

New Haven 06513

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

BALANCED MARKET

\$337K

MEDIAN SALE PRICE

+20.4%

1-YR CHANGE

291

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

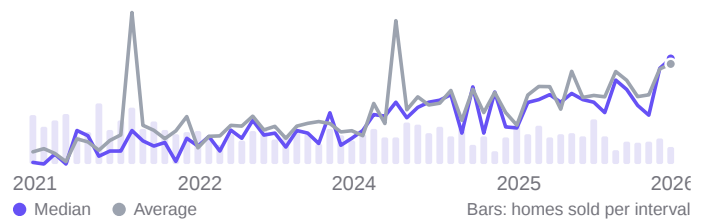
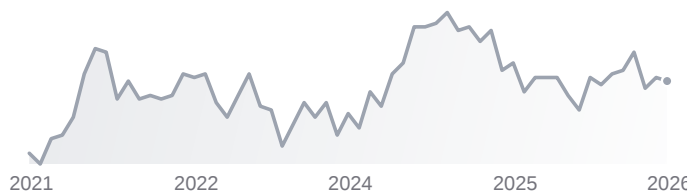
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$380K · Average \$370K

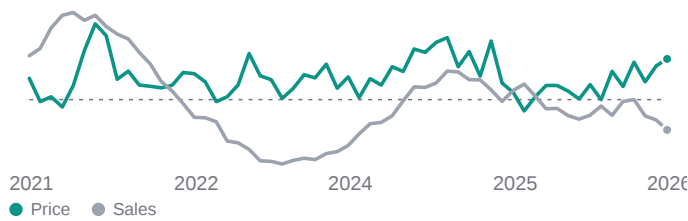


Growth (year over year)

Price +20.4% · Sales -15.2%

Price per square foot

\$196/ft²

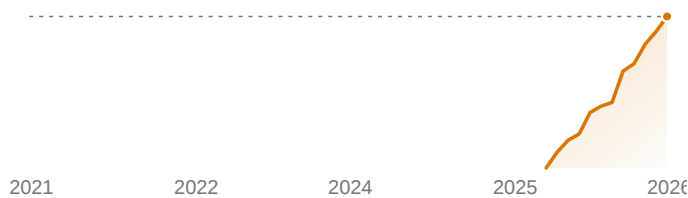


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

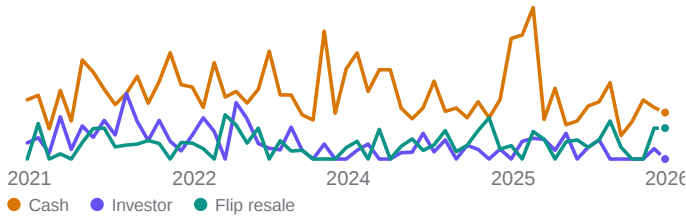
3.8%



BUYERS & OUTCOMES

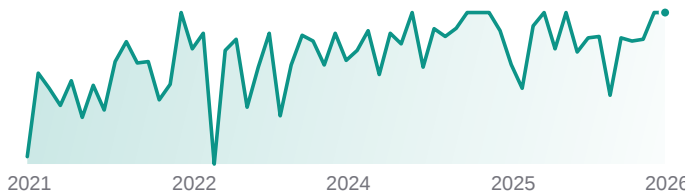
Buyer mix

Cash 19% · Investor 0% · Flip resale 13%



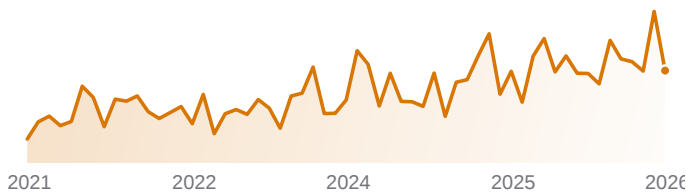
Sellers who sold at a gain

100%

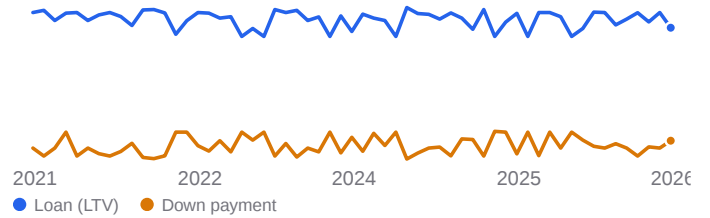


Median annualized return at resale

+7.2%

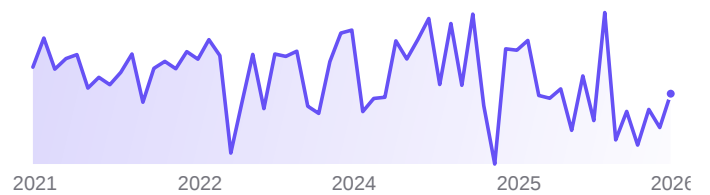


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



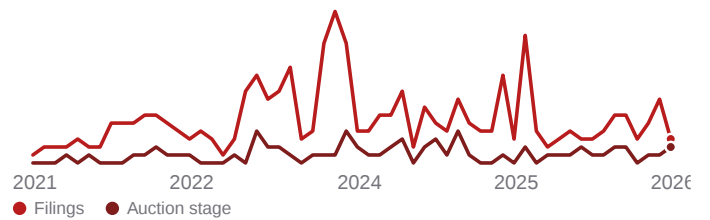
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,601
Median value (AVM)	\$301K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1960
Single family	45%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	35,531
Density	4,689 / mi²
Median household income	\$52K
Average household income	\$70K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	21.4%
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.