

East Haven 06512

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

BALANCED MARKET

\$391K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

339

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



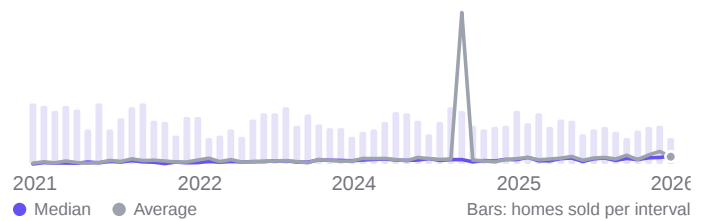
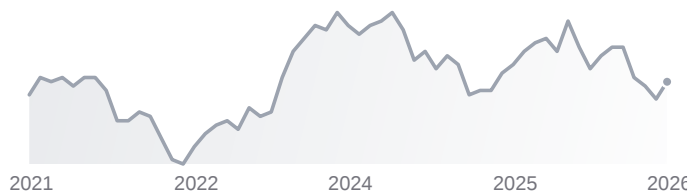
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$410K · Average \$399K

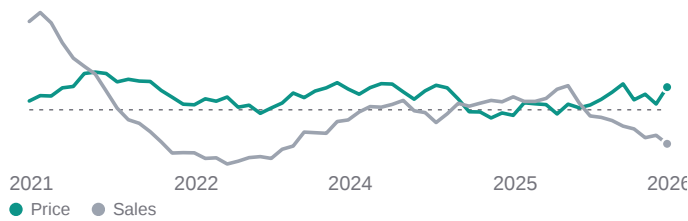


Growth (year over year)

Price +12.8% · Sales -19.1%

Price per square foot

\$295/ft²

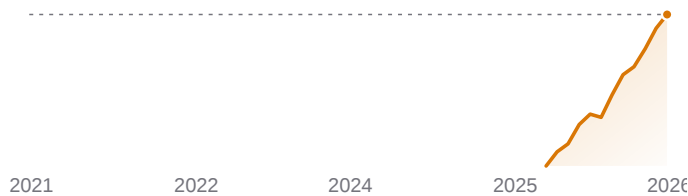


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

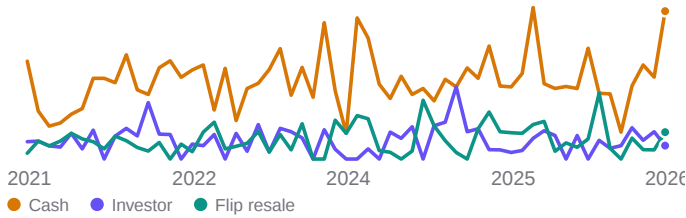
3.4%



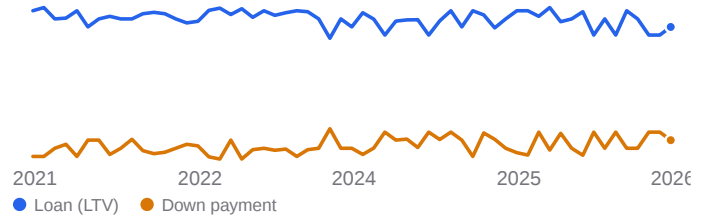
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 4.8% · Flip resale 9.5%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



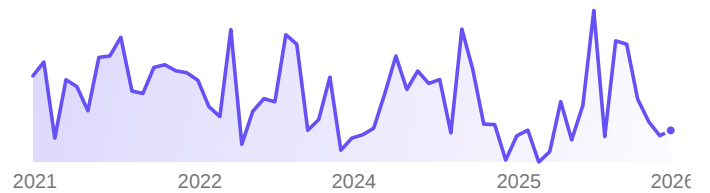
Sellers who sold at a gain

100%



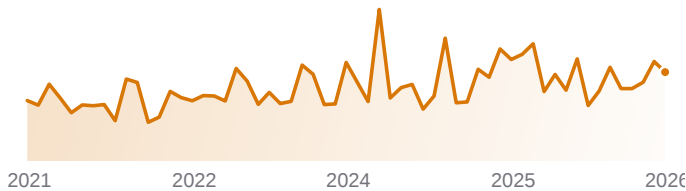
Typical hold before selling

7.2 yrs



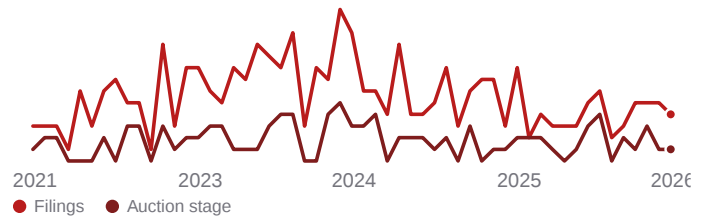
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	10,010
Median value (AVM)	\$381K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1954
Single family	77%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	8.3%
Median loan-to-value	45%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	28,499
Density	2,296 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	11.1%
Unemployment	1.0%
Average temp	52°F
Annual precip	47 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.