

Sandy Hook 06482

ZIP code · CT · Connecticut > Western Connecticut > Sandy Hook

SELLER'S MARKET

\$607K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

153

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



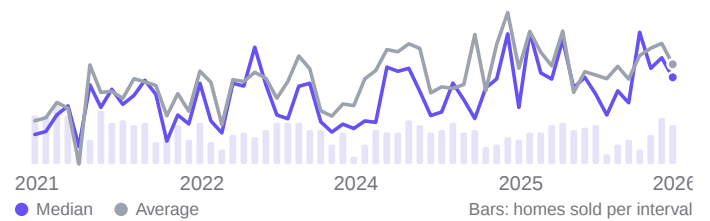
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$575K · Average \$618K

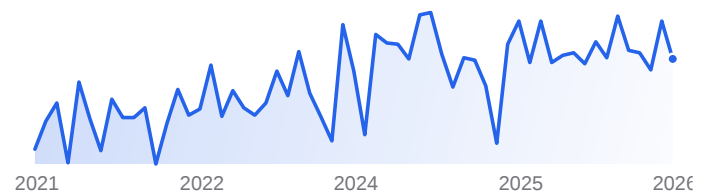
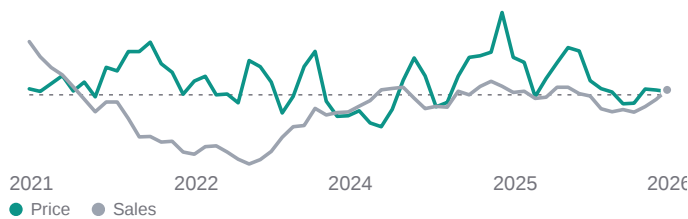


Growth (year over year)

Price +1.7% · Sales +2.7%

Price per square foot

\$296/ft²

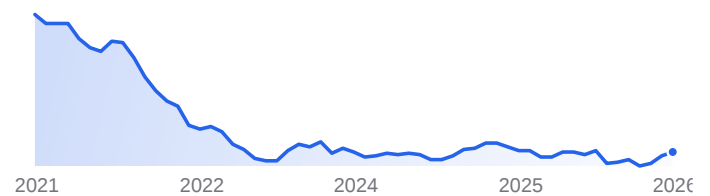
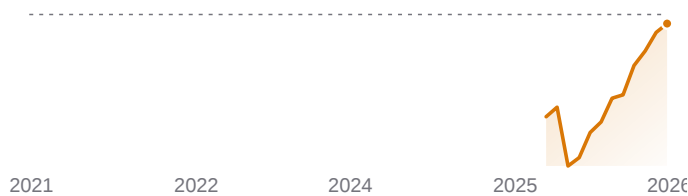


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

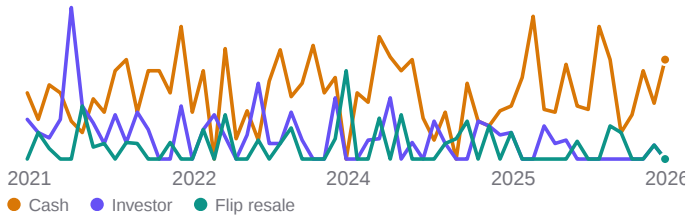
3.8%



BUYERS & OUTCOMES

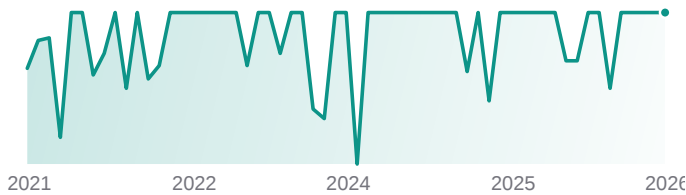
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



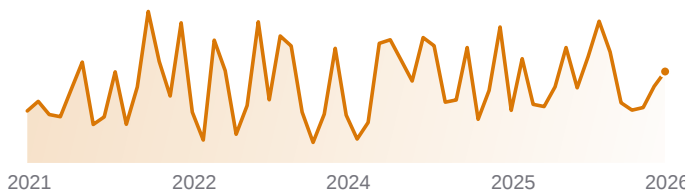
Sellers who sold at a gain

100%

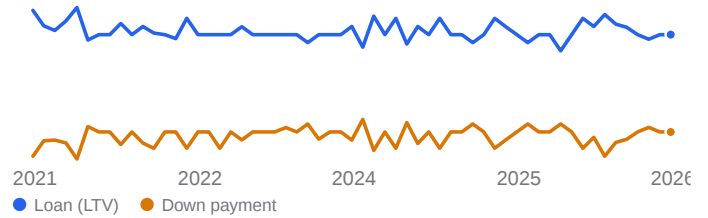


Median annualized return at resale

+5.4%

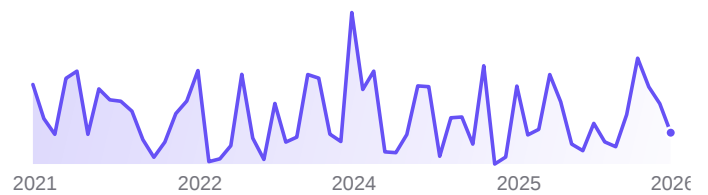


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



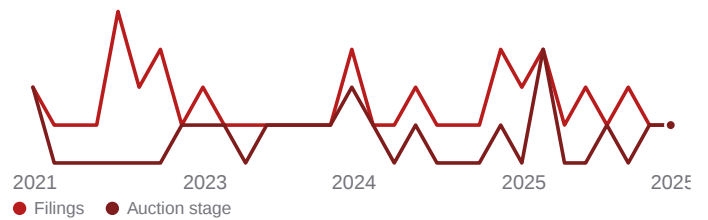
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,009
Median value (AVM)	\$642K
Median size	2,038 ft²
Median bedrooms	3
Median year built	1979
Single family	92%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.6%
Owner occupied	85%
Company owned	5.4%
Median loan-to-value	45%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	12,016
Density	568 / mi²
Median household income	\$146K
Average household income	\$179K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	75
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	50°F
Annual precip	53 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.