

Thomaston

Community · CT · Connecticut · Naugatuck Valley

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

93

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



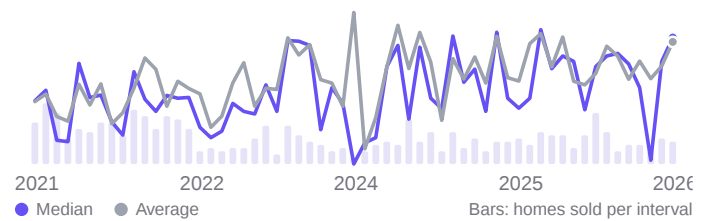
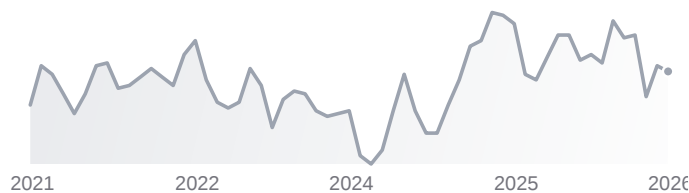
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$365K · Average \$357K

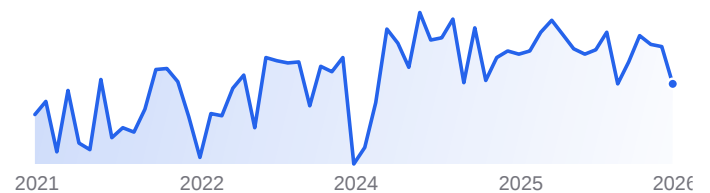
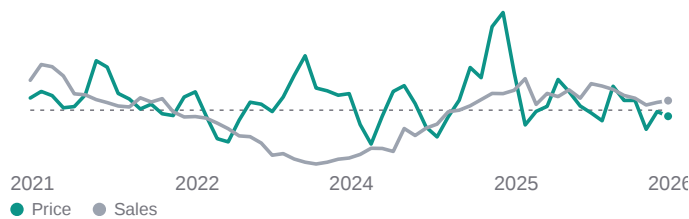


Growth (year over year)

Price -5.1% · Sales +8.1%

Price per square foot

\$178/ft²

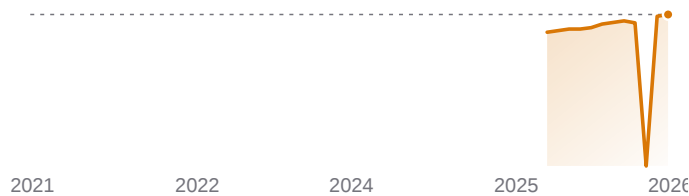


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

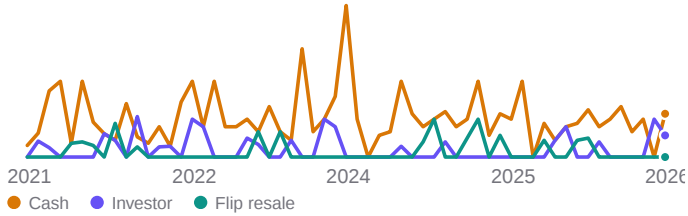
3.4%



BUYERS & OUTCOMES

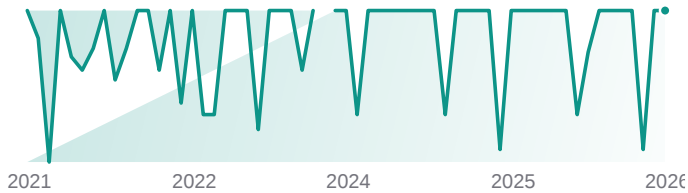
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



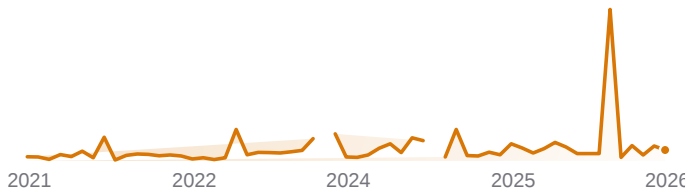
Sellers who sold at a gain

100%

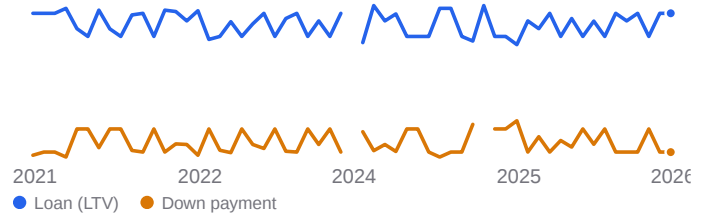


Median annualized return at resale

+5.7%

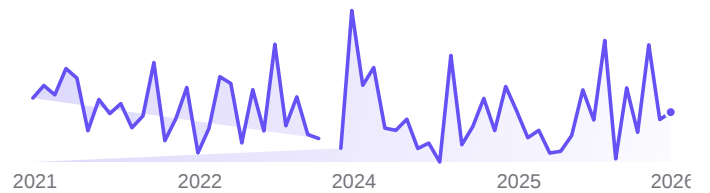


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



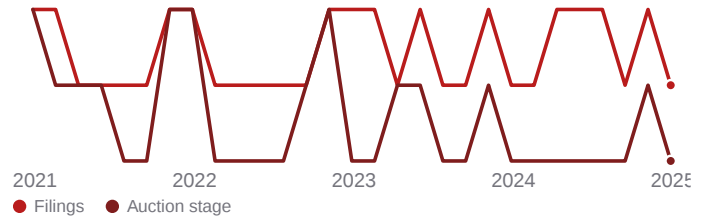
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,721
Median value (AVM)	\$355K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1968
Single family	80%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	86%
Company owned	5.9%
Median loan-to-value	48%

Typical ownership tenure

20.4 yrs

COMMUNITY

Population	2,037
Density	1,699 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	65
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	5.9%
Unemployment	1.3%
Average temp	48°F
Annual precip	52 in
Sunshine	56%

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.