

Terryville

Community · CT · Connecticut · Naugatuck Valley

BALANCED MARKET

\$352K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

123

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



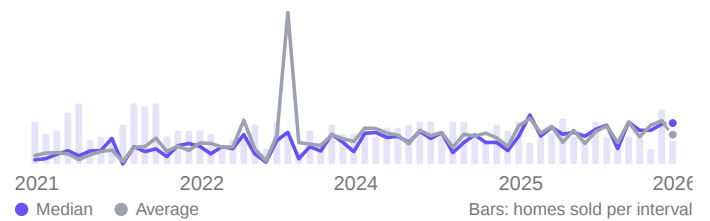
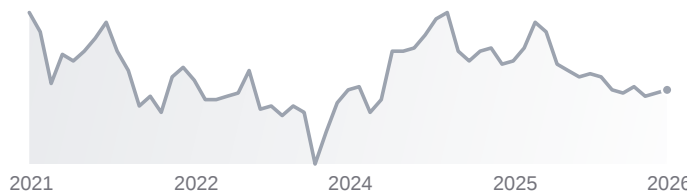
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$365K · Average \$308K

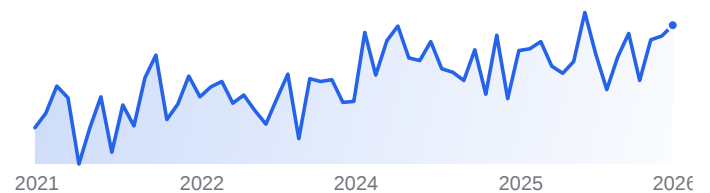
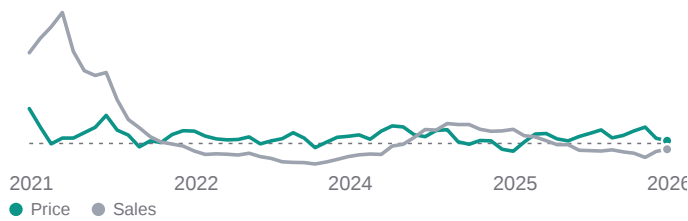


Growth (year over year)

Price +4.7% · Sales -10.2%

Price per square foot

\$254/ft²

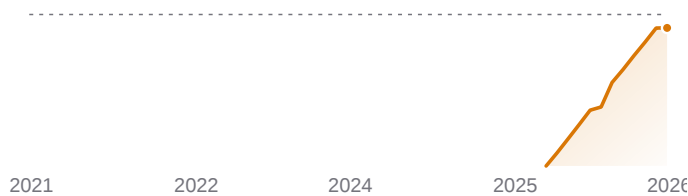


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

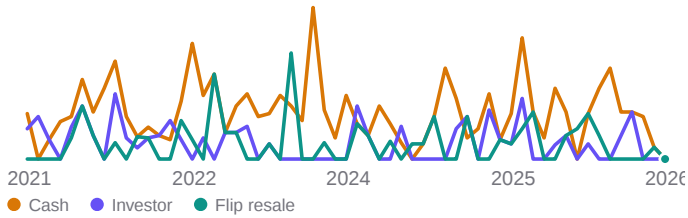
3.6%



BUYERS & OUTCOMES

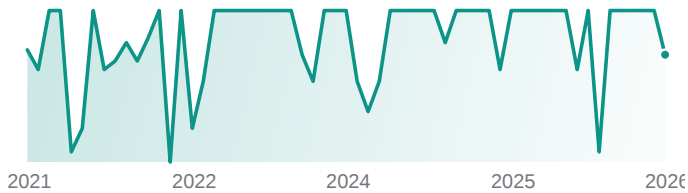
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



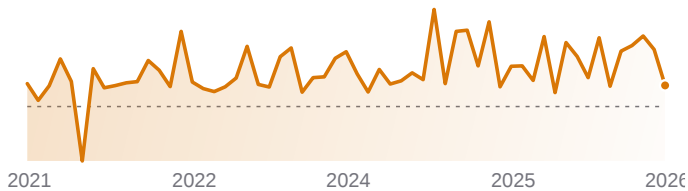
Sellers who sold at a gain

88%

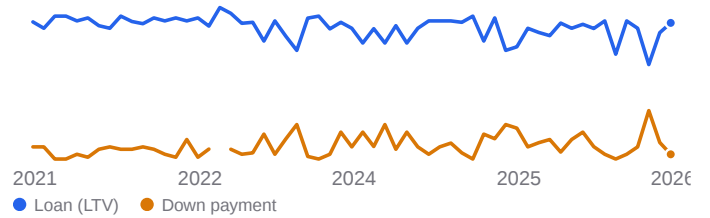


Median annualized return at resale

+2.6%

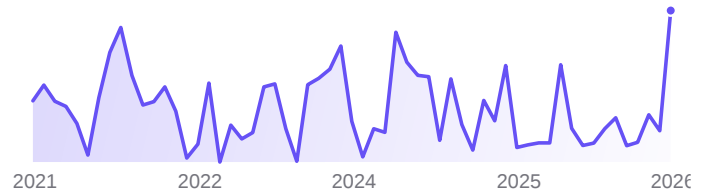


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.0%



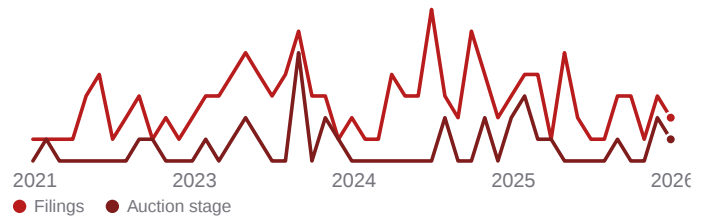
Typical hold before selling

31.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,411
Median value (AVM)	\$338K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1966
Single family	84%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	5.8%
Median loan-to-value	46%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	5,389
Density	1,952 / mi ²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	66
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	47°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.