

North Branford 06471

ZIP code · CT · Connecticut > South Central Connecticut

SELLER'S MARKET

\$507K

MEDIAN SALE PRICE

+22.8%

1-YR CHANGE

81

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



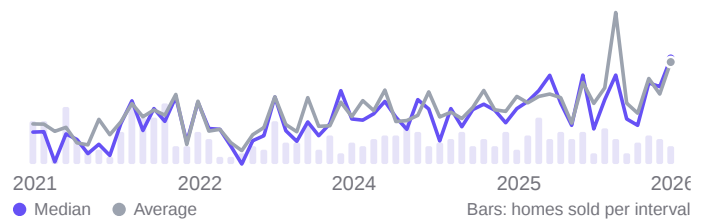
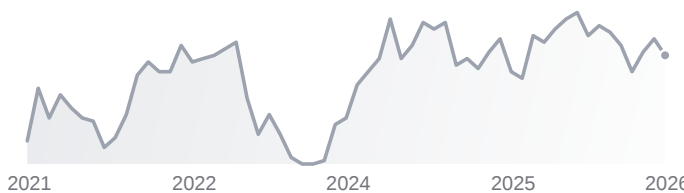
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$575K · Average \$561K

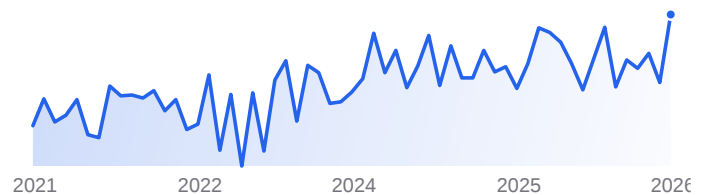
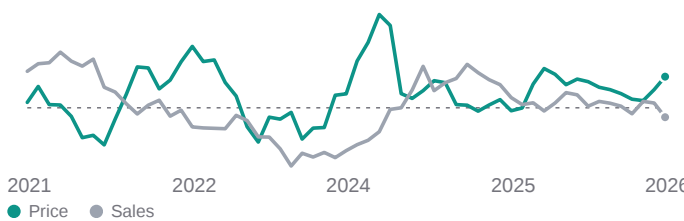


Growth (year over year)

Price +22.8% · Sales -6.9%

Price per square foot

\$342/ft²

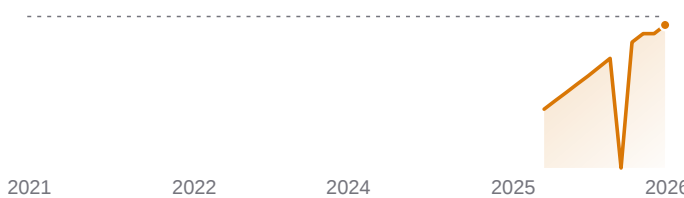


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

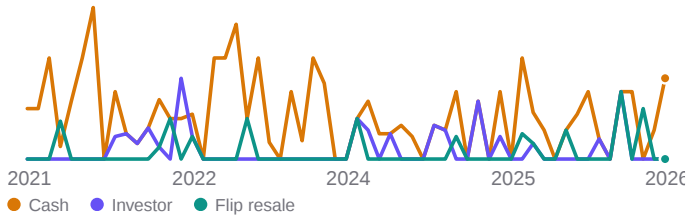
3.1%



BUYERS & OUTCOMES

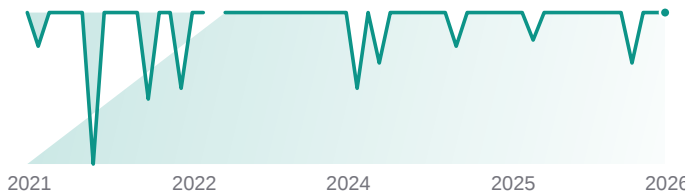
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



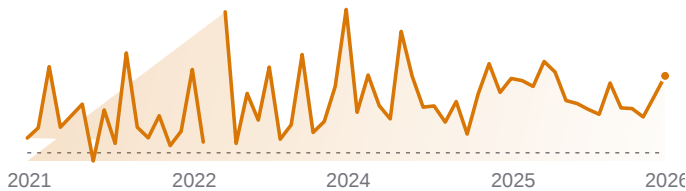
Sellers who sold at a gain

100%

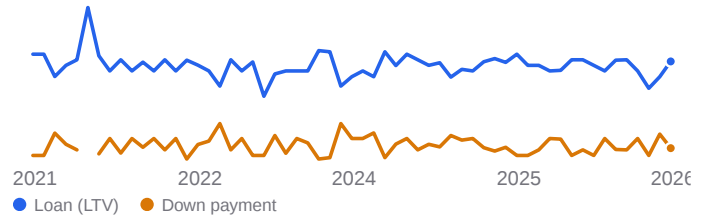


Median annualized return at resale

+6.3%

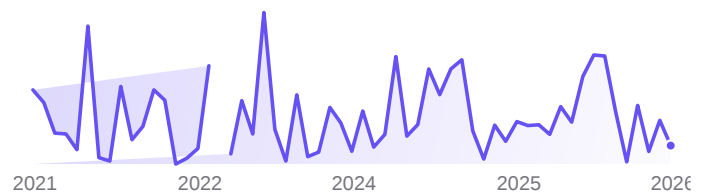


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,628
Median value (AVM)	\$460K
Median size	1,426 ft²
Median bedrooms	3
Median year built	1967
Single family	81%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	4.6%
Median loan-to-value	48%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	6,910
Density	746 / mi²
Median household income	\$113K
Average household income	\$133K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	65
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	4.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	48 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.