

Hamden 06517

ZIP code · CT · Connecticut > South Central Connecticut

BALANCED MARKET

\$430K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

190

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



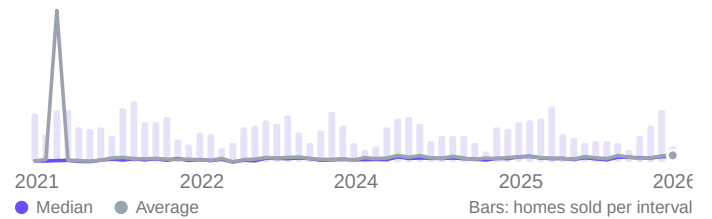
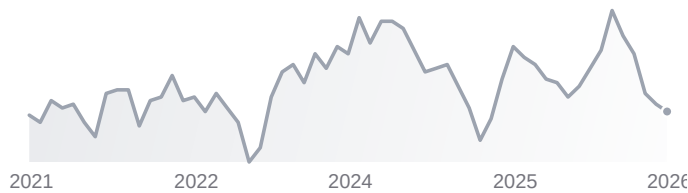
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$460K · Average \$507K

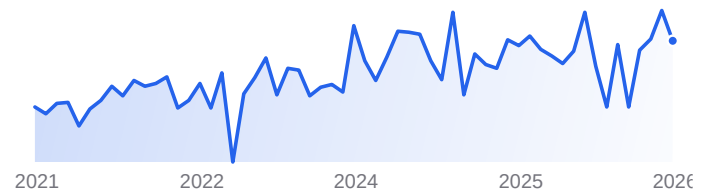
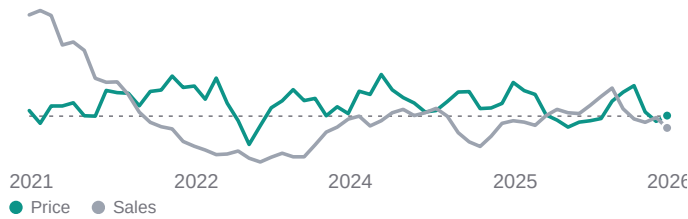


Growth (year over year)

Price +0.4% · Sales -8.2%

Price per square foot

\$251/ft²

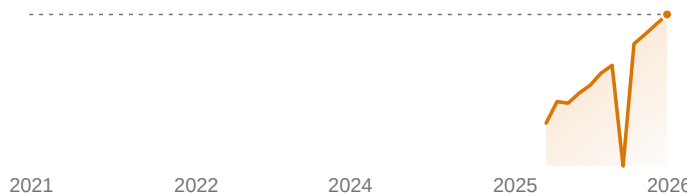


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

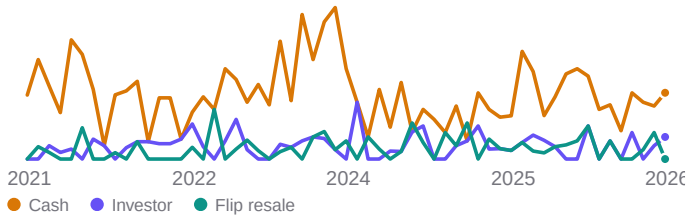
3.8%



BUYERS & OUTCOMES

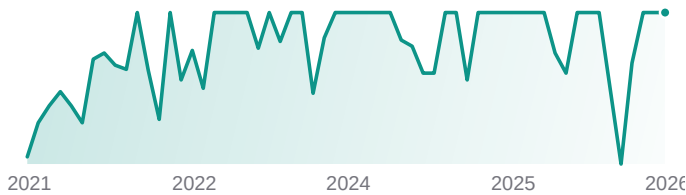
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



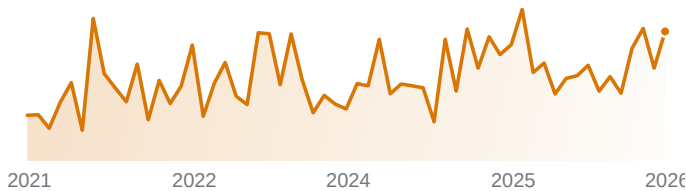
Sellers who sold at a gain

100%

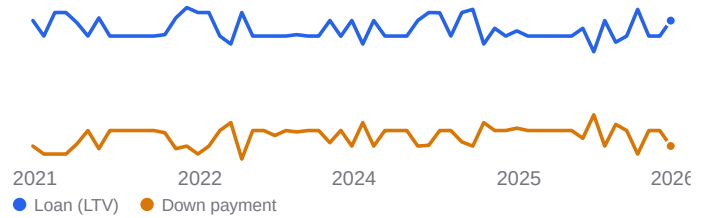


Median annualized return at resale

+6.4%

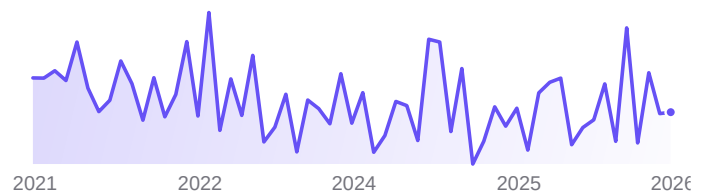


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



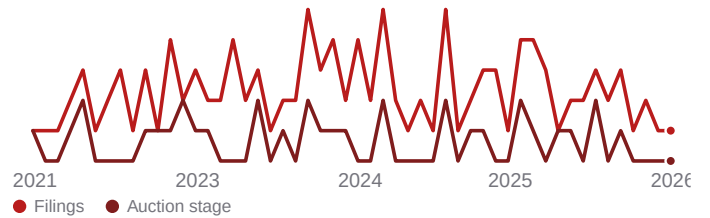
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,947
Median value (AVM)	\$415K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1940
Single family	78%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	7.4%
Median loan-to-value	44%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	14,534
Density	2,380 / mi²
Median household income	\$95K
Average household income	\$119K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	68
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	9.5%
Unemployment	1.0%
Average temp	51°F
Annual precip	49 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.