.9%

Price per square foot

\$658/ft²

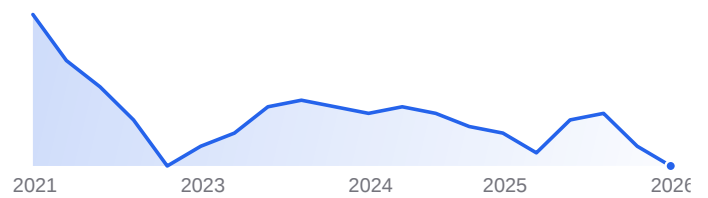


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

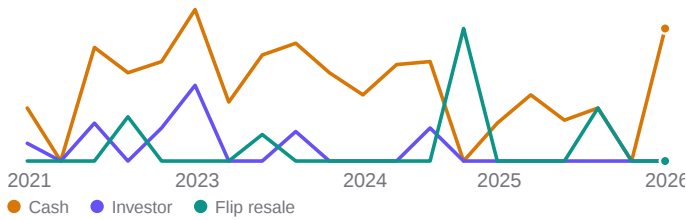
2.3%



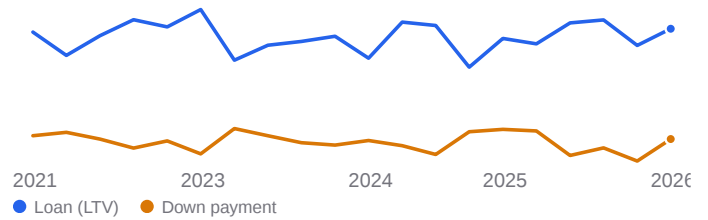
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

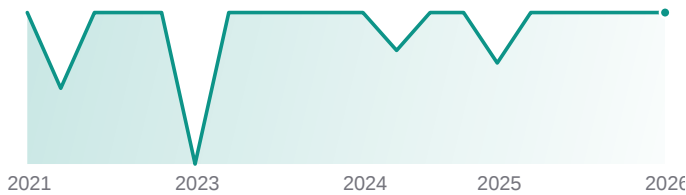


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



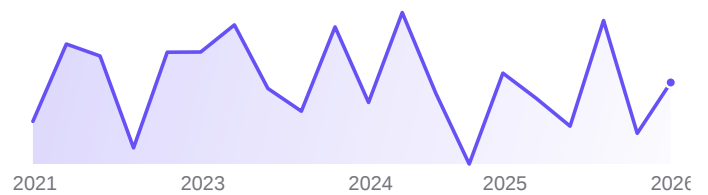
Sellers who sold at a gain

100%



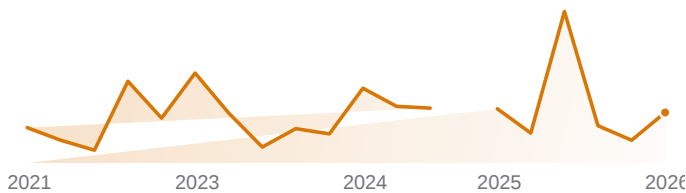
Typical hold before selling

12.8 yrs



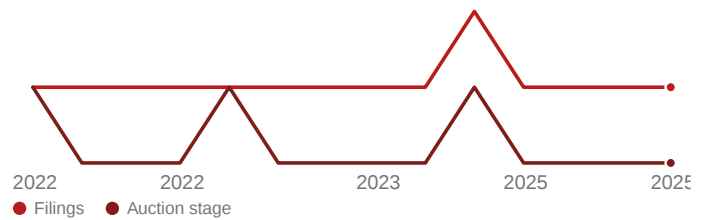
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,089
Median value (AVM)	\$477K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1970
Single family	91%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	74%
Company owned	12%
Median loan-to-value	49%

Typical ownership tenure

23.6 yrs

COMMUNITY

Population	2,373
Density	157 / mi²
Median household income	\$127K
Average household income	\$143K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	63
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	3.5%
Unemployment	1.0%
Average temp	49°F
Annual precip	53 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.