

Oxford 06478

ZIP code · CT · Connecticut > Naugatuck Valley

SELLER'S MARKET

\$597K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

142

SALES (12 MO)

\$615K

MEDIAN VALUE (AVM)

Market temperature

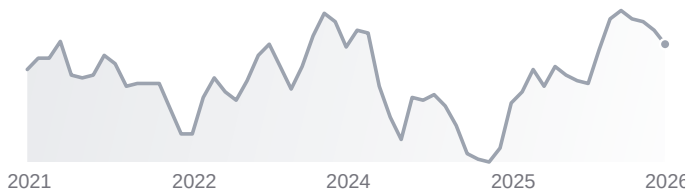
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

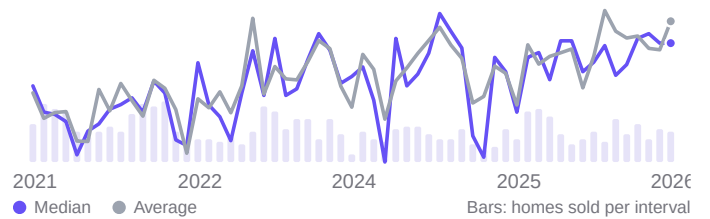
Market temperature (0–100)

62 / 100



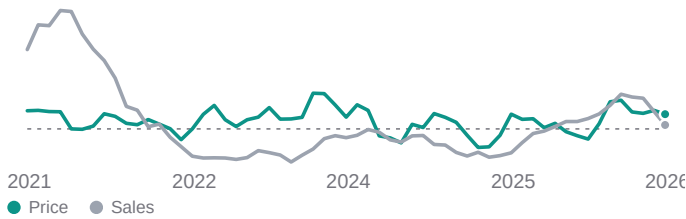
Sale prices

Median \$590K · Average \$636K



Growth (year over year)

Price +13.7% · Sales +3.6%



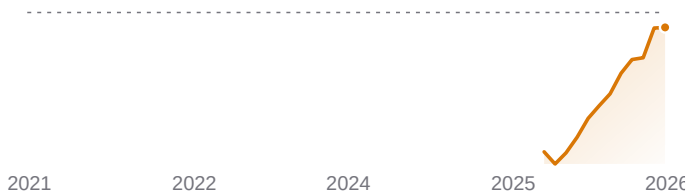
Price per square foot

\$328/ft²



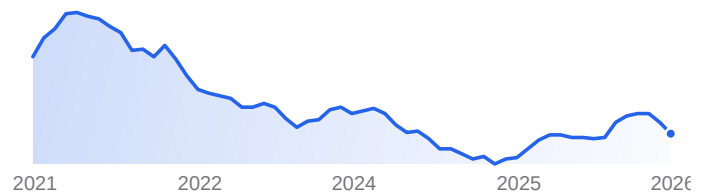
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

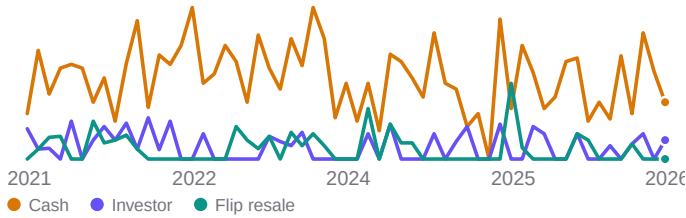
2.9%



BUYERS & OUTCOMES

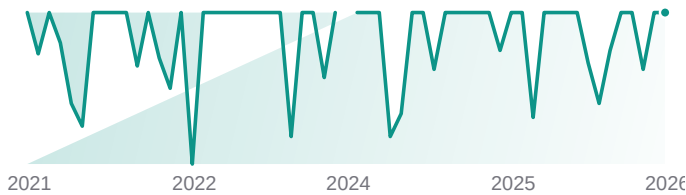
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 0%



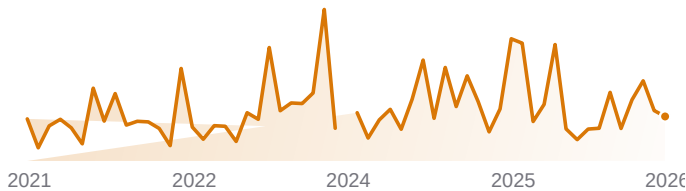
Sellers who sold at a gain

100%

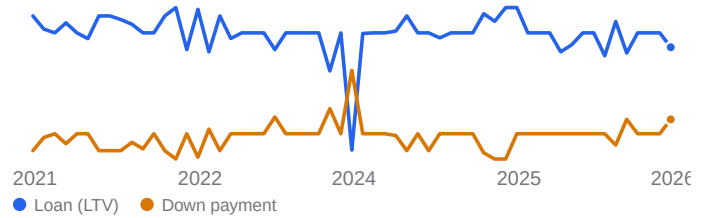


Median annualized return at resale

+3.1%

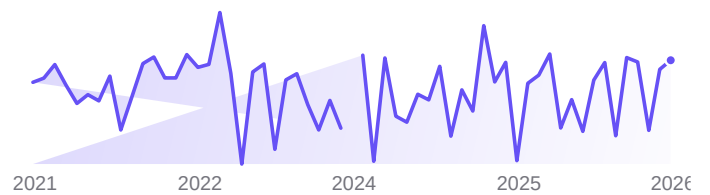


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



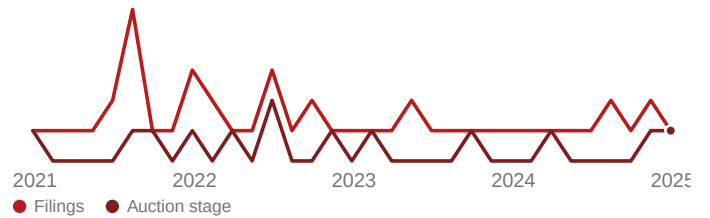
Typical hold before selling

19.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,938
Median value (AVM)	\$615K
Median size	2,008 ft²
Median bedrooms	3
Median year built	1988
Single family	81%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	6.6%
Median loan-to-value	41%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	13,118
Density	395 / mi²
Median household income	\$125K
Average household income	\$141K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	73
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	2.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	54 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.