

Hamden 06514

ZIP code · CT · Connecticut > South Central Connecticut

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

304

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



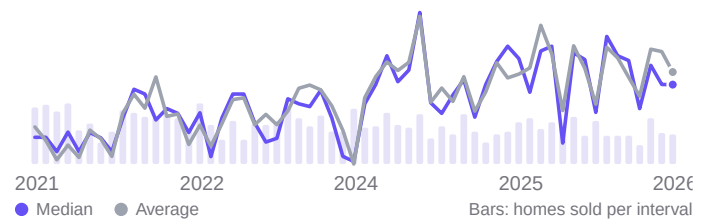
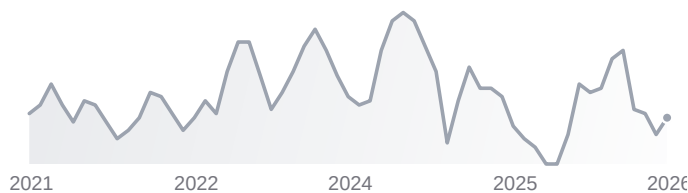
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$300K · Average \$313K

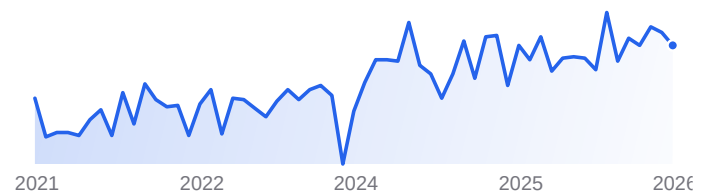
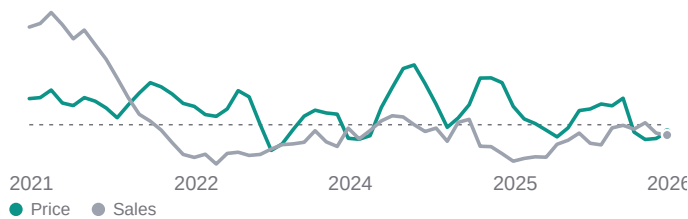


Growth (year over year)

Price -3.6% · Sales -5.0%

Price per square foot

\$225/ft²

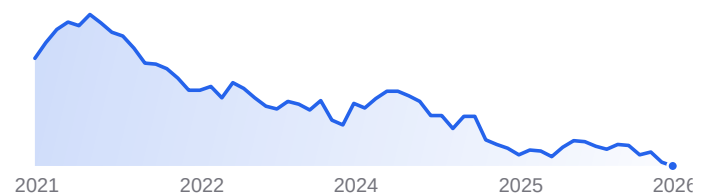
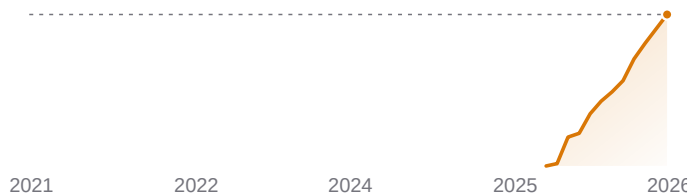


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

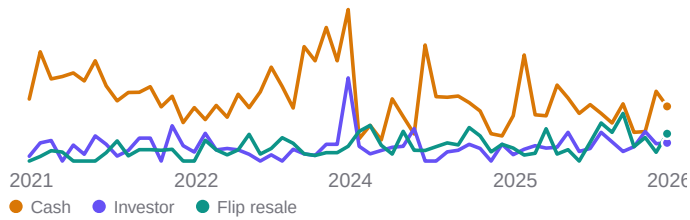
3.8%



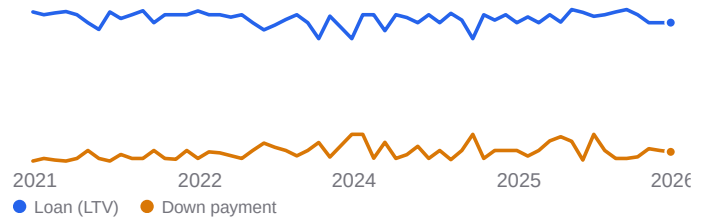
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 14%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.1%



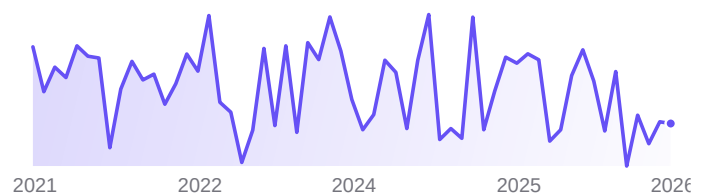
Sellers who sold at a gain

100%



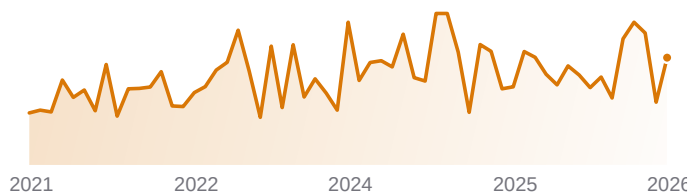
Typical hold before selling

9.1 yrs



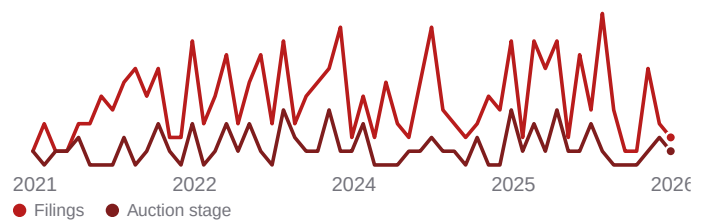
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,923
Median value (AVM)	\$342K
Median size	1,340 ft²
Median bedrooms	3
Median year built	1957
Single family	72%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	81%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	27,862
Density	2,392 / mi²
Median household income	\$89K
Average household income	\$101K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	51°F
Annual precip	51 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.