

Meriden 06450

ZIP code · CT · Connecticut > South Central Connecticut > Meriden

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

322

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



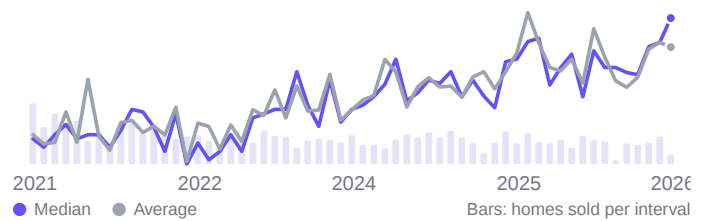
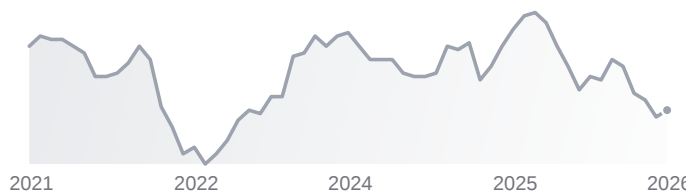
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$369K · Average \$334K

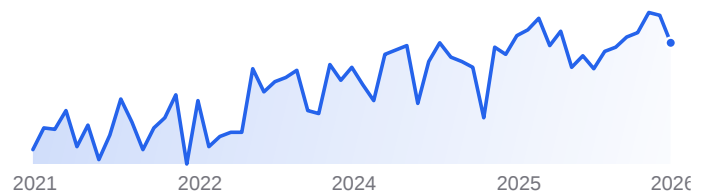
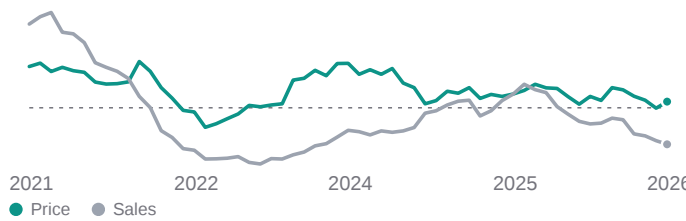


Growth (year over year)

Price +3.8% · Sales -22.0%

Price per square foot

\$210/ft²

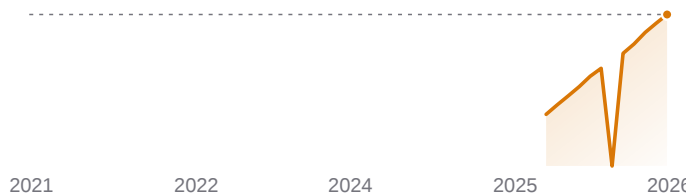


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

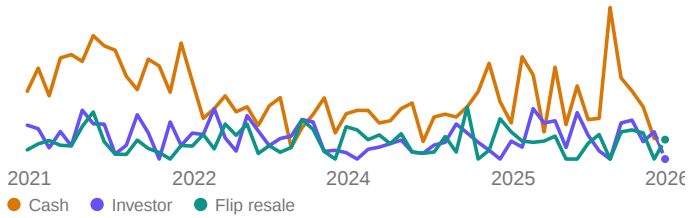
3.0%



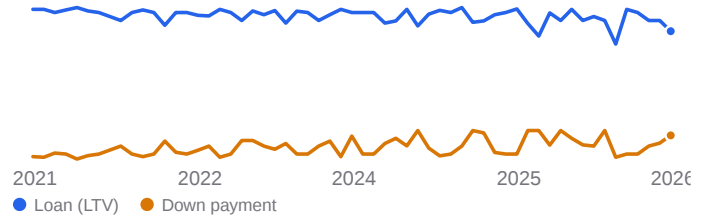
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 0% · Flip resale 7.7%

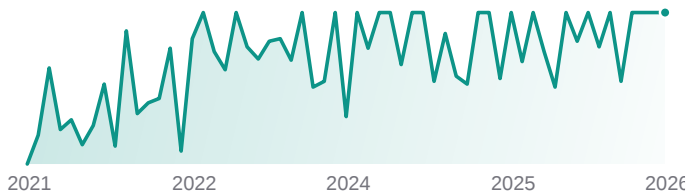


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



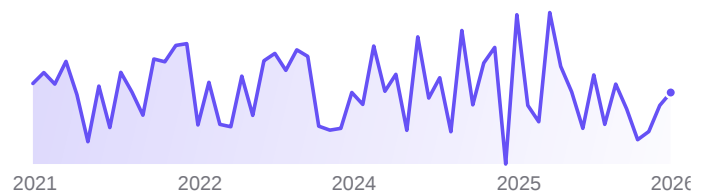
Sellers who sold at a gain

100%



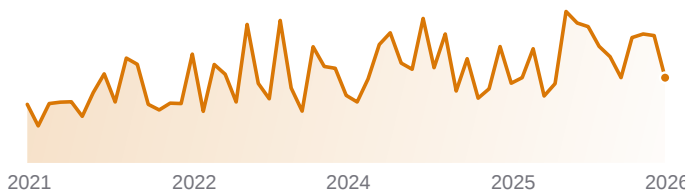
Typical hold before selling

10.8 yrs



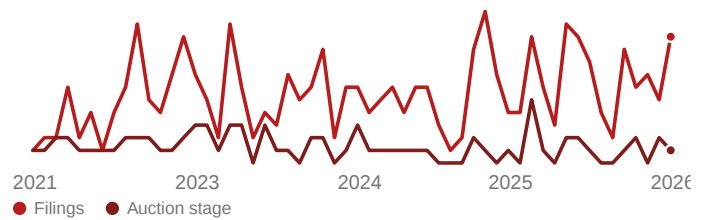
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 10 · Auction stage 1



HOUSING STOCK

Homes	10,576
Median value (AVM)	\$331K
Median size	1,388 ft²
Median bedrooms	3
Median year built	1962
Single family	66%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	77%
Company owned	8.8%
Median loan-to-value	46%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	35,141
Density	2,407 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	65
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	15.4%
Unemployment	1.0%
Average temp	50°F
Annual precip	52 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.