

West Haven 06516

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

BALANCED MARKET

\$395K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

505

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



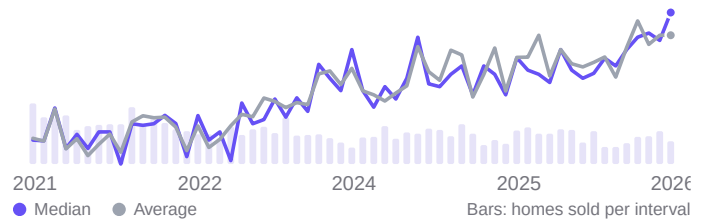
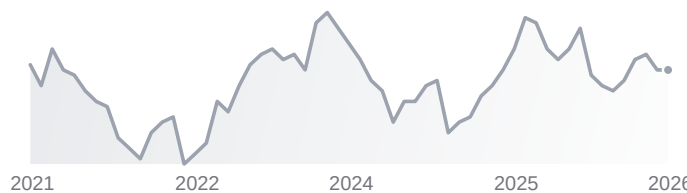
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$415K · Average \$387K

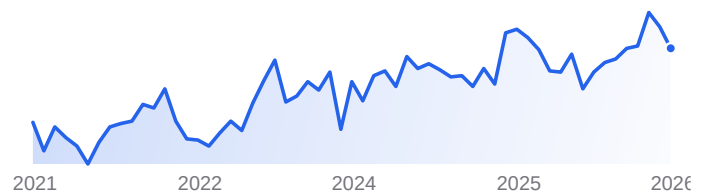
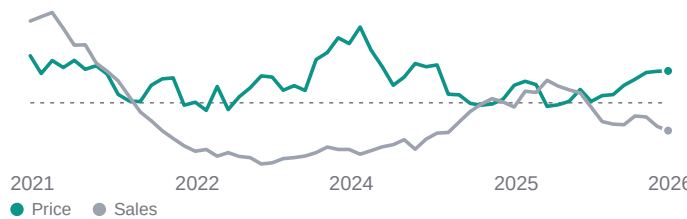


Growth (year over year)

Price +13.5% · Sales -11.7%

Price per square foot

\$256/ft²

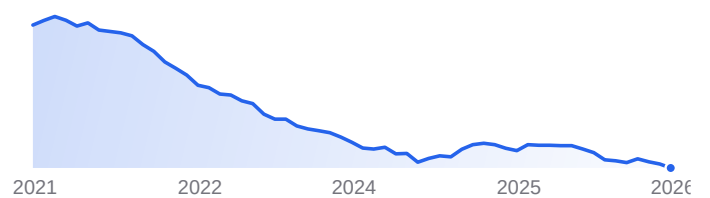
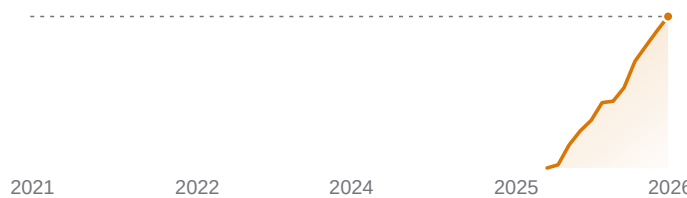


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

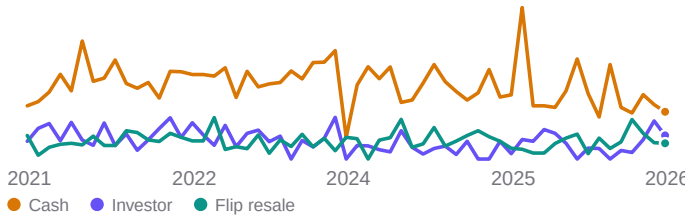
3.4%



BUYERS & OUTCOMES

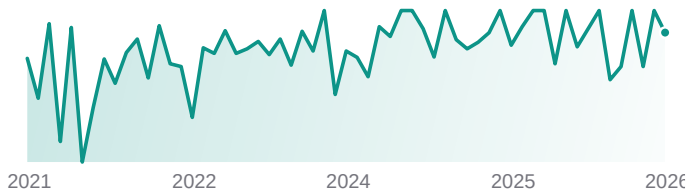
Buyer mix

Cash 17% · Investor 8.3% · Flip resale 5.6%



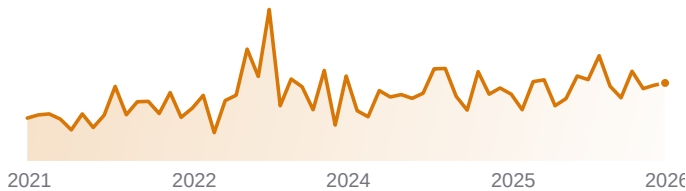
Sellers who sold at a gain

97%

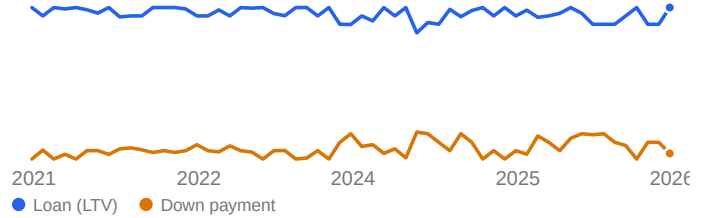


Median annualized return at resale

+6.7%

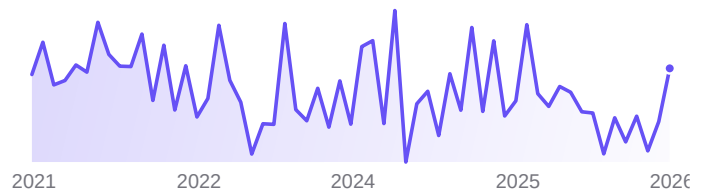


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.3%



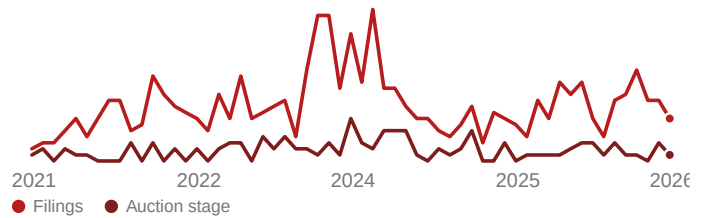
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	14,661
Median value (AVM)	\$368K
Median size	1,287 ft²
Median bedrooms	3
Median year built	1955
Single family	71%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	54,120
Density	4,531 / mi²
Median household income	\$74K
Average household income	\$96K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	69
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	52°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.