

Beacon Falls 06403

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$465K

MEDIAN SALE PRICE

+30.7%

1-YR CHANGE

59

SALES (12 MO)

\$435K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



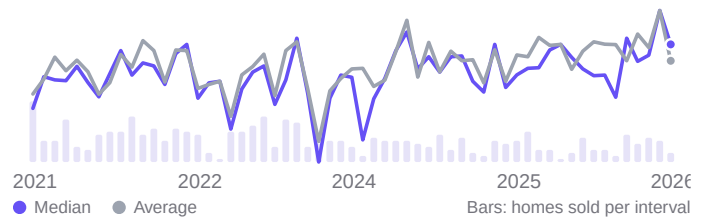
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$440K · Average \$387K

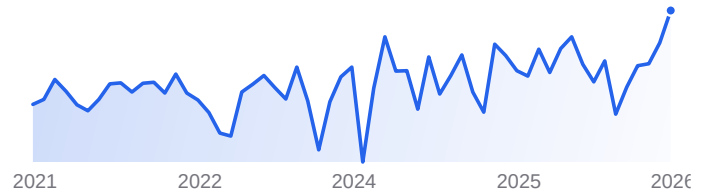
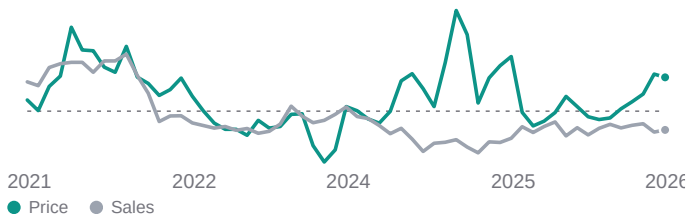


Growth (year over year)

Price +30.7% · Sales -16.9%

Price per square foot

\$372/ft²

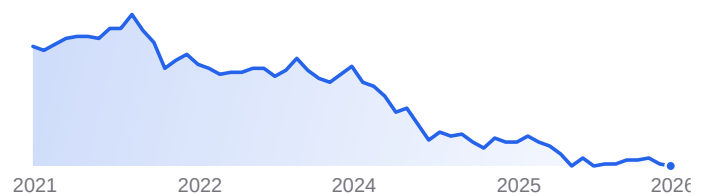
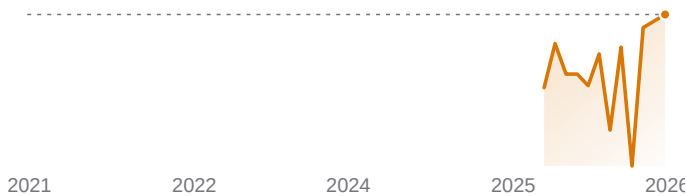


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

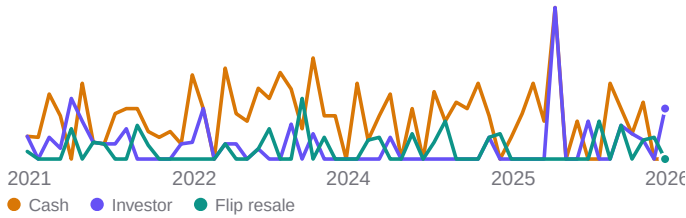
2.4%



BUYERS & OUTCOMES

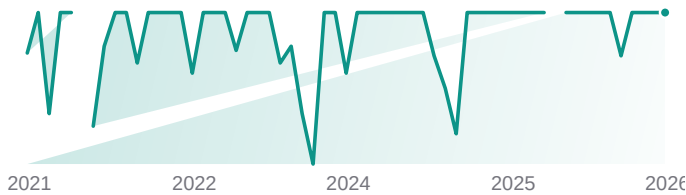
Buyer mix

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



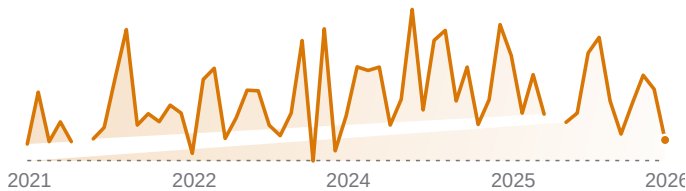
Sellers who sold at a gain

100%

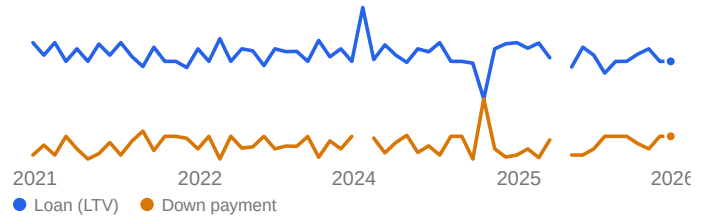


Median annualized return at resale

+1.6%

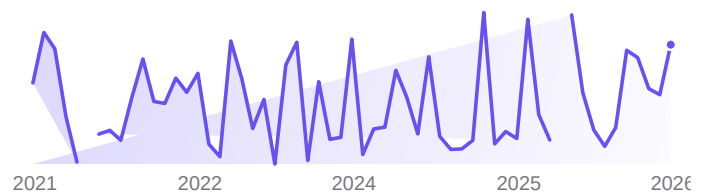


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



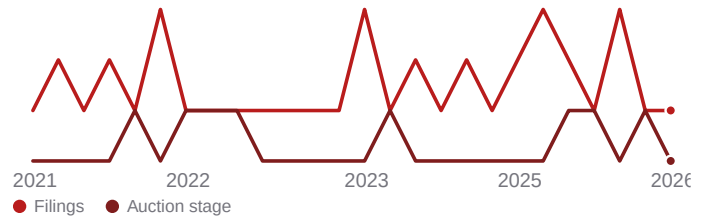
Typical hold before selling

18.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,479
Median value (AVM)	\$435K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1982
Single family	62%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.5%
Owner occupied	84%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	6,117
Density	624 / mi²
Median household income	\$93K
Average household income	\$132K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	65
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	4.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	52 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.