

Madison 06443

ZIP code · CT · Connecticut > South Central Connecticut

BALANCED MARKET

\$712K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

243

SALES (12 MO)

\$742K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



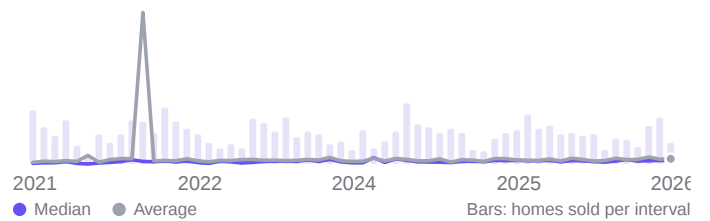
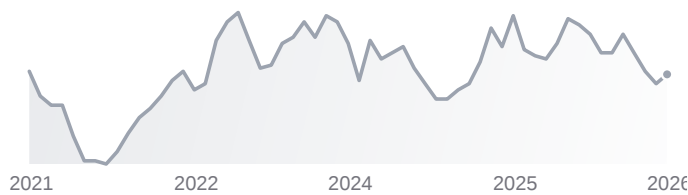
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$699K · Average \$901K

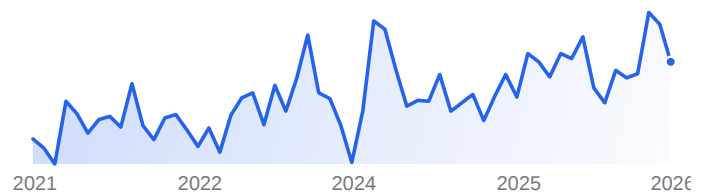
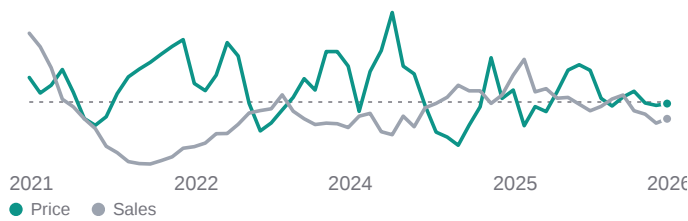


Growth (year over year)

Price -0.8% · Sales -8.6%

Price per square foot

\$345/ft²

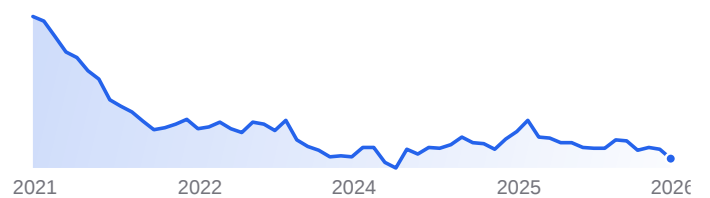
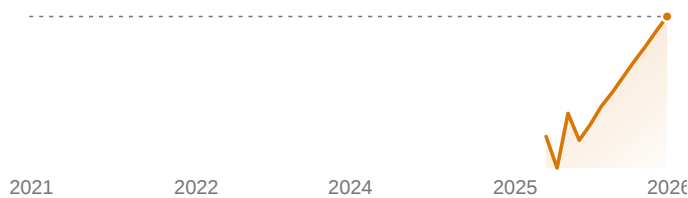


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

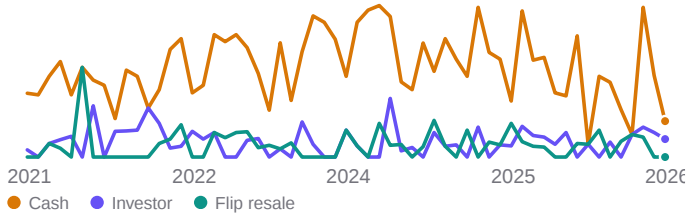
3.4%



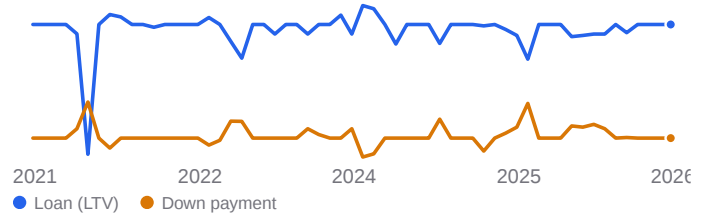
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 6.7% · Flip resale 0%

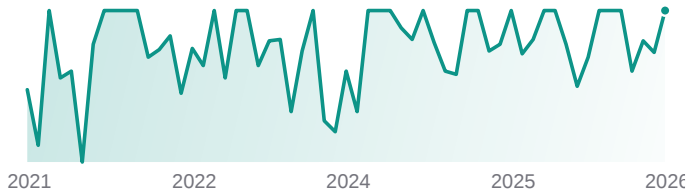


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



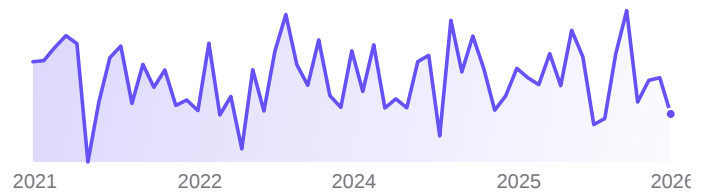
Sellers who sold at a gain

100%



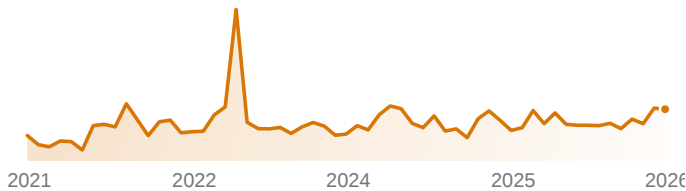
Typical hold before selling

7.2 yrs



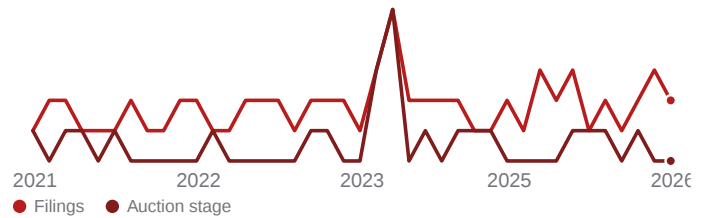
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,251
Median value (AVM)	\$742K
Median size	2,140 ft²
Median bedrooms	4
Median year built	1975
Single family	89%
Condos	10.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	12%
Median loan-to-value	40%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	17,380
Density	456 / mi²
Median household income	\$148K
Average household income	\$186K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	57
Homes occupied	88%
Bachelor's or higher	36%
Poverty rate	2.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	50 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.