

New Haven 06511

ZIP code · CT · Connecticut > South Central Connecticut > New Haven

SELLER'S MARKET

\$513K

MEDIAN SALE PRICE

+25.1%

1-YR CHANGE

282

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

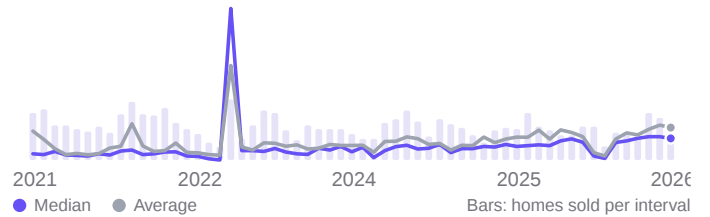
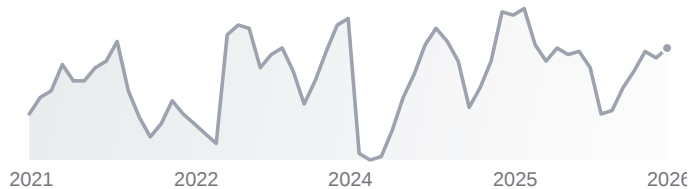
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$500K · Average \$632K

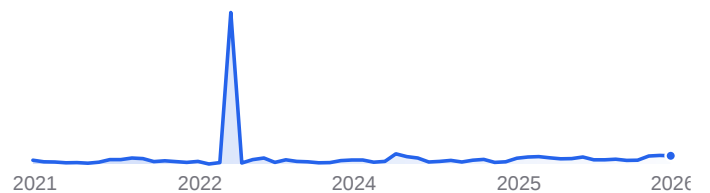
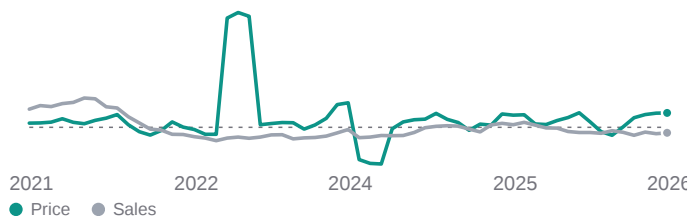


Growth (year over year)

Price +25.1% · Sales -9.6%

Price per square foot

\$262/ft²

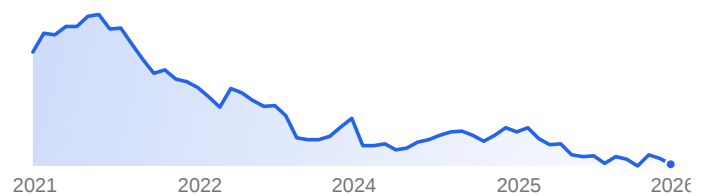
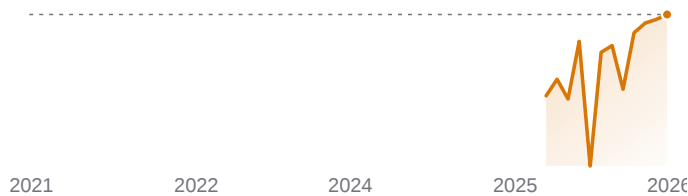


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

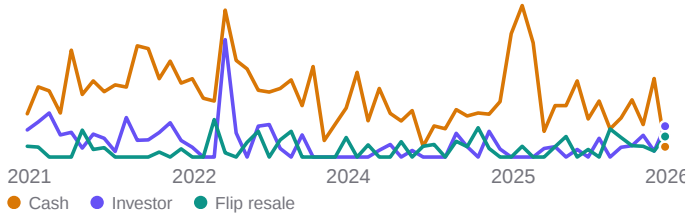
4.1%



BUYERS & OUTCOMES

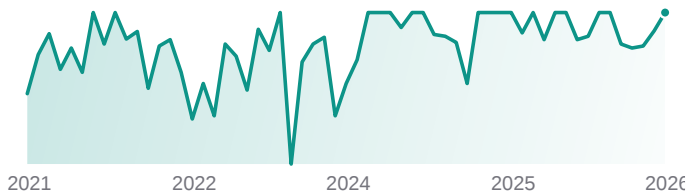
Buyer mix

Cash 5.0% · Investor 15% · Flip resale 10%



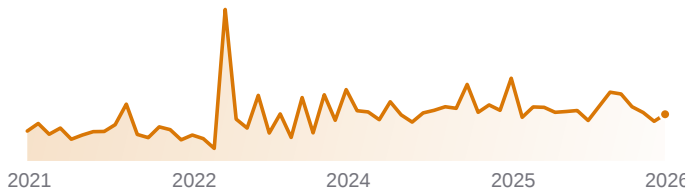
Sellers who sold at a gain

100%

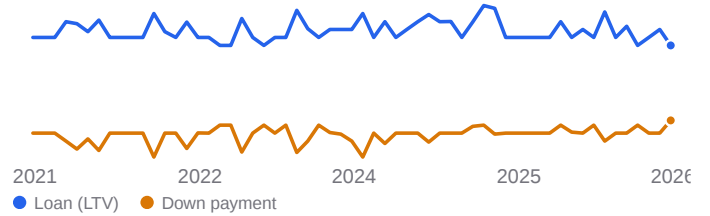


Median annualized return at resale

+6.9%

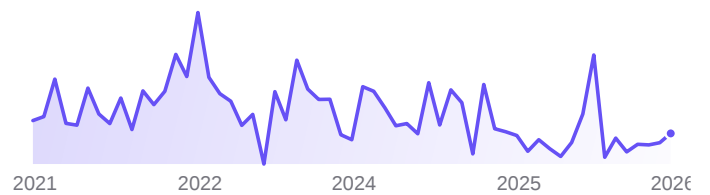


Financing (share of purchase price) Loan (LTV) 75% · Down payment 28%



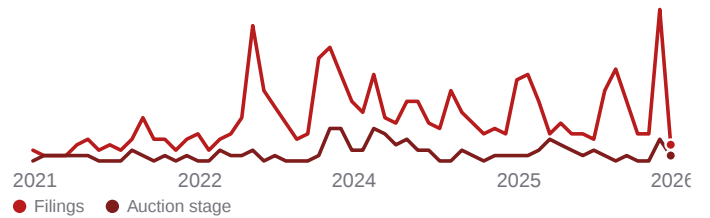
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,912
Median value (AVM)	\$381K
Median size	2,295 ft²
Median bedrooms	4
Median year built	1910
Single family	35%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	59%
Company owned	26%
Median loan-to-value	37%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	55,979
Density	8,955 / mi²
Median household income	\$57K
Average household income	\$93K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	65
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	23.6%
Unemployment	0.9%
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.